



SUNeVision Holdings Ltd.

新意網集團有限公司

(Incorporated in the Cayman Islands with limited liability)

Stock Code : 1686



2025/26

ANNUAL REPORT

The technology arm of Sun Hung Kai Properties Limited



Contents

2	Corporate Information
3	Performance Highlights
4	Financial Highlights and Summary
5	Data Centres Highlights
6	Chairman's Statement
10	Management Discussion and Analysis
16	Directors' Profile
24	Directors' Report
48	Corporate Governance Report
69	Independent Auditor's Report
73	Consolidated Statement of Profit or Loss
74	Consolidated Statement of Profit or Loss and Other Comprehensive Income
75	Consolidated Statement of Financial Position
76	Consolidated Statement of Changes in Equity
77	Consolidated Statement of Cash Flows
78	Notes to the Consolidated Financial Statements
132	Particulars of Properties Held by the Group

Corporate Information

BOARD OF DIRECTORS

Executive Directors

Kwok Ping-luen, Raymond (*Chairman*)
Fung Yuk-lun, Allen (*Vice Chairman*)
Tung Chi-ho, Eric
Lo Ngai, Helen

Non-Executive Directors

Cheung Wing-yui (*Vice Chairman*)
Kwok Kai-wang, Christopher
David Norman Prince
Jack Lau
Siu Hon-wah, Thomas
Chan Hong-ki, Robert

Independent Non-Executive Directors

Li On-kwok, Victor
King Yeo-chi, Ambrose
Wong Kai-man
Lee Wai-kwong, Sunny
Chan Chun-kwong, Jane
Lam Kwok-fung, Kenny

COMPANY SECRETARY

Lok Wai, Noel

AUDIT COMMITTEE

Wong Kai-man (*Committee Chairman*)
Cheung Wing-yui
Li On-kwok, Victor
King Yeo-chi, Ambrose

REMUNERATION COMMITTEE

King Yeo-chi, Ambrose (*Committee Chairman*)
Fung Yuk-lun, Allen
Cheung Wing-yui
Li On-kwok, Victor
Wong Kai-man

NOMINATION COMMITTEE

Li On-kwok, Victor (*Committee Chairman*)
Cheung Wing-yui
King Yeo-chi, Ambrose
Wong Kai-man
Chan Chun-kwong, Jane

CORPORATE GOVERNANCE COMMITTEE

Cheung Wing-yui (*Committee Chairman*)
Fung Yuk-lun, Allen
Lee Wai-kwong, Sunny

AUTHORISED REPRESENTATIVES UNDER THE LISTING RULES

Fung Yuk-lun, Allen
Lok Wai, Noel

REGISTERED OFFICE

PO Box 309, Ugland House
Grand Cayman, KY1-1104
Cayman Islands

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

Unit 3110, 31/F, Standard Chartered Tower
Millennium City 1
388 Kwun Tong Road
Kwun Tong, Kowloon, Hong Kong

LEGAL ADVISERS

As to Hong Kong Law
Woo Kwan Lee & Lo

As to Cayman Islands Law
Maples Group

AUDITOR

Deloitte Touche Tohmatsu
Certified Public Accountants
Registered Public Interest Entity Auditor

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Suntera (Cayman) Limited
Suite 3204, Unit 2A, Block 3, Building D
P.O. Box 1586, Gardenia Court, Camana Bay
Grand Cayman, KY1-1100
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited
Shops 1712–1716
17th Floor, Hopewell Centre
183 Queen's Road East
Wanchai, Hong Kong

REGISTRAR IN RESPECT OF THE CONVERTIBLE NOTES

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

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited
The Hongkong and Shanghai Banking Corporation Limited
Standard Chartered Bank (Hong Kong) Limited
China Construction Bank (Asia) Corporation Limited
Chong Hing Bank Limited

STOCK CODE

1686

WEBSITE

www.sunevision.com

Performance Highlights

FINANCIAL PERFORMANCE



RECURRING REVENUE¹

+8%



EBITDA²

+8%



NET PROFIT

+17%

OPERATIONAL METRICS



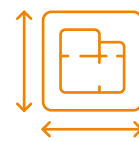
OPERATING HISTORY

26
YEARS



IT CAPACITY³

105
MW



TOTAL DC GFA⁴

~3
MILLION SQUARE FEET



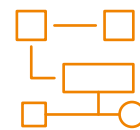
NUMBER OF CROSS-
CONNECT CABLES

~15,000



LOCATIONS

8+2⁵



SUBSEA CABLE POPS
COVERAGE⁶

80%+⁷

¹ From data centre and IT facilities

² Excluding decrease in fair value of investment property

³ Installed IT capacity in megawatt (MW) as at end of financial year refers to power capacity of all data halls fitted out

⁴ Including entire MEGA IDC

⁵ Including HKIS-1 and HKIS-2

⁶ Point of Presence. FNAL and RNAL are counted as a single system, based on the same classification used by The Office of the Communications Authority (OFCA)

⁷ Subsea cables that have PoPs in SUNeVisions's data centres as a percentage of all international subsea cables that landed in Hong Kong

Financial Highlights and Summary

FINANCIAL HIGHLIGHTS

For the period	1 Jan 26– 30 Jun 26 HK\$'000	1 Jul 25– 31 Dec 25 HK\$'000	1 Jan 25– 30 Jun 25 HK\$'000	1 Jul 24– 31 Dec 24 HK\$'000
Revenue	1,609,247	1,507,927	1,468,188	1,469,926
Cost of sales	(639,279)	(650,318)	(630,143)	(642,887)
Gross profit	969,968	857,609	838,045	827,039
Other income	6,362	3,905	8,344	8,636
Operating expenditure *	(110,022)	(97,152)	(95,958)	(84,038)
Profit from operations	866,308	764,362	750,431	751,637
Other gain and loss	(66)	(1,934)	(2,675)	–
Finance costs	(127,272)	(128,378)	(165,327)	(172,003)
Profit before taxation	738,970	634,050	582,429	579,634
Income tax expense	(124,429)	(103,021)	(87,008)	(95,640)
Profit for the year attributable to owners of the Company	614,541	531,029	495,421	483,994
EBITDA **				
Data centre business	1,210,686	1,108,749	1,085,257	1,059,036
ELV system business and unallocated corporate expenses	(5,935)	(13,177)	(10,047)	(5,986)
	1,204,751	1,095,572	1,075,210	1,053,050

* Selling and administrative expenses

** Earnings before interest, tax, depreciation and amortisation (excluding decrease in fair value of investment property)

FINANCIAL SUMMARY

Results	2026 HK\$'000	Year ended 30 June			
		2025 HK\$'000	2024 HK\$'000	2023 HK\$'000	2022 HK\$'000
Continuing operations					
Revenue	3,117,174	2,938,114	2,673,501	2,345,903	2,085,845
Underlying profit for the year ***	1,147,570	983,415	907,188	889,840	846,831
Assets and Liabilities		As at 30 June			
	2026 HK\$'000	2025 HK\$'000	2024 HK\$'000	2023 HK\$'000	2022 HK\$'000
Total assets	25,236,107	24,895,274	24,071,835	20,777,612	18,142,782
Total liabilities	(18,775,206)	(19,116,843)	(18,953,882)	(16,121,791)	(13,551,246)
Total equity	6,460,901	5,778,431	5,117,953	4,655,821	4,591,536

*** Excluding decrease in fair value of investment property and one-off gain on liquidation of a subsidiary

Data Centres Highlights

DATA CENTRES IN OPERATION WITH 2.3MN SQ FT GFA

KEY DATA CENTRES



MEGA-i

Location: Chai Wan

GFA (sq ft): 350k

Year in service: 2001

- Most connected carrier & cloud-neutral data centre
- Asia's no. 1 connectivity



MEGA Two

Location: Sha Tin

GFA (sq ft): 429k

Year in service: 2007

- Strategic connectivity gateway to mainland China market



MEGA Plus

Location: Tseung Kwan O

GFA (sq ft): 474k

Year in service: 2017

- Flagship high-tier data centre in the cloud age
- No subleasing restrictions (in all our data centres)



MEGA Fanling

Location: Fanling

GFA (sq ft): 129k

Year in service: 2022

- Fully committed to a single cloud customer
- Demonstrated the ability to capture just-in-time demand by utilising asset-light model



MEGA Gateway

Location: Tsuen Wan

GFA (sq ft): 201k

Year in service: 2023

- Serves as an extension of MEGA-i in the Kowloon side



MEGA IDC (Phase 1)

Location: Tseung Kwan O

GFA (sq ft): ~500k

Year in service: 2024

- One of the largest data centre in Hong Kong measured by power capacity
- Purpose-built for high density/AI deployments

FUTURE PHASES OF MEGA IDC WITH 0.7MN SQ FT GFA TO BOOST CAPACITY FROM 150 MW TO 280MW



MEGA IDC (Future Phases)

Location: Tseung Kwan O

GFA (sq ft): ~700k

- Fast-tracking Phases 2 & 3 as an integrated development

2 CABLE LANDING STATIONS TO BOOST CONNECTIVITY WITH UPCOMING SUBSEA CABLES



CABLE LANDING STATIONS

HKIS-1

- First and only carrier-neutral cable landing station in Hong Kong

HKIS-2

- SUNeVision's second carrier-neutral cable landing station
- Offer path diversity and expansion capacities for upcoming new subsea cable growth

A low-angle photograph of a modern building with a glass and metal facade. The building features vertical gardens with lush green plants. The image is overlaid with a semi-transparent blue band containing the text 'CHAIRMAN'S STATEMENT'. At the bottom, there are bright blue light streaks and lens flare effects.

CHAIRMAN'S STATEMENT



Chairman's Statement

FINANCIAL HIGHLIGHTS

(in HK\$ million, unless specified)

For the year ended 30 June	2025	2026	% Change
Recurring revenue from data centre and IT facilities	2,634	2,856	+8%
Total revenue	2,938	3,117	+6%
EBITDA	2,128	2,300	+8%
Profit attributable to owners of the Company	979	1,146	+17%
Net cash generated from operating activities ¹	2,063	2,240	+9%

RESULTS

The Group delivered a strong set of financial results during the year under review. Recurring revenue from data centre and IT facilities grew 8% to HK\$2,856 million, supported by contributions from newly commissioned facilities and sustained organic growth from the established portfolio. Total revenue grew 6% year-on-year to HK\$3,117 million, while EBITDA rose 8% to HK\$2,300 million, with margins expanding from 72% to 74%. The lowering of borrowing costs arising from a more favourable interest rate environment further supported earnings growth. Combined with the benefits of operating leverage, this drove a 17% increase in profit attributable to shareholders to HK\$1,146 million. The Group also continued to generate strong cash flows, with net cash generated from operating activities (excluding movement in working capital) increasing 9% to HK\$2,240 million from the prior year.

DIVIDEND

The directors recommend the payment of a final dividend of HK14.00 cents per share for the year ended 30 June 2026. The dividend will be paid on 24 November 2026 following approval at the 2026 Annual General Meeting.

BUSINESS REVIEW

The past year has seen a significant improvement in demand for premium data centre infrastructure in Hong Kong. In particular, activity accelerated meaningfully over the second half of the financial year. Demand has been driven by both international and Chinese hyperscale customers, with the latter especially increasingly seeking large-scale deployments to support AI-driven workloads. As a result, substantial portions of available capacity have been absorbed across the market, leaving premium, high-specification capacity increasingly scarce.

AI is a major catalyst behind this shift in demand. AI spurs new applications and new demand for computing capacity, and in turn also raise demand for cloud storage and applications. We are privileged to already serve basically all top US and Chinese cloud and AI companies, and these customers are happy to expand with us. During the year, we completed renewals with two of our largest customers with strong rental reversion. We also secured a major commitment from a major customer at MEGA IDC Phase One. They are in the process of moving in, and will increase our occupancy to over 70%. We are finalising negotiations with two hyperscale customers for the remaining two floors in Phase One.

We have strong demand for Phase Two as well, as some of our customers are ready to pre-commit, and hence we are accelerating our build-out of Phase Two. Originally, we planned to stagger the development into a Phase 2a and Phase 2b, each roughly the same size. But because of the strong demand we will build out the entire Phase Two in one-go, and it will be ready in 2028. This will provide about 700,000 sq. ft. of premium, high density data centre space.

While demand remains strong and highly visible, our commercial approach remains disciplined. We continue to prioritise premium, fungible deployments and long-life cycle customer requirements over simply maximising occupancy. In this cycle of strong demand, filling capacity is not a difficult task. We want to ensure our tenants are best-in-class, and we want to ensure we have sustainable rents that reflect the premium nature of our assets. We therefore continue to negotiate carefully, seeking contractual structures, escalation mechanisms and commercial terms that are win-win with our customers. This disciplined approach not only shapes the opportunities we pursue today, but also guides the planning and commercialisation of our future development pipeline.

Our connectivity business also continued to perform well. MEGA-i remains the region's leading connectivity hub, supported by an extensive ecosystem of cross-connects, cloud on-ramps, and subsea cable connections. As international traffic flows through Hong Kong, the strategic importance of our interconnection platform continues to enhance our value proposition. We will continue to be highly selective of our tenant partners with the objective of further strengthening our high quality connectivity ecosystem.

However, maintaining global competitiveness is not solely about local compute capacity, but also how well-connected a city is to the rest of the world. This is similar to air traffic – the more connectivity (routes) a city has, the stronger the ecosystem. Hong Kong has long played a unique role as the gateway between China and the international economy, helping overseas capital, businesses and talent access China while enabling Chinese companies to expand globally. In today's digital economy, data connectivity is becoming just as important as the traditional flows of capital, goods and talent. Hong Kong's position as a leading data hub is therefore strategically important not only for Hong Kong, but also for China. Against this backdrop, we do start to worry that Hong Kong is losing its competitiveness. In 2019, Hong Kong had 11 major subsea cables and Singapore had 13. But now

¹ Excluding movement in working capital.



seven years later, Singapore has 21 and Hong Kong only has 12.² These subsea cables are not only important for Hong Kong but also for China, as over 50% of China's overseas internet traffic goes through Hong Kong. To preserve Hong Kong's edge, we are actively collaborating with the Government, industry participants, and other stakeholders to grow the city's subsea cable ecosystem. We need a much more proactive policy to attract more subsea cables to come. This is critical to Hong Kong and critical to Hong Kong as a data hub. These days there are many discussions regarding China selling "AI tokens overseas" as a promising future business. But this business also has to be supported by sufficient subsea cable capacity to the rest of the world.

Financial discipline remains a core principle of our strategy. Whilst the current market backdrop presents compelling growth opportunities, we will continue to apply strict investment criteria and allocate capital selectively. Our objective is not simply to expand, but to do so in a manner that delivers attractive returns and creates enduring shareholder value. Supported by the strong backing of our parent group and a prudent approach to balance sheet management, we remain in a robust financial position. Our adjusted gearing ratio, excluding shareholder loans, was 26%³ at the end of June 2026. Combined with substantial liquidity and financial flexibility, this places us in a strong position to pursue attractive opportunities arising from the growth in AI-related demand while maintaining our focus on long-term value creation.

The Group remains committed to advancing its Environmental, Social and Governance priorities as part of our long-term approach to sustainable growth. During the year, we continued to strengthen the environmental performance and resilience of our data centre portfolio, with MEGA IDC obtaining ISO 14001:2015 certification and further progress made in renewable energy procurement, including site-specific Renewable Energy Certificates from Hong Kong's first privately funded landfill solar farm. Our sustainability commitments are also reflected in our financing strategy, with sustainability-linked loan facilities representing a significant portion of our banking facilities. Together with our ongoing efforts in energy efficiency, innovation, community engagement and responsible governance, these initiatives support our commitment to building resilient and sustainable digital infrastructure for Hong Kong's future.

Following our successful judicial review concerning the Court of Appeal's findings that Hong Kong Science and Technology Parks Corporation (HKSTP) had misconstrued its policy when assessing lease compliance by its grantee data centre operators at the Tseung Kwan O InnoPark (the InnoPark), we have continued to call on HKSTP to take appropriate enforcement actions. We note that HKCOLO.NET Limited is currently the subject of ongoing enforcement proceedings commenced by HKSTP for repossession of its leased land at the InnoPark. Separately, HKCOLO.NET Limited has initiated defamation proceedings against the Group. The Group maintains that its statements were fair and accurate, categorically rejects HKCOLO's allegations, and will defend

the proceedings robustly. We believe transparency and proper enforcement are essential to maintaining a fair and competitive environment for technology investment in Hong Kong.

PROSPECTS

Looking ahead, we remain confident in the long-term outlook for Hong Kong as a premium data centre market. AI is continuing to reshape digital infrastructure requirements globally, and we are now seeing this translate into real demand for high-density capacity in Hong Kong. This demand extends beyond traditional cloud and enterprise requirements, and increasingly includes AI-related workloads that require substantial power, resilience and technical capability.

At the same time, not all demand is the same. Our priority is to focus on deployments with longer life cycles, clear links to cloud usage, connectivity requirements and real customer applications, and the ability to generate sustainable returns over time. This is where we believe Hong Kong, and SUNeVision in particular, has a clear advantage. While new supply from our peers is expected over the medium term, we believe our locations, power availability and connectivity will remain key differentiators. We are uniquely able to attract both multinational and Chinese tenants, which strengthen our ecosystem. We also have a proven track record of operational robustness, security, reliability and on-time delivery of sites, qualities that are highly appreciated by our customers. We will continue to develop capacity that is technically advanced, well connected and commercially sustainable.

While the current market backdrop is encouraging, we will not chase growth for its own sake. We will continue to apply commercial and financial discipline, and to prioritise customers and projects that further strengthen our ecosystem. With the strong backing of our parent group, we are fully committed to investing in Hong Kong and enabling Hong Kong's aspiration to be a major data hub. We will continue to invest for the future and contribute to the next generation of data centre technology and networks of Hong Kong.

APPRECIATION

I want to close by thanking all the Directors and management, and every member of our committed staff for their dedication and hard work to ensure we maintained the high levels of service demanded by our customers. I would also like to thank our shareholders for their continued confidence and support.

Kwok Ping-luen, Raymond
Chairman

Hong Kong, 1 September 2026

² Excludes point-to-point cables that serve only two nearby markets (e.g. Singapore – Indonesia) rather than the broader region.

³ Adjusted gearing ratios are calculated based on fair value of the major completed data centres as of 30 June 2026 and net debt as of 30 June 2026. Adjusted gearing ratios are calculated as net debt divided by the sum of total equity and revaluation surplus. Total equity refers to historical cost of the Group's data centres minus depreciation. Revaluation surplus refers to fair market value of the Group's data centres in operation as assessed by an independent valuer minus their net book value. The adjusted gearing ratios are not defined under HKFRS Accounting Standards and are not presented in accordance with HKFRS Accounting Standards. Further, the adjusted gearing ratios may differ from the gearing ratios used by other companies, including peer companies, potentially limiting the comparability of their financial results to the Company's.





MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

iAdvantage

SUNeVision operates its data centre business under the iAdvantage brand, the largest, most connected, carrier-neutral, cloud-neutral and cable-neutral data centre ecosystem in Hong Kong. As a market leader, iAdvantage is supported by a diversified portfolio of established facilities – including MEGA-i, MEGA Two and MEGA Plus – and newer additions such as MEGA IDC, MEGA Gateway and MEGA Fanling, all forming the MEGA Campus. The Group's ownership of the majority of its data centres provides a strategic advantage, enabling long-term service stability for major cloud and enterprise clients.

Market demand for premium data centre infrastructure in Hong Kong improved significantly during the financial year, accelerating meaningfully in the second half as available capacity was rapidly absorbed by both international and Chinese hyperscale customers seeking large-scale AI-driven deployments. With market conditions tightening and high-specification capacity becoming increasingly scarce, the Group's data centre business continued to perform strongly.

MEGA-i maintains its status as the premier connectivity hub in Hong Kong and ranks among the top five globally. With an ecosystem supporting approximately 15,000 cross-connects, the facility serves as a critical convergence point for hundreds of global telecommunications carriers, ISPs, enterprises, cloud providers, and new economy players. Interconnection activity continues to trend upwards, supported by organic growth and ongoing engagement with industry stakeholders to support additional international subsea cable landings into Hong Kong. To reinforce this advantage and meet rising customer demand, strategic power upgrades and liquid-cooling solutions have been successfully deployed at the facility. Sustaining this subsea cable capacity and proactive infrastructure growth remains vital to supporting expanding global AI data flows and reinforcing Hong Kong's position as the primary digital gateway for China and the region.

MEGA Plus, the Group's high-tier data centre in Tseung Kwan O, and MEGA Two, strategically located in Shatin – a strategic gateway for data flow between Mainland China and Hong Kong – both remain effectively fully occupied. MEGA Plus is basically fully occupied and channelling new demand to MEGA IDC. Meanwhile, at MEGA Two, the Group continues to deliver revitalisation projects that generate enhanced revenue yields. These active revitalisation efforts enable the Group to capture high-density demand from hyperscale and cloud service providers, reinforcing the resilience and value of the established portfolio.

MEGA Fanling, the single-user data centre project based on an asset-light model, remains fully operational and occupied, continuing to support the customer's cloud business expansion.





MEGA Gateway in Tsuen Wan has seen over 90% of its deployed capacity taken up by a diverse mix of cloud, telco and banking clients, with an increasing proportion of deployments driven by AI-related infrastructure needs. The Group continues to strategically position MEGA Gateway as a major connectivity extension of MEGA-i, attracting clients with sophisticated digital infrastructure needs and driving steady growth in interconnection revenue.

As the Group's flagship greenfield development, MEGA IDC represents a critical infrastructure asset designed for high-density, AI-era workloads. Phase One of MEGA IDC, comprising approximately 500,000 square feet of GFA and 50MW of power capacity, experienced strong commercial momentum during the year, highlighted by securing a major commitment from a single customer that is expected to increase facility occupancy from approximately 30% to around 70% upon full implementation. The Group is finalising negotiations with two hyperscale customers for the remaining two floors in Phase One. In view of the strong demand, the Group is accelerating the build-out of the remaining phases as an integrated development with a target ready-for-service date of 2028. Planning these phases together provides greater flexibility in design, power provision, and commercial structuring to accommodate larger-block customer mandates requiring liquid cooling and ultra-high power densities. The integrated development of the remaining phases of MEGA IDC will increase the total GFA of the Group's data centres in Hong Kong from 2.3 million square feet as at 30 June 2026 to almost 3 million square feet, and its power capacity will increase from 150MW to 280MW.



Demand from both Chinese and international technology customers continues to accelerate, particularly for large-scale, high-density AI-related deployments requiring advanced technical specifications and mission-critical reliability. While market demand remains robust and highly visible, the Group maintains a disciplined commercial approach. Priority is given to long-life cycle, fungible deployments that are deeply integrated with the Group's cloud and connectivity ecosystem, ensuring sustainable pricing, attractive margins, and long-term value creation rather than simply chasing short-term occupancy gains.

Financial discipline remains a core cornerstone of the Group's strategy. The Group maintains strict oversight across capital and operating expenditures, aligning capital deployment with committed customer demand to optimise cash flows and return on capital. Supported by a strong balance sheet, substantial liquidity, and the backing of its parent group, the Group's gearing ratio stood at a healthy level as at the end of the reporting year, positioning it well to capture emerging growth opportunities.

During the year, the Group further integrated sustainability into its core operations and enterprise governance. Aligned with its goal to achieve carbon neutrality by 2050, the Group advanced its energy management strategy by expanding clean energy procurement – highlighted by a six-year agreement with CLP Power for 100% site-specific Renewable Energy Certificates (RECs) sourced from Hong Kong's first landfill solar farm – and optimising facility efficiency across its MEGA Campus through targeted Power Usage Effectiveness (PUE) and Coefficient of Performance (COP) targets. Major facilities continue to maintain high environmental standards, including BEAM Plus and LEED certifications, helping customers achieve their sustainability targets while driving resilient infrastructure growth for Hong Kong. Operational resilience was further reinforced by expanding ISO 14001 environmental management certification to MEGA IDC, alongside existing ISO 27001 information security and ISO 10002 quality management standards. Demonstrating a commitment to aligning financial strategy with sustainability objectives, over 65% of the Group's total banking facilities are structured as Sustainability-Linked Loans (SLLs), totalling HK\$9 billion. The Group continues to maintain an MSCI ESG Rating of Grade A and remains a constituent of the Hang Seng Corporate Sustainability Benchmark Index.

Super e-Technology and Super e-Network

Super e-Technology secured contracts for the installation of Extra Low Voltage ("ELV") and IT systems totaling HK\$107 million during the year under review. Super e-Technology is seeking new opportunities to enhance its service offerings and maintains a positive outlook for the ELV sector.

Super e-Network continued to work with broadband and network service providers to expand its service offerings. It has been actively pursuing new opportunities to expand its broadband and WiFi solutions to different sectors.



FINANCIAL REVIEW

Review of operating results

During the year under review, recurring revenue from data centre and IT facilities rose 8% to HK\$2,856 million, fuelled by contributions from new data centres and solid organic growth from established sites. Total revenue grew 6% year-on-year to HK\$3,117 million. Revenue from the ELV and IT systems business increased by 5% year-on-year to HK\$229 million as a result of an increased installation fee income. The Group's total operating costs⁴ increased by 3% year-on-year to HK\$1,497 million, primarily due to higher depreciation costs from data centres and the expansion of the Group's data centre businesses. The Group's operating expenditure to sales ratio maintained steady at approximately 7% compared to the previous year.

Driven by higher revenue from the data centre and IT facilities business, operating profit of the Group rose by 9% year-on-year to HK\$1,631 million. This growth was achieved despite higher operating expenses and depreciation charges tied to the ongoing expansion of the Group's portfolio.

EBITDA of the Group increased by 8% year-on-year to HK\$2,300 million (excluding decrease in fair value of investment property amounted to HK\$2 million for the year under review), driven mainly by EBITDA growth from the data centre business. EBITDA margin rose to 74% due to improved operating leverage with improved rental and more efficient economies of scale.

Profit attributable to owners of the Company increased 17% year-on-year to HK\$1,146 million due to lower borrowing costs as a result of the interest rate downtrend during the year under review. Finance costs decreased by 24% year-on-year to HK\$256 million.

Net cash generated from operating activities excluding movement in working capital of the Group increased by 9% year-on-year to HK\$2,240 million, driven by healthy growth of underlying business foundation.



⁴ Total operating costs including cost of sales and operating expenditure.

Capital Investment

The Group manages its capital expenditure using an agile, demand-driven approach. With the operational capability to deliver space within four to six months of order confirmation, the Group can rapidly meet urgent customer demands while optimising capital deployment on a just-in-time basis. The Group remains committed to regularly monitoring and adjusting its investment strategy to align with market dynamics and evolving client requirements.

Other financial discussion and analysis

The Group had HK\$427 million bank balances and deposits as of 30 June 2026, while bank borrowings were HK\$10,998 million. Total net bank borrowings decreased by 10% to HK\$10,571 million compared to HK\$11,693 million as at 31 December 2025. The shareholder's loans were HK\$5,000 million as at 30 June 2026. All the borrowings of the Group were on a floating-rate basis, by which the Group would benefit upon future potential drop in market interest rate. SHKP Group will continue to support the Group's development in the long term. As at 30 June 2026, the Group maintained a robust liquidity position with undrawn facilities amounting to approximately HK\$3,550 million.

At the end of June 2026, the Group's total equity based on the historical cost of the Group's data centres minus depreciation was HK\$6.5 billion. If the total equity were based on the fair market value of the Group's data centres in operation of HK\$51.5 billion, as assessed by an independent valuer, the Group's total equity would be HK\$40.8 billion. Based on this market-based valuation, the Group's gearing ratio would be 26%⁵ without shareholder's loans (or 38%⁵ including shareholder's loans).

The Group has the capacity to fund its growth plans in the medium term, taking into account the financial resources available including internally generated funds and available unutilised facilities from financial institutions and its shareholder. The Board will continue its current dividend policy of maintaining a stable dividend payout to the shareholders.

As of 30 June 2026, the Group had no contingent liability while the Company had an aggregate of HK\$11,100 million contingent liabilities in respect of guarantees for general banking facilities utilised by the Group's subsidiaries and other guarantees. The Group's core operations are based in Hong Kong and its assets are primarily in Hong Kong or US dollars. It had no significant exposure to foreign exchange rate fluctuations. The Group had not pledged any of its assets as of 30 June 2026.

EMPLOYEES

The Group employed 494 full-time employees as of 30 June 2026. During the year under review, SUNeVision continued to promote and protect the health and safety of its employees. The Group has implemented various measures to safeguard the wellbeing of its employees whilst maintaining the highest service standards for customers. To remain an employer of choice and attract new talent in an increasingly competitive labour market, SUNeVision has introduced a range of programmes to support the development and retention of its people. Training workshops are organised regularly whereby employees can develop skills to enhance their career. In addition, the Group offers a competitive remuneration package to employees. Share options are granted to selected Directors and employees based on performance and as part of the package to retain talents.



5 Adjusted gearing ratios are calculated based on fair value of the major completed data centres as of 30 June 2026 and net debt as of 30 June 2026. Adjusted gearing ratios are calculated as net debt divided by the sum of total equity and revaluation surplus. Total equity refers to historical cost of the Group's data centres minus depreciation. Revaluation surplus refers to fair market value of the Group's data centres in operation as assessed by an independent valuer minus their net book value. The adjusted gearing ratios are not defined under HKFRS Accounting Standards and are not presented in accordance with HKFRS Accounting Standards. Further, the adjusted gearing ratios may differ from the gearing ratios used by other companies, including peer companies, potentially limiting the comparability of their financial results to the Company's.

Directors' Profile

EXECUTIVE DIRECTORS

Kwok Ping-luen, Raymond (Age: 73)

Chairman

Mr. Kwok has been the Chairman and an Executive Director of the Company since 29 January 2000 and he is a director of certain subsidiaries of the Company. He holds a Master of Arts degree in Law from Cambridge University, a Master's degree in Business Administration from Harvard University, an Honorary Doctorate degree in Business Administration from Hong Kong Metropolitan University and an Honorary Doctorate degree in Laws from The Chinese University of Hong Kong.

Mr. Kwok is the chairman and managing director and a member of the executive committee of Sun Hung Kai Properties Limited ("SHKP"), the substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong). Prior to the appointment as chairman of SHKP, Mr. Kwok had acted as vice chairman of SHKP. He is also the chairman and a non-executive director of SmarTone Telecommunications Holdings Limited, and a non-executive director of Transport International Holdings Limited and Wing Tai Properties Limited.

In civic activities, Mr. Kwok is a director of The Real Estate Developers Association of Hong Kong.

Mr. Kwok is the father of Mr. Kwok Kai-wang, Christopher (being a Non-Executive Director of the Company).

For the financial year ended 30 June 2026, Mr. Kwok is entitled to receive a director's fee of HK\$60,000 for being the Chairman of the Company.

Fung Yuk-lun, Allen (Age: 58)

Vice Chairman

Mr. Fung is a Vice Chairman of the Company. He was appointed as a Non-Executive Director of the Company on 27 January 2014 and re-designated as an Executive Director of the Company on 2 April 2018. He is also the Authorised Representative of the Company under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). Mr. Fung is a member of each of the Remuneration Committee and Corporate Governance Committee of the Board. He is also a director of certain subsidiaries of the Company. He obtained an undergraduate degree (Modern History) from Oxford University and holds a doctoral degree in History and East Asian Languages from Harvard University. From 1996 to 1997, Mr. Fung was a visiting Assistant Professor of History at Brown University. From 1997 to 2013, he worked in McKinsey & Company Hong Kong, where he became the managing partner and director.

Mr. Fung is an executive director and a member of the executive committee of Sun Hung Kai Properties Limited ("SHKP"), the substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong), as well as the chief executive officer of the SHKP group's non-property related portfolio investments. He is also a director of certain subsidiaries of SHKP. Mr. Fung is a deputy chairman and an executive director of SmarTone Telecommunications Holdings Limited. He is also a non-executive director of Transport International Holdings Limited.

Mr. Fung is a member of the General Committee of the Hong Kong General Chamber of Commerce and the vice president of The Hong Kong Federation of Youth Groups. He has also been elected a professor of practice of The Hong Kong Management Association and a member of its Executive Committee.

For the financial year ended 30 June 2026, Mr. Fung is entitled to receive a director's fee of HK\$52,500 for being the Vice Chairman of the Company and a member of each of the Remuneration Committee and Corporate Governance Committee of the Board.



Tung Chi-ho, Eric (Age: 67)

Mr. Tung has been an Executive Director of the Company since 29 January 2000. He holds a Bachelor of Arts degree in Architectural Studies and a Bachelor of Architecture degree from The University of Hong Kong. Mr. Tung is a member of The Hong Kong Institute of Architects and a registered Architect.

Mr. Tung is the chairman of iAdvantage Limited, a subsidiary of the Company and a director of certain subsidiaries of the Company. He has been with the Sun Hung Kai Properties group for more than 35 years and has been an executive director of Sun Hung Kai Properties Limited ("SHKP"), the substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong), since December 2013. Mr. Tung is also a member of the executive committee of SHKP and a director of certain subsidiaries of SHKP. He served as project director for various large-scale residential, commercial and mixed developments and oversaw the completion of data centres for major tenants such as JP Morgan and ING Barings.

For the financial year ended 30 June 2026, Mr. Tung is entitled to receive a director's fee of HK\$45,000 for being a director of the Company.

Lo Ngai, Helen (Age: 41)

Ms. Lo has been an Executive Director of the Company since 28 November 2025. She has been the Director, Commercial of the Company since 1 April 2024. Ms. Lo graduated from the Hong Kong University of Science and Technology Business School and holds a Master's degree in Business Administration from INSEAD Business School.

Ms. Lo joined Sun Hung Kai Properties Limited, the substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), in October 2020. She was appointed as Head of Strategy of the Company in the same year and was later promoted to General Manager, Commercial.

Ms. Lo has established a track record in the technology sector over the years. From 2013 to 2019, she held various senior roles at Tencent Music Entertainment, where she was promoted to general manager, overseeing product development, corporate strategy, and new business incubation. She also served as a senior director of strategy at Tencent from 2011 to 2016. Prior to her tenure at Tencent, she was an engagement manager at Monitor Deloitte.

Ms. Lo is entitled to receive a director's fee of HK\$45,000 per annum (or a pro rata amount for the duration of her directorship for an incomplete year) and fixed cash emoluments of HK\$4,290,000 per annum for being an Executive Director and the Director, Commercial of the Company.

NON-EXECUTIVE DIRECTORS

Cheung Wing-yui (Age: 76)

Vice Chairman

Mr. Cheung is a Vice Chairman of the Company and has been a Non-Executive Director of the Company since 29 January 2000. He is the Chairman of the Corporate Governance Committee of the Board and is a member of each of the Audit Committee, Remuneration Committee and Nomination Committee. Mr. Cheung received a Bachelor of Commerce degree in accountancy from The University of New South Wales, Australia and is a member of the CPA Australia. He has been a practising solicitor in Hong Kong since 1979 and is a consultant of the law firm Woo Kwan Lee & Lo. Mr. Cheung was also admitted as a solicitor in the United Kingdom and as an advocate and solicitor in Singapore.

Mr. Cheung is a deputy chairman and a non-executive director of SmarTone Telecommunications Holdings Limited. He is also a non-executive director of Tai Sang Land Development Limited and Transport International Holdings Limited. Mr. Cheung was a non-executive director of SRE Group Limited (November 1999 – December 2015) and Tianjin Development Holdings Limited (September 2004 – June 2023), an independent non-executive director of Ping An Insurance (Group) Company of China, Ltd. (May 2003 – June 2009), Hop Hing Group Holdings Limited (November 1989 – August 2017) and Agile Group Holdings Limited (October 2005 – February 2018). He is a non-executive director of Sun Hung Kai Properties Insurance Limited, which is a wholly-owned subsidiary of Sun Hung Kai Properties Limited, the substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong).

Mr. Cheung is currently an honorary council member of The Hong Kong Institute of Directors Limited and a director and an executive committee member of The Community Chest of Hong Kong. Mr. Cheung had held the positions of court member and deputy chairman of the council of Hong Kong Metropolitan University, a co-deputy chairman and a member of Sponsorship & Development Fund Committee of Hong Kong Metropolitan University, the deputy chairman of The Hong Kong Institute of Directors Limited, a director of Po Leung Kuk, the vice chairman of the Mainland Legal Affairs Committee of The Law Society of Hong Kong, a member of the Board of Review (Inland Revenue Ordinance) and the fourth vice president & Admissions, Budgets and Allocations Committee chairman of The Community Chest of Hong Kong.

Mr. Cheung was awarded the Bronze Bauhinia Star (BBS) in 2013.

Mr. Cheung was awarded an honorary degree of Doctor of Business Administration from Hong Kong Metropolitan University in 2016.

For the financial year ended 30 June 2026, Mr. Cheung is entitled to receive a director's fee of HK\$270,000 for being the Vice Chairman of the Company and a member of each of the Audit Committee, Remuneration Committee, Nomination Committee and Corporate Governance Committee of the Board.

Kwok Kai-wang, Christopher (Age: 39)

Mr. Kwok has been a Non-Executive Director of the Company since 1 February 2017. He holds a Bachelor of Science degree in Chemistry from Harvard University and a Master's degree in Business Administration from Stanford Graduate School of Business. Mr. Kwok is an executive director and a member of the executive committee of Sun Hung Kai Properties Limited ("SHKP"), the substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong). He joined the SHKP group in 2011 and is primarily responsible for the leasing of residential, retail and commercial properties of the SHKP group in Hong Kong and on the mainland. Besides, he assumes the overall responsibilities for the property business of the SHKP group in Northern China. Mr. Kwok also assists Mr. Kwok Ping-luen, Raymond ("Mr. Raymond Kwok", the chairman and managing director of SHKP as well as the Chairman and an Executive Director of the Company) in all other non-property businesses of the SHKP group. He is also a non-executive director of Transport International Holdings Limited. Mr. Kwok is a son of Mr. Raymond Kwok.

In addition, Mr. Kwok is a member of the General Committee of the Employers' Federation of Hong Kong, a governor of Our Hong Kong Foundation Limited and a member of its Development Committee as well as a council member of Hong Kong Chronicles Institute Limited. He is also a member of the Beijing Municipal Committee of the Chinese People's Political Consultative Conference, a vice-chairman of Greater Bay Area Homeland Youth Community Foundation, and a member of the Museum Advisory Committee and its History Sub-committee of the Leisure and Cultural Services Department of the Government of the Hong Kong Special Administrative Region. Mr. Kwok was appointed as a Justice of the Peace in July 2023.

For the financial year ended 30 June 2026, Mr. Kwok is entitled to receive a director's fee of HK\$45,000 for being a director of the Company.

David Norman Prince (Age: 75)

Mr. Prince has been a Non-Executive Director of the Company since 29 October 2016. He is a member of the Chartered Institute of Management Accountants (UK) and the Chartered Institute of Purchasing and Supply (UK). Mr. Prince has been a non-executive director of SmarTone Telecommunications Holdings Limited since 2005. He is also a director of Wilson Group Limited, a wholly-owned subsidiary of Sun Hung Kai Properties Limited ("SHKP"), the substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong), as well as a consultant of Sun Hung Kai Real Estate Agency Limited, a wholly-owned subsidiary of SHKP.

Mr. Prince has over 20 years of experience operating at the board level in an international environment. He previously served as a non-executive director and a member of the audit and governance committees of Adecco Group AG (formerly Adecco SA) ("Adecco"), a global leader in human resource services. Mr. Prince also held the position of non-executive director and chair of the audit committee at Ark Therapeutics plc. During his tenure at Adecco, he was a founding member and board member of Fesco Adecco, a joint venture human resources company primarily operating in China. In recognition of his contributions, Mr. Prince was honored in 2024, with the Magnolia Silver Award by the Shanghai Municipal People's Government.

Mr. Prince was group finance director of Cable and Wireless plc. until December 2003 and prior to this, spent some 12 years working in the telecommunications industry in Hong Kong and Asia and on the mainland. From 1994 to 2000 he was finance director and latterly deputy chief executive officer of Hong Kong Telecommunications Limited until it was acquired by PCCW in 2000. Mr. Prince went on to join PCCW plc. as group chief financial officer. In 2002, he left PCCW to join Cable and Wireless as group finance director. Prior to his time in Hong Kong, he held senior management roles for Cable and Wireless. His early career was spent in the gas, oil and electronic industries within Europe and the USA.

For the financial year ended 30 June 2026, Mr. Prince is entitled to receive a director's fee of HK\$150,000 for being a director of the Company.

Jack Lau (Age: 58)

Professor Lau had been an Independent Non-Executive Director of the Company since 19 April 2024. He was re-designated as a Non-Executive Director of the Company on 15 April 2025. Professor Lau received his Bachelor's and Master's degrees in Electrical Engineering and Computer Sciences from the University of California, Berkeley, and obtained his Ph.D. degree in Electrical and Electronic Engineering from The Hong Kong University of Science and Technology ("HKUST") in 1994. He then continued his post-doctoral research at Stanford University and completed his Executive Master of Business Administration program of Northwestern University Kellogg-HKUST in 2010.

Professor Lau is an Adjunct Professor of the Department of Electronic and Computer Engineering at HKUST and also a Court member of HKUST.

Professor Lau was the President of Qatar Science and Technology Park, and a member of the Appeal Tribunal Panel (Buildings) of the Development Bureau of the Government of the Hong Kong Special Administrative Region and the Listing Committee of The Stock Exchange of Hong Kong Limited.

Professor Lau was awarded the Ten Outstanding Young Persons in Hong Kong (2000), Young Industrialist Award of Hong Kong (2005), Excellence in Achievement of World Chinese Youth Entrepreneurs Award (2009) and Ernst & Young Entrepreneur Of The Year China (Technology) (2009). He was bestowed an Honorary Fellowship at HKUST and honoured with the Directors Of The Year Award by the Hong Kong Institute of Directors in 2010 and 2011 respectively.

A consultancy company wholly-owned and controlled by the spouse of Professor Lau is engaged by the group company(ies) of Sun Hung Kai Properties Limited, the substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong), for the provision of consultancy services.

For the financial year ended 30 June 2026, Professor Lau is entitled to receive a director's fee of HK\$150,000 for being a director of the Company.

Siu Hon-wah, Thomas (Age: 73)

Mr. Siu has been a Non-Executive Director of the Company since 7 May 2010. He holds an MPhil degree from University of Cambridge and a PhD degree in Information Systems. Mr. Siu is a Certified Public Accountant and is a member of the British Computer Society.

Mr. Siu is a non-executive director of SmarTone Telecommunications Holdings Limited. He was the managing director of Wilson group (until June 2018), which is a major transport infrastructure services provider in Hong Kong and is wholly-owned by Sun Hung Kai Properties Limited, the substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong), and is currently a senior consultant of Wilson group. Prior to joining Wilson group, Mr. Siu had more than 25 years of experience in telecommunications and IT sectors. His experience covers finance, business operations and development.

For the financial year ended 30 June 2026, Mr. Siu is entitled to receive a director's fee of HK\$45,000 for being a director of the Company.

Chan Hong-ki, Robert (Age: 62)

Mr. Chan has been a Non-Executive Director of the Company since 7 August 2017. He graduated from The Hong Kong Polytechnic University and holds a Bachelor's Degree from the University of Greenwich.

Mr. Chan joined Sun Hung Kai Properties Limited ("SHKP"), the substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong), in 1993 and has progressed through the ranks. He is an executive director and a member of the executive committee of SHKP. Mr. Chan is also a director of certain subsidiaries of SHKP. He is a project director for various key residential, commercial, industrial and mixed developments of the SHKP group both in Hong Kong and on the mainland. Mr. Chan is also responsible for design aspects including architectural, structural, electrical and mechanical, landscape and interior design of various development projects of the SHKP group.

Mr. Chan is a member of The Hong Kong Institute of Surveyors and The Royal Institution of Chartered Surveyors and a Registered Professional Surveyor. He is also an Authorised Person under the Buildings Ordinance (Chapter 123 of the laws of Hong Kong) and a director of BEAM Society Limited.

For the financial year ended 30 June 2026, Mr. Chan is entitled to receive a director's fee of HK\$45,000 for being a director of the Company.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Li On-kwok, Victor (Age: 71)

Professor Li has been an Independent Non-Executive Director of the Company since 29 January 2000. He is also the Chairman of the Nomination Committee and a member of each of the Audit Committee and Remuneration Committee of the Board. Professor Li received his bachelor's, master's, engineer's and doctoral degrees in Electrical Engineering and Computer Science from the Massachusetts Institute of Technology in 1977, 1979, 1980 and 1981 respectively.

Professor Li is Emeritus Professor of the Department of Electrical and Electronic Engineering ("EEED") at The University of Hong Kong ("HKU"), and is Advisor to the President and Professor of Internet of Things at The Hong Kong University of Science and Technology (Guangzhou). He was Chair Professor of Information Engineering (until June 2025), Cheng Yu-Tung Professor in Sustainable Development (until 30 June 2023) and the head (until 28 February 2018) of the EEED at HKU. Prior to joining HKU, he was Professor of Electrical Engineering at the University of Southern California ("USC") and director of the USC Communication Sciences Institute. Professor Li had chaired various committees of international professional organisations such as the Technical Committee on Computer Communications of the Institute of Electrical and Electronics Engineers. He was awarded the Bronze Bauhinia Star by the Government of Hong Kong in 2002.

For the financial year ended 30 June 2026, Professor Li is entitled to receive a director's fee of HK\$240,000 for being a director of the Company and a member of each of the Audit Committee, Remuneration Committee and Nomination Committee of the Board.

King Yeo-chi, Ambrose (Age: 91)

Professor King has been an Independent Non-Executive Director of the Company since 1 January 2007. He is also the Chairman of the Remuneration Committee and a member of each of the Audit Committee and Nomination Committee of the Board. Professor King received his BA from National Taiwan University (1957), MA from National Cheng Chi University (1959), and PhD from the University of Pittsburgh (1970).

Professor King is the Emeritus Professor of Sociology at The Chinese University of Hong Kong. He had been the head of New Asia College (1977 – 1985), Chair Professor of Sociology (1983 – 2004), Pro-Vice-Chancellor (1989 – 2002) and Vice-Chancellor (2002 – 2004) at The Chinese University of Hong Kong. In addition, Professor King had been the Visiting Fellow at the Centre of International Studies, MIT (1976) and Visiting Professor at University of Heidelberg (1985) and University of Wisconsin (1986). He was elected as Academician, Academia Sinica, Taipei (1994).

Professor King had held many advisory positions to the Hong Kong Government such as Independent Commission Against Corruption, The Law Reform Commission, Central Policy Unit and University Grants Committee – Research Grants Council. He is currently a member of the board of directors of Chiang Ching-kuo Foundation for International Scholarly Exchange (the “Foundation”) and was a member of the supervisory board of the Foundation. Professor King was appointed the Non-Official Justice of Peace in 1994. He was awarded the Silver Bauhinia Star of Hong Kong and the Doctor of Literature, honoris causa of The Hong Kong University of Science and Technology in 1998 and the Doctor of Laws, honoris causa of The Chinese University of Hong Kong in 2005.

For the financial year ended 30 June 2026, Professor King is entitled to receive a director's fee of HK\$240,000 for being a director of the Company and a member of each of the Audit Committee, Remuneration Committee and Nomination Committee of the Board.

Wong Kai-man (Age: 76)

Mr. Wong has been an Independent Non-Executive Director of the Company since 16 January 2007. He is also the Chairman of the Audit Committee and a member of each of the Remuneration Committee and Nomination Committee of the Board. Mr. Wong obtained his Bachelor of Science from The University of Hong Kong and Master of Business Administration from The Chinese University of Hong Kong. He is a fellow of the Association of Chartered Certified Accountants, United Kingdom and a fellow of the Hong Kong Institute of Certified Public Accountants. Mr. Wong is an accountant with 32 years of experience in audit, initial public offering and computer audit.

Mr. Wong is an independent non-executive director of VTech Holdings Limited. He had served in a number of government committees and the boards of certain non-governmental organisations. Mr. Wong was a non-executive director of the Securities and Futures Commission (May 2009 – May 2015) and an independent non-executive director of Great Wall Pan Asia Holdings Limited (formerly known as Armada Holdings Limited and SCMP Group Limited) (April 2007 – November 2016). He is currently an executive director of Victor and William Fung Foundation Limited and a director of Li & Fung Foundation Limited. He was an honorary associate professor of the School of Business of The University of Hong Kong (2005 – January 2018) and a member of the Growth Enterprise Market Listing Committee of The Stock Exchange of Hong Kong Limited (1999 – 2003) and Accounting and Financial Reporting Council (formerly known as Financial Reporting Council (FRC)) (December 2014 – September 2021). Mr. Wong was an audit partner of PricewaterhouseCoopers, Hong Kong before his retirement on 30 June 2005.

Mr. Wong was appointed as a Justice of the Peace in 2002, and was awarded Bronze Bauhinia Star in 2007 by the Government of Hong Kong. He was conferred honorary fellowships of Lingnan University, Hong Kong in 2007, City University of Hong Kong in 2013 and The University of Hong Kong in 2016 respectively.

For the financial year ended 30 June 2026, Mr. Wong is entitled to receive a director's fee of HK\$240,000 for being a director of the Company and a member of each of the Audit Committee, Remuneration Committee and Nomination Committee of the Board.

Lee Wai-kwong, Sunny (Age: 67)

Professor Lee has been an Independent Non-Executive Director of the Company since 1 November 2013. He is a member of the Corporate Governance Committee of the Board with effect from 1 November 2024. Professor Lee holds a Bachelor's Degree and Master's Degree in Operations Research & Industrial Engineering, both from Cornell University in the USA. He is a Distinguished Fellow of Hong Kong Computer Society and Fellow of Hong Kong Institute of Engineers.

Professor Lee is an independent non-executive director, a member of the capital works committee and the chairman of the technology advisory panel of MTR Corporation Limited. He is also an independent non-executive director, a member of each of audit committee, nomination and remuneration committee, risk committee, strategy and budget committee as well as chairman of sustainability committee of BOC Hong Kong (Holdings) Limited and its principal operating subsidiary, Bank of China (Hong Kong) Limited. He is also an independent non-executive director of China Telecom Corporation Limited, serves as the chairman and a member of the remuneration committee, as well as a member of the audit committee and the nomination committee of the board. Professor Lee has more than 40 years of experience in business and technology management gained in both Hong Kong and overseas. He is Professor of Practice and the former Vice-President (Administration) of City University of Hong Kong and was the executive director of information technology ("IT") of The Hong Kong Jockey Club ("HKJC"), where he served as a member of board of management and had overall responsibility for HKJC's IT strategy and innovation.

Prior to joining HKJC, Professor Lee served at The Hong Kong and China Gas Company Limited (Towngas) where he was an executive committee member and held a number of key positions thereat, including chief information officer of the group and chief executive officer of two strategic diversification businesses, iCare.com Limited and Towngas Telecommunications Company Limited.

During the early 1990's, Professor Lee was vice president and systems director of the Bank of America in Hong Kong, where he played a key role in building up IT capabilities to support the bank's business expansion in Asia. He had also held key IT positions in the financial, management consulting and manufacturing industries in the USA.

Professor Lee takes time to serve in many high level governing and advisory committees in the academic, professional and community arena. He is the board chairman of Hong Kong Applied Science and Technology Research Institute Company Limited (ASTRI), the deputy chairman of Hong Kong Quality Assurance Agency, and Professor of Practice and a council member of Hong Kong Management Association. Professor Lee is also a past president of Hong Kong Computer Society, a past chairman of the Hong Kong Institute of IT Professional Certification, a past council member of Vocational Training Council, a past audit committee member of Hong Kong Housing Society and a past board chairman of Hong Kong Education City.

Professor Lee was a recipient of Hong Kong's Ten Outstanding Young Digi Persons Award in 1999, Asia CIO Award in 2002 and 2007, China Top CIO Award in 2007, 2009 Asian IT Influencer recognition, 2009 China Best Value CIO Award, and 2011 Hong Kong CIO Outstanding Achievement Award. He was appointed a Justice of the Peace in 2010 and was awarded the Bronze Bauhinia Star (BBS) in 2022. Professor Lee was a torchbearer of the 2008 Beijing Olympics, representing Hong Kong's IT achievers.

For the financial year ended 30 June 2026, Professor Lee is entitled to receive a director's fee of HK\$175,000 for being a director of the Company and a member of the Corporate Governance Committee of the Board.

Chan Chun-kwong, Jane (Age: 70)

Dr. Chan has been an Independent Non-Executive Director of the Company and a member of the Nomination Committee of the Board, since 15 April 2025. She received her B.A. from Yale University and M.D. from The University of Chicago. Dr. Chan has been registered as a medical practitioner in Hong Kong since 1993 and has been in private practice since 2005. She was elected as a Fellow by Hong Kong College of Physicians and as a Fellow of the Hong Kong Academy of Medicine (Medicine), both in 1993. Dr. Chan is a specialist in Respiratory Medicine.

Dr. Chan has been the President of the Hong Kong Chinese Medical Association Limited since 2021, the President of the Hong Kong Chinese Medical Association Foundation Limited since 2024 and an Honorary Clinical Associate Professor of the Department of Medicine of The University of Hong Kong since 1995.

Dr. Chan is the spouse of Professor Wong Yue-chim, Richard. Professor Wong is an independent non-executive director of Sun Hung Kai Properties Limited, the substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong).

For the financial year ended 30 June 2026, Dr. Chan is entitled to receive a director's fee of HK\$175,000 for being a director of the Company and a member of the Nomination Committee of the Board.



Lam Kwok-fung, Kenny (Age: 52)

Mr. Lam has been an Independent Non-Executive Director of the Company, since 28 November 2025. He obtained Bachelor's and Master's in Law degrees with honours from Oxford University and graduated magna cum laude with a Bachelor of Science in Finance from the Wharton School of the University of Pennsylvania, where he was a Joseph Wharton Scholar and a Benjamin Franklin Scholar.

Mr. Lam is currently the chief executive officer of Two Sigma Asia Pacific and Chairman of Two Sigma China. He oversees all of Asia for Two Sigma. He is also an independent non-executive director of SmarTone Telecommunications Holdings Limited.

Mr. Lam was the group president of Noah Holdings Limited, a company listed on the New York Stock Exchange. Prior to joining Noah, Mr. Lam was a global partner at McKinsey & Company in Hong Kong, where he co-led the Asia Financial Institutions Practice and headed the Asia Private Banking and Asset Management Practice. Mr. Lam also worked with the American law firm Shearman & Sterling in both New York and Hong Kong before.

Mr. Lam is a member of the Board of Advisors of the Wharton School of the University of Pennsylvania. He previously served as chairman of its Executive Board for Asia.

Mr. Lam is entitled to receive a director's fee of HK\$150,000 per annum (or a pro rata amount for the duration of his directorship for an incomplete year) for being a director of the Company.

Save as disclosed above, all the Directors of the Company (i) did not hold any other directorships in the last three years in any other public companies, the securities of which are listed on any securities market in Hong Kong or overseas; (ii) do not hold any other position in the Company and its subsidiaries; and (iii) do not have any relationship with any Directors, senior management, substantial shareholders or controlling shareholders (as respectively defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited) of the Company.

Each of the Executive Directors of the Company has entered into a service agreement with the Company. Each agreement is for a period of three years commencing on the date of appointment of the respective Director and shall continue thereafter until terminated by either party giving written notice to the other (save the ones for Mr. Kwok Ping-luen, Raymond and Mr. Tung Chi-ho, Eric where each of which commenced on 1 March 2003 for a period of three years and shall continue thereafter until terminated by either party giving to the other not less than six months' prior written notice). There are no service agreements entered into between the Company and the Non-Executive Directors (including the Independent Non-Executive Directors) of the Company. Each of them received an appointment letter from the Company for their respective appointments. All the Directors of the Company are subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the amended and restated articles of association of the Company.

The directors' fees are fixed by the Board while their annual salaries, if any, are determined by the Board from time to time with reference to their contributions in terms of time, effort and their expertise and are reviewed on an annual basis, and the sum of discretionary bonus, if any, is determined by the Board at its absolute discretion having regard to the operating results of the Company, its subsidiaries and its associated companies from time to time and the performance of the respective Directors.

SENIOR MANAGEMENT

The Executive Directors of the Company are also members of senior management of the Group.

Directors' Report

The Directors are pleased to present their report together with the audited consolidated financial statements of the Company and its subsidiaries (collectively the "Group") for the year ended 30 June 2026.

PRINCIPAL ACTIVITIES

The principal activity of the Company continues to be holding investments in various subsidiaries. Particulars of the Company's principal subsidiaries, including their respective activities, are set out in note 37 to the consolidated financial statements.

Revenue and contributions to operating results are principally derived from activities in Hong Kong. Segment information about the businesses of the Group for the year ended 30 June 2026 is set out in note 6 to the consolidated financial statements.

GROUP RESULTS

The results of the Group for the year ended 30 June 2026 are set out in the section headed "Consolidated Statement of Profit or Loss" on page 73.

DIVIDEND

The board of Directors (the "Board") recommended the payment of a final dividend of HK14.00 cents per share for the year ended 30 June 2026 (2025: HK12.00 cents per share) to the shareholders of the Company (the "Shareholders") whose names appear on the register of members of the Company on Tuesday, 10 November 2026, making a total dividend of HK14.00 cents per share for the full year ended 30 June 2026 (2025: HK12.00 cents per share). The proposed final dividend will be paid on Tuesday, 24 November 2026 following the approval at the forthcoming annual general meeting of the Company (the "2026 AGM"). Shares of the Company will be traded ex-dividend as from Friday, 6 November 2026.

In addition, subject to the resolution for declaring the aforesaid final dividend being duly passed at the 2026 AGM, pursuant to the deed poll constituting the convertible notes dated 25 November 2010 (the "Convertible Notes"), the Company will, on Tuesday, 24 November 2026, pay to the noteholders of the Company (the "Noteholders") whose names appear on the register of Noteholders on Tuesday, 10 November 2026, HK14.00 cents for each share which such Noteholders would have become holders of, had such Noteholders' Convertible Notes then outstanding been converted on Tuesday, 10 November 2026.

BUSINESS REVIEW

A fair review of the business of the Group for the financial year ended 30 June 2026, other important events, and an indication of likely future business development of the Group are provided in "Chairman's Statement" and "Management Discussion and Analysis" on pages 6 to 9 and pages 10 to 15 respectively. A description of the principal risks and uncertainties facing the Group can be found in the section headed "Risk Management and Internal Control" in the "Corporate Governance Report" on pages 65 to 67. The Group's environmental policies and performance, and key relationships with its stakeholders will be included in a separate Environmental, Social and Governance Report. All such descriptions and discussions form part of this report.

The Group and its activities are subject to requirements under various laws. These include, among others, the Employment Ordinance (Cap. 57), the Trade Descriptions Ordinance (Cap. 362), the Personal Data (Privacy) Ordinance (Cap. 486), the Competition Ordinance (Cap. 619), the Buildings Ordinance (Cap. 123), the Buildings Energy Efficiency Ordinance (Cap. 610), and the applicable regulations, guidelines, policies and terms of licences issued or promulgated under or in connection with these and other statutes. In addition, the Cayman Islands Companies Act (As Revised), the Companies Ordinance (Cap. 622), the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") and the relevant provisions in the Securities and Futures Ordinance (Cap. 571) (the "SFO") in relation to, among other things, the disclosure of information and corporate governance, apply to the Company. The Company seeks to ensure compliance with these requirements through various measures such as internal controls and approval procedures, training and oversight of various business units with designated resources at different levels of the Group. While these measures require considerable internal resources and result in additional operational cost, the Group highly values the importance of ensuring compliance with applicable legal and regulatory requirements.



GROUP FINANCIAL SUMMARY

A summary of the results, assets and liabilities of the Group for each of the five years ended 30 June 2026 is set out on page 4.

RESERVES

Details of movements in the reserves of the Group and of the Company during the year are set out on page 76 and in note 36 to the consolidated financial statements respectively.

INVESTMENT PROPERTY

Details of movements during the year in the investment property of the Group are set out in note 14 to the consolidated financial statements.

PROPERTY, PLANT AND EQUIPMENT

Details of movements during the year in the property, plant and equipment of the Group are set out in note 15 to the consolidated financial statements.

PROPERTIES

Particulars of properties held by the Group at 30 June 2026 are set out on page 132.

BANK BORROWINGS

Details of bank borrowings as at 30 June 2026 are set out in note 25 to the consolidated financial statements.

SHAREHOLDER'S LOANS

Details of shareholder's loans as at 30 June 2026 are set out in note 26 to the consolidated financial statements.

INTEREST CAPITALISED

Interest capitalised during the year amounted to HK\$328,059,000.

SHARES ISSUED

During the year, 2,520,000 shares (2025: 21,457,000 shares) of the Company were issued and allotted as fully paid shares for a total consideration of HK\$11,239,868 (2025: HK\$125,001,538) as a result of the exercise of share options under the share option schemes of the Company.

Details of movements in the share capital of the Company are set out in note 27 to the consolidated financial statements.

PRE-EMPTIVE RIGHTS

There are no pre-emptive rights provisions under the amended and restated articles of association of the Company (the "Articles of Association") or the laws of the Cayman Islands, under which the Company would be required to offer new shares on a pro-rata basis to its existing shareholders.

DIRECTORS

The Directors during the year ended 30 June 2026 and up to the date of this report were:

Executive Directors:

Kwok Ping-luen, Raymond
Fung Yuk-lun, Allen
Tung Chi-ho, Eric
Lo Ngai, Helen¹
Chan Man-yuen, Martin²

Non-Executive Directors:

Cheung Wing-yui
Kwok Kai-wang, Christopher
David Norman Prince
Jack Lau
Siu Hon-wah, Thomas
Chan Hong-ki, Robert

Independent Non-Executive Directors:

Li On-kwok, Victor
King Yeo-chi, Ambrose
Wong Kai-man
Lee Wai-kwong, Sunny
Chan Chun-kwong, Jane
Lam Kwok-fung, Kenny¹

Notes:

1. Appointed on 28 November 2025
2. Retired on 27 February 2026

During the year, Ms. Lo Ngai, Helen and Mr. Lam Kwok-fung, Kenny were appointed as an Executive Director and an Independent Non-Executive Director respectively, both with effect from 28 November 2025. Mr. Chan Man-yuen, Martin retired as an Executive Director with effect from 27 February 2026.

Ms. Lo Ngai, Helen and Mr. Lam Kwok-fung, Kenny obtained legal advice from an external law firm on their appointment as Directors of the Company pursuant to Rule 3.09D of the Listing Rules on 27 October 2025. They have confirmed their understanding of their obligations as Directors. In accordance with Article 95 of the Articles of Association, Ms. Lo Ngai, Helen and Mr. Lam Kwok-fung, Kenny will hold office until the 2026 AGM and, being eligible, have offered themselves for re-election thereat.

In addition, in accordance with Article 116 of the Articles of Association, Mr. Kwok Ping-luen, Raymond, Mr. Tung Chi-ho, Eric, Mr. Kwok Kai-wang, Christopher, Mr. Wong Kai-man and Professor Lee Wai-kwong, Sunny will retire from office by rotation and, being eligible, have offered themselves for re-election at the 2026 AGM. Mr. Wong Kai-man and Professor Lee Wai-kwong, Sunny, Independent Non-Executive Directors, have served the Company for more than nine years. Pursuant to the Corporate Governance Code of the Listing Rules, their re-election will be subject to separate resolutions to be approved at the 2026 AGM.

Details regarding the re-election of the above Directors at the 2026 AGM are set out in the circular to the Shareholders published together with this report.



1. Directors' Service Contracts

Executive Directors

Each of the Executive Directors has entered into a service agreement with the Company. Each agreement is for a period of three years commencing on the date of appointment of the respective Director and shall continue thereafter until terminated by either party giving written notice to the other (save the ones for Mr. Kwok Ping-luen, Raymond and Mr. Tung Chi-ho, Eric where each of which commenced on 1 March 2003 for a period of three years and shall continue thereafter until terminated by either party giving to the other not less than six months' prior written notice).

Non-Executive Directors

Each of the Non-Executive Directors (including the Independent Non-Executive Directors) is subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Articles of Association. Pursuant to the Articles of Association, at each annual general meeting of the Company one-third of the Directors for the time being shall retire from office by rotation provided that every Director shall be subject to retirement by rotation at least once every three years.

None of the Directors being proposed for re-election at the 2026 AGM has a service contract with the Company or any of its subsidiaries which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

2. Directors' Interests in Transactions, Arrangements and Contracts

During the year, the Group had certain transactions with Sun Hung Kai Properties Limited ("SHKP") and its affiliates other than members of the Group. Details of these transactions are set out in the section headed "Connected Transactions and Continuing Connected Transactions" on pages 37 to 43. Certain Directors, namely Mr. Kwok Ping-luen, Raymond, Mr. Fung Yuk-lun, Allen, Mr. Tung Chi-ho, Eric, Mr. Cheung Wing-yui, Mr. Kwok Kai-wang, Christopher, Mr. David Norman Prince, Mr. Siu Hon-wah, Thomas, Mr. Chan Hong-ki, Robert and Ms. Lo Ngai, Helen are also directors of, or hold certain posts in, SHKP, its subsidiaries and/or associates from time to time but excluding the Group (the "SHKP Group"), and they had abstained from voting on the board resolutions of the Company to approve the relevant transactions as they are regarded as materially interested in these transactions or to avoid potential conflict of interests.

Other than as disclosed above, no transactions, arrangements and contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party, and in which a Director or his/her connected entity had a material interest, whether directly or indirectly, were entered into or subsisted at the end of the year or at any time during the year ended 30 June 2026.

3. Independent Non-Executive Directors

Confirmation of Independence

Mr. Lam Kwok-fung, Kenny was appointed as an Independent Non-Executive Director with effect from 28 November 2025 and he had made a confirmation of independence pursuant to the independence guidelines under the Listing Rules (the "Independence Guidelines") for his appointment.

The Company has received from each of Professor Li On-kwok, Victor, Professor King Yeo-chi, Ambrose, Mr. Wong Kai-man, Professor Lee Wai-kwong, Sunny, Dr. Chan Chun-kwong, Jane and Mr. Lam Kwok-fung, Kenny (from the date of his appointment) a confirmation of his/her independence pursuant to the Independence Guidelines and considers that all the Independent Non-Executive Directors are independent.

DIRECTORS' PROFILE

The Directors' profile is set out on pages 16 to 23.

DIRECTORS' INTERESTS

As at 30 June 2026, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) which were notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO), or which were recorded in the register required to be kept by the Company under Section 352 of the SFO, or which were required, pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix C3 to the Listing Rules as adopted by the Company, to be notified to the Company and the Stock Exchange, were as follows:

1. Long position in shares and underlying shares of the Company

Name of Directors	Number of shares held				Sub-total	Number of underlying shares held under equity derivatives	Total	% of shares in issue as at 30.06.2026
	Personal interests (held as beneficial owner)	Family interests (interests of spouse or child under 18)	Corporate interests (interests of controlled corporation)	Other interests				
Kwok Ping-luen, Raymond	–	–	–	3,485,000 ¹	3,485,000	–	3,485,000	0.15
Fung Yuk-lun, Allen	4,000,000	–	–	–	4,000,000	8,000,000 ²	12,000,000	0.51
Lo Ngai, Helen	–	–	–	–	–	1,400,000 ²	1,400,000	0.06
Kwok Kai-wang, Christopher	–	–	–	13,272,658 ^{1&3}	13,272,658	–	13,272,658	0.56
Jack Lau	–	–	–	–	–	1,500,000 ²	1,500,000	0.06
King Yeo-chi, Ambrose	1,000	–	–	–	1,000	–	1,000	0.00

Notes:

- Messrs. Kwok Ping-luen, Raymond and Kwok Kai-wang, Christopher were deemed to be interested in 3,485,000 shares in the Company by virtue of them being beneficiaries of certain discretionary trusts for the purpose of Part XV of the SFO. Such shares represented the same interests and were therefore duplicated between them.
- These underlying shares of the Company held under equity derivatives represented the share options (being regarded for the time being as unlisted physically settled equity derivatives) granted by the Company under its share option schemes. Particulars of these share options and their movements during the year ended 30 June 2026 are set out in the section headed "Share Option Schemes".
- Mr. Kwok Kai-wang, Christopher was also deemed to be interested in 9,787,658 shares in the Company by virtue of him being a beneficiary of a discretionary trust for the benefit of the sons of the late Mr. Kwok Ping-sheung, Walter, of Mr. Kwok Ping-kwong, Thomas and of Mr. Kwok Ping-luen, Raymond respectively for the purpose of Part XV of the SFO.

2. Long position in shares and underlying shares of associated corporations of the Company

(a) SHKP

Name of Directors	Number of shares held					Number of underlying shares held under equity derivatives	Total	% of shares in issue as at 30.06.2026
	Personal interests (held as beneficial owner)	Family interests (interests of spouse or child under 18)	Corporate interests (interests of controlled corporation)	Other interests	Sub-total			
Kwok Ping-luen, Raymond	188,743	1,580,000 ¹	–	599,745,520 ^{2&3}	601,514,263	–	601,514,263 ⁴	20.76
Kwok Kai-wang, Christopher	110,000 ⁵	60,000 ¹	–	578,586,617 ^{2&3}	578,756,617	–	578,756,617 ⁴	19.97
David Norman Prince	2,000	–	–	–	2,000	–	2,000	0.00
Siu Hon-wah, Thomas	–	–	–	7,000 ⁶	7,000	–	7,000	0.00
Chan Hong-ki, Robert	100,000	–	–	–	100,000	–	100,000	0.00
Chan Chun-kwong, Jane	1,000	5,000 ¹	–	–	6,000	–	6,000	0.00

Notes:

- These shares in SHKP were held by the spouse of the Director concerned.
- Messrs. Kwok Ping-luen, Raymond and Kwok Kai-wang, Christopher were deemed to be interested in 557,427,715 shares in SHKP by virtue of them being beneficiaries of a discretionary trust for the purpose of Part XV of the SFO. Such shares represented the same interests and were therefore duplicated between them.
- Mr. Kwok Ping-luen, Raymond was deemed to be interested in 42,317,805 shares in SHKP by virtue of him being a founder and a beneficiary of two discretionary trusts for the purpose of Part XV of the SFO. Of these shares in SHKP, Mr. Kwok Kai-wang, Christopher was deemed to be interested in 21,158,902 shares by virtue of him being a beneficiary of one of the said discretionary trusts for the purpose of Part XV of the SFO. Such shares represented the same interests and were therefore duplicated between them.
- No disposal of shares in SHKP by the Kwok family had been involved despite the fact that the number of shares that Messrs. Kwok Ping-luen, Raymond and Kwok Kai-wang, Christopher were deemed to be interested in had dropped as compared with the situation as disclosed in the 2025/26 Interim Report of the Company. The reduction was purely technical in nature as a result of certain internal restructuring of the family trusts and the total number of shares in which the Kwok family were deemed to be interested had remained the same both before and after the internal restructuring.
- These shares in SHKP were held jointly with the spouse of Mr. Kwok Kai-wang, Christopher.
- These shares in SHKP were held jointly with the spouse of Mr. Siu Hon-wah, Thomas.

(b) SmarTone Telecommunications Holdings Limited ("SmarTone")

Name of Directors	Number of shares held			Number of underlying shares held under equity derivatives	Total	% of shares in issue as at 30.06.2026
	Personal interests (held as beneficial owner)	Other interests	Sub-total			
Kwok Ping-luen, Raymond	–	5,162,337 ¹	5,162,337	–	5,162,337	0.47
Fung Yuk-lun, Allen	437,359	–	437,359	–	437,359	0.04
Kwok Kai-wang, Christopher	–	12,011,498 ^{1&2}	12,011,498	–	12,011,498	1.09

Notes:

- Messrs. Kwok Ping-luen, Raymond and Kwok Kai-wang, Christopher were deemed to be interested in 5,162,337 shares in SmarTone by virtue of them being beneficiaries of a discretionary trust for the purpose of Part XV of the SFO. Such shares represented the same interests and were therefore duplicated between them.
- Mr. Kwok Kai-wang, Christopher was also deemed to be interested in 6,849,161 shares in SmarTone by virtue of him being a beneficiary of a discretionary trust for the benefit of the sons of the late Mr. Kwok Ping-sheung, Walter, of Mr. Kwok Ping-kwong, Thomas and of Mr. Kwok Ping-luen, Raymond respectively for the purpose of Part XV of the SFO.

(c) Each of Messrs. Kwok Ping-luen, Raymond and Kwok Kai-wang, Christopher had the following interests in shares of the following associated corporations of the Company:

Name of associated corporations	Actual shares held through corporation	Actual % of interests in issued shares as at 30.06.2026
Hung Carom Company Limited	25 ¹	25.00
Tinyau Company Limited	1 ¹	50.00
Open Step Limited	8 ¹	80.00
Vivid Synergy Limited	963,536,900 ¹	20.00

Note:

- Messrs. Kwok Ping-luen, Raymond and Kwok Kai-wang, Christopher were deemed to be interested in these shares by virtue of them being beneficiaries of certain discretionary trusts for the purpose of Part XV of the SFO. Such shares represented the same interests and were therefore duplicated between them.

Save as disclosed above, as at 30 June 2026, none of the Directors or chief executive of the Company had any interests or short positions in any shares, underlying shares or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO) which would have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO), or which were recorded in the register required to be kept by the Company under Section 352 of the SFO, or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

SHARE OPTION SCHEMES

1. Share Option Schemes of the Company

By an ordinary resolution of the Company passed at its annual general meeting held on 1 November 2012, the Company adopted a share option scheme, which became effective on 15 November 2012 following the passing of an ordinary resolution approving the same by the then shareholders of SHKP at its annual general meeting held on 15 November 2012 (the "2012 Scheme").

Due to the expiry of the 2012 Scheme on 15 November 2022, an ordinary resolution was passed by the then Shareholders at the annual general meeting held on 28 October 2022 for approving the adoption of a new share option scheme (the "2022 Scheme") and the termination of the 2012 Scheme. The adoption of the 2022 Scheme and the termination of the 2012 Scheme became effective on 1 November 2022 following the grant of listing approval by the Stock Exchange on 1 November 2022. No share options can be granted under the 2012 Scheme upon its termination.

During the year ended 30 June 2026, no share options had been granted by the Company. Accordingly, there were no shares of the Company that might be issued in respect of share options granted under all share schemes of the Company during the year.

Particulars of the outstanding share options granted under the 2012 Scheme and the 2022 Scheme and their movements during the year ended 30 June 2026 were as follows:

Grantees	Date of grant	Exercise price per share	Exercise period ¹	Number of share options					Balance as at 30.06.2026	Closing price per share ⁴
				Balance as at 01.07.2025	Reclassification during the year	Granted during the year	Exercised during the year	Cancelled/ Lapsed during the year		
		HK\$								HK\$
(I) 2012 Scheme										
(i) Directors										
Fung Yuk-lun, Allen	04.05.2022	6.532	04.05.2023 to 03.05.2027	4,000,000	-	-	-	-	4,000,000	N/A
Chan Man-yuen, Martin ²	05.05.2021	7.982	05.05.2022 to 04.05.2026	2,200,000	(2,200,000) ²	-	-	-	-	N/A
(ii) Other employees										
	05.05.2021	7.982	05.05.2022 to 04.05.2026	386,000	2,200,000 ²	-	-	(2,586,000)	-	N/A
	04.05.2022	6.532	04.05.2023 to 03.05.2027	1,608,000	-	-	-	(24,000)	1,584,000	N/A
(iii) Related entity participants										
	05.05.2021	7.982	05.05.2022 to 04.05.2026	2,500,000	-	-	-	(2,500,000)	-	N/A
(II) 2022 Scheme										
(i) Directors										
Fung Yuk-lun, Allen	26.05.2025	6.25	26.05.2026 to 25.05.2030	4,000,000	-	-	-	-	4,000,000	N/A
Chan Man-yuen, Martin ²	12.01.2023	4.514	12.01.2024 to 11.01.2028	800,000	(700,000) ²	-	(100,000)	-	-	6.82
	26.05.2025	6.25	26.05.2026 to 25.05.2030	2,500,000	(2,500,000) ²	-	-	-	-	N/A
Lo Ngai, Helen ³	12.01.2023	4.514	12.01.2024 to 11.01.2028	N/A	400,000 ³	-	-	-	400,000	N/A
	26.05.2025	6.25	26.05.2026 to 25.05.2030	N/A	1,000,000 ³	-	-	-	1,000,000	N/A
Jack Lau	26.05.2025	6.25	26.05.2026 to 25.05.2030	1,500,000	-	-	-	-	1,500,000	N/A

Directors' Report

Grantees	Date of grant	Exercise price per share	Exercise period ¹	Number of share options					Balance as at 30.06.2026	Closing price per share ⁴
				Balance as at 01.07.2025	Reclassification during the year	Granted during the year	Exercised during the year	Cancelled/ Lapsed during the year		
		HK\$								HK\$
(ii) Other employees	12.01.2023	4.514	12.01.2024 to 11.01.2028	2,141,000	700,000 ²	–	(1,722,000)	(1,000)	1,118,000	5.92
	22.05.2023	4.32	22.05.2024 to 21.05.2028	2,290,000	–	–	(345,000)	(200,000)	1,745,000	6.14
	22.05.2023	4.32	20.06.2024 to 21.05.2028	150,000	–	–	(3,000)	–	147,000	6.21
	22.05.2023	4.32	29.06.2024 to 21.05.2028	350,000	–	–	(350,000)	–	–	6.08
	22.05.2023	4.32	15.08.2024 to 21.05.2028	350,000	–	–	–	–	350,000	N/A
	26.05.2025	6.25	26.05.2026 to 25.05.2030	10,485,000	2,500,000 ²	–	–	(3,900,000)	9,085,000	N/A
	26.05.2025	6.25	02.07.2026 to 25.05.2030	250,000	–	–	–	–	250,000	N/A
	26.05.2025	6.25	08.07.2026 to 25.05.2030	125,000	–	–	–	–	125,000	N/A
(iii) Related entity participants	12.01.2023	4.514	12.01.2024 to 11.01.2028	1,600,000	(400,000) ³	–	–	–	1,200,000	N/A
	26.05.2025	6.25	26.05.2026 to 25.05.2030	2,930,000	(1,000,000) ³	–	–	–	1,930,000	N/A
Total				40,165,000	–	–	(2,520,000)	(9,211,000)	28,434,000	

Notes:

- No share options of the Company can be exercised within one year from the date of grant. The share options of the Company can be exercised up to 30% of the grant from the first anniversary of the date of grant, up to 60% of the grant from the second anniversary of the date of grant, and in whole or in part of the grant from the third anniversary of the date of grant (except that for the exercise period of the share options granted to certain employees of the Group and/or the related entity participants on 22 May 2023 and 26 May 2025 respectively, such share options can be exercised up to 30% of the grant from the first anniversary of the date of completion of one year's employment or secondment of the respective employees or related entity participants ("Date of Completion"), up to 60% of the grant from the second anniversary of the Date of Completion, and in whole or in part of the grant from the third anniversary of the Date of Completion and for the avoidance of doubt, the first anniversary of the Date of Completion is not earlier than the first anniversary of the date of grant). The vesting period of the share options runs from the date of grant until the commencement of the relevant exercise period.
- Mr. Chan Man-yuen, Martin retired as an Executive Director with effect from 27 February 2026. As a result of his retirement, his relevant share options were reclassified from the category of "Directors" to "Other employees".
- Ms. Lo Ngai, Helen was appointed as Executive Director with effect from 28 November 2025. As a result of her appointment, her relevant share options were reclassified from the category of "Related entity participants" to "Directors".
- This represented the weighted average closing price of the shares of the Company immediately before the dates on which the share options were exercised.



Save as disclosed above, there were no outstanding share options granted under the 2012 Scheme and the 2022 Scheme during the year ended 30 June 2026.

The total number of share options available for grant under the scheme mandate of the 2022 Scheme as at 1 July 2025 was 198,115,733 share options and as at 30 June 2026 was 202,216,733 share options.

2. Major Terms of the Share Option Schemes

The major terms of the 2012 Scheme and the 2022 Scheme (collectively the "Schemes") are as follows:

1. The purpose of the Schemes is to attract, retain and motivate talented participants to strive for future developments and expansion of the Group and to provide the Company with a flexible means of giving incentive to, rewarding, remunerating, compensating and/or providing benefits to the participants and for such other purposes as the Board may approve from time to time.
2. The participants of the 2012 Scheme include (i) any executive or non-executive directors (or any persons proposed to be appointed as such) or any employees (whether full-time or part-time) of each member of the Group; (ii) any consultants, professional and other advisers to each member of the Group (or persons, firms or companies proposed to be appointed for providing such services); (iii) any chief executives or substantial shareholders of the Company; (iv) any associates of a director, chief executive or substantial shareholder of the Company; and (v) any employees of the substantial shareholder of the Company, provided that the Board shall have absolute discretion to determine whether or not one falls within the above categories.

The participants of the 2022 Scheme include (i) the directors (other than the independent non-executive directors), chief executive and employees of the Company or any of its subsidiaries (including persons who are granted options under the 2022 Scheme as an inducement to enter into employment contract with the Company or any of its subsidiaries); and (ii) the directors (other than the independent non-executive directors), chief executive and employees of the holding companies, fellow subsidiaries or associated companies of the Company, provided that the Board shall have absolute discretion to determine whether or not one falls within the above categories.

3. The total number of shares of the Company which may be issued in respect of all share options to be granted under the Schemes shall not (when aggregated with any shares subject to any other share option scheme(s) of the Company and, where applicable, share award scheme(s) of the Company that involve(s) the issuance of new shares) in aggregate exceed 10% of the total number of shares of the Company in issue as at the date of approval of each of the Schemes by the Shareholders. The 10% limit may be refreshed with the approval of the Shareholders in general meeting.

The maximum number of shares of the Company which may be issued upon exercise of all outstanding options granted and yet to be exercised under the 2012 Scheme and any other share option schemes of the Company must not exceed 30% of the total number of shares of the Company in issue from time to time. Following the termination of the 2012 Scheme, no further share options can be granted under the 2012 Scheme. As at 1 September 2026, being the date of this report, the number of shares of the Company available for issue in respect of all outstanding share options granted under the 2012 Scheme is 5,584,000 shares, representing approximately 0.24% of the issued shares (excluding treasury shares, if any) of the Company.

As at 1 September 2026, being the date of this report, the number of shares of the Company available for issue in respect of all outstanding share options granted under the 2022 Scheme is 22,465,500 shares, representing approximately 0.95% of the issued shares (excluding treasury shares, if any) of the Company; and the number of shares of the Company available for issue in respect of the share options to be granted under the 2022 Scheme is 202,451,233 shares, representing approximately 8.57% of the issued shares (excluding treasury shares, if any) of the Company.

4. The total number of shares of the Company issued and to be issued upon exercise of the share options granted to each participant under the Schemes and any other share option scheme(s) of the Company and, where applicable, under share award scheme(s) of the Company that involve(s) the issuance of new shares awarded (including exercised and outstanding share options, and where applicable, vested and unvested awards) in any 12-month period shall not exceed 1% of the total number of shares of the Company in issue.
5. A share option granted under the Schemes may be exercised at any time during the option period after the share option has been granted by the Board. A share option period is a period to be determined by the Board at its absolute discretion and notified by the Board to each grantee as being the period during which a share option may be exercised, such period shall not be longer than ten years from the date of grant of the share option.
6. Unless otherwise determined by the Board and specified in the offer letter at the time of the offer, (i) there is no performance target that needs to be achieved by the grantee before a share option can be exercised; and (ii) there is no minimum period for which a share option granted under the 2012 Scheme must be held before the share option can be exercised whereas the vesting period for share options granted under the 2022 Scheme shall not be less than 12 months.
7. The acceptance of an offer of the grant of the share options must be made within 28 days from the date of grant with a non-refundable payment of HK\$1.00 from the grantee.
8. The exercise price of a share option to subscribe for shares of the Company shall be at least the higher/highest of:
 - the closing price of the shares of the Company as stated in the Stock Exchange's daily quotations sheet on the date on which an offer is made to a participant, which must be a business day;
 - the average closing price of the shares of the Company as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date on which an offer is made to a participant; and
 - the nominal value of the shares of the Company (only applicable to the 2012 Scheme).
9. The 2012 Scheme was terminated on 1 November 2022 and all outstanding share options granted under the 2012 Scheme and yet to be exercised shall remain valid. The 2022 Scheme shall be valid for a period of ten years commencing on the adoption date, which is 28 October 2022.

ARRANGEMENT TO PURCHASE SHARES OR DEBENTURES

Other than the share option schemes as mentioned above, at no time during the year ended 30 June 2026 was the Company or any of its subsidiaries a party to any arrangement to enable the Directors to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

EQUITY-LINKED AGREEMENTS

Other than the share option schemes of the Company as disclosed above, no equity-linked agreements that will or may result in the Company issuing shares or that require the Company to enter into any agreements that will or may result in the Company issuing shares were entered into by the Company during the year or subsisted at the end of the year.

CONVERTIBLE NOTES

There has been no issue or conversion of any Convertible Notes during the year ended 30 June 2026.

Save as aforesaid, none of the Company or any of its subsidiaries had any outstanding convertible securities, options, warrants or similar rights as at 30 June 2026, and there has been no issue or exercise of any convertible securities, options, warrants or similar rights during the year.



GROUP'S EMOLUMENT POLICY

1. General Description of the Emolument Policy and Long Term Incentive Schemes of the Group

(a) Emolument Policy

The philosophy of the emolument policy of the Group is summarised as follows:

- The Group conducts benchmarking study periodically with the market to ensure the competitiveness of the overall package
- The Group adopts a performance driven policy so that each individual is motivated to perform to the best he/she can
- Individual competence, contribution and responsibility are taken into account when considering the remuneration level for each staff
- Different remuneration elements are adopted for different functions, such as commission schemes for sales and special allowances for staff working on shift, to meet the special characteristics of each function
- The Group also offers provident fund, medical and leave benefits to provide basic coverage to staff for sickness, retirement, rest and relaxation reasons
- Share option grants are made from time to time to better link the corporate performance as reflected in the share price performance and the contributions made by the senior staff in the intermediate to longer time frame
- The economic factors and the affordability of the Group are taken into account in coming up with the overall remuneration budget for the Group

(b) Incentive Scheme

To enhance the performance culture, the Group has also adopted a discretionary bonus scheme. A couple of factors, such as the overall financial performance, the affordability of the Group and individual performance, have been taken into account before determining the payout for each individual. The payout of the bonus still remains at the sole discretion of the Group.

2. Basis of Determining Emolument to Directors

The remuneration philosophy of the Group also applies to the Directors. Apart from benchmarking against the market, the Group also looks into individual competence and contributions and the affordability of the Group in determining the exact level of remuneration for each Director. Provision in medical, provident fund and leave are made to ensure that the Executive Directors could have basic coverage in sickness and retirement as well as for rest and relaxation. Share options scheme is also in place to gain a better line of sight between the overall performance of the Group in terms of share price and the contributions made by the Executive Directors and Non-Executive Directors.

PERMITTED INDEMNITY

The Articles of Association provide that every Director, auditor or other officer of the Company shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities incurred or sustained by him as a Director, auditor or other officer of the Company in defending any proceedings, whether civil or criminal, in which judgment is given in his favour, or in which he is acquitted. In addition, the liabilities in respect of legal action against the Directors are insured and covered by the existing directors and officers liability insurance policy of SHKP, the holding company of the Company.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year ended 30 June 2026, none of the Directors has interest in any business which competes or is likely to compete, either directly or indirectly, with the businesses of the Group as required to be disclosed pursuant to Rule 8.10 of the Listing Rules.

INTERESTS OF SUBSTANTIAL SHAREHOLDERS AND OTHER PERSONS

As at 30 June 2026, the interests or short positions of the persons, other than Directors or chief executive of the Company, in the shares or underlying shares of the Company 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, were as follows:

Name	Number of shares held	Number of underlying shares held under equity derivatives	Total	% of shares in issue as at 30.06.2026
Sunco Resources Limited ("Sunco") ¹	1,730,722,500	1,719,427,500 ²	3,450,150,000	146.01
SHKP ³	1,730,722,500	1,719,427,500 ²	3,450,150,000	146.01
HSBC Trustee (C.I.) Limited ("HSBCCI") ⁴	1,734,207,500	1,719,427,500 ²	3,453,635,000	146.15

Notes:

1. Sunco is the beneficial owner of the 1,730,722,500 shares of the Company and the derivative interests referred to in Note 2 below.
2. These represented the interests in the underlying shares of the Company in respect of the convertible notes (which are unlisted, non-transferable, irredeemable and physically settled equity derivatives) in the amount of HK\$171,942,750 convertible into 1,719,427,500 shares of the Company at the conversion price of HK\$0.10 per share (subject to adjustment in accordance with the deed poll constituting the convertible notes dated 25 November 2010) upon the exercise of the conversion rights attached to the convertible notes.
3. As Sunco is a wholly-owned subsidiary of SHKP, SHKP is deemed to have interest in the 3,450,150,000 shares of the Company (including 1,719,427,500 underlying shares referred to in Note 2 above) held by Sunco for the purpose of Part XV of the SFO.
4. As HSBCCI is entitled to control the exercise of one-third or more of the voting power at general meetings of SHKP, HSBCCI is deemed to have interest in the 3,450,150,000 shares of the Company (including 1,719,427,500 underlying shares referred to in Note 2 above) held indirectly by SHKP for the purpose of Part XV of the SFO.

In addition, HSBCCI is deemed to have interest in 3,485,000 shares in the Company by virtue of it being the trustee of certain discretionary trusts for the purpose of Part XV of the SFO. These shares in the Company were the same shares in the Company included in "other interests" of Messrs. Kwok Ping-luen, Raymond and Kwok Kai-wang, Christopher as disclosed in the table under the section headed "Directors' Interests" above, and were therefore duplicated amongst them.

Save as disclosed above, as at 30 June 2026, the Company had not been notified by any persons (other than Directors or chief executive of the Company) who had interests or short positions in the shares or underlying shares of the Company 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.

CONNECTED TRANSACTIONS AND CONTINUING CONNECTED TRANSACTIONS

Significant related party transactions entered into by the Group during the year ended 30 June 2026 are disclosed in note 29 to the consolidated financial statements. Some of these transactions also constituted connected transactions or continuing connected transactions under the Listing Rules, as identified below.

CONNECTED TRANSACTIONS

1. Building Contracts

- (i) On 5 May 2020, Capital Way (H.K.) Limited (a wholly-owned subsidiary of the Company) entered into a building contract (as more particularly described in the announcement of the Company dated 5 May 2020) (the "Building Contract") with Sanfield Engineering Construction Limited (the "Main Contractor", a wholly-owned subsidiary of SHKP, which in turn is the controlling shareholder of the Company), pursuant to which the Main Contractor has agreed to carry out, take full responsibility for the care of, and complete the construction of a 21-storey high building on a piece of land located at Ma Kok Street, Tsuen Wan, New Territories, Hong Kong and registered in the Land Registry as Tsuen Wan Town Lot No. 428 ("TWTL428") from basement enclosure upwards with a maximum gross floor area of approximately 201,700 square feet and certain fitting out works and all external works including coordination of various nominated sub-contracted works that are tendered out separately at a contract sum of HK\$821,143,855, subject to adjustments. The entering into of the Building Contract constituted a discloseable and connected transaction of the Company under Chapters 14 and 14A of the Listing Rules. Further particulars of the Building Contract were set out in the announcement of the Company dated 5 May 2020.

At the extraordinary general meeting of the Company held on 23 June 2020, an ordinary resolution approving the Building Contract and the transactions contemplated thereunder (as more particularly described in the circular of the Company to its Shareholders dated 26 May 2020) was duly passed by the then independent Shareholders.

- (ii) On 3 November 2020, Easy Vision Development Limited (a wholly-owned subsidiary of the Company) entered into a building contract (as more particularly described in the announcement of the Company dated 3 November 2020) (the "Building Contract 2") with the Main Contractor, pursuant to which the Main Contractor has agreed to carry out, take full responsibility for the care of, and complete the construction of a high-tier data centre comprising two towers on a piece of land located at Wan Po Road, Area 85, Tseung Kwan O, New Territories, Hong Kong and registered in the Land Registry as Tseung Kwan O Town Lot No. 131 ("TKOTL131") with a maximum gross floor area of approximately 1.2 million square feet and certain fitting out works and all external works including coordination of various nominated sub-contracted works that are tendered out separately. The building works are carried out in two phases, being (i) the construction of Tower A (with 10 storeys and one-level of basement) and a two-level basement carpark of Tower B at phase one (the "Phase 1 Works"); and (ii) the construction of 10 storeys of Tower B (which includes superstructure construction of Tower B only) at phase two (the "Phase 2 Works"). The contract sum is HK\$3,605,000,000 (which comprises the contract sum for the Phase 1 Works of HK\$2,030,000,000 and the contract sum for the Phase 2 Works of HK\$1,575,000,000), subject to adjustments. The entering into of the Building Contract 2 constituted a major and connected transaction of the Company under Chapters 14 and 14A of the Listing Rules. Further particulars of the Building Contract 2 were set out in the announcement of the Company dated 3 November 2020.

At the extraordinary general meeting of the Company held on 22 December 2020, an ordinary resolution approving the Building Contract 2 and the transactions contemplated thereunder (as more particularly described in the circular of the Company to its Shareholders dated 24 November 2020) was duly passed by the then independent Shareholders.

- (iii) On 17 March 2023, STT Limited (a wholly-owned subsidiary of the Company) entered into a main contract (as more particularly described in the announcement of the Company dated 17 March 2023) (the "Main Contract") with the Main Contractor, pursuant to which the Main Contractor has agreed to carry out, take full responsibility for the care of, and complete the construction works involving the construction of a 3-storey high external telecommunications station (the "External Telecommunications Station") on a piece of land located at Chung Hom Kok, Hong Kong and registered in the Land Registry as Rural Building Lot No. 1219 and external works of the site at a contract sum of HK\$142,791,000 plus 10% contingency, subject to adjustments. The entering into of the Main Contract constituted a connected transaction of the Company under Chapter 14A of the Listing Rules. Further particulars of the Main Contract were set out in the announcement of the Company dated 17 March 2023.

2. Project Management Agreement

On 16 May 2018, iAdvantage Limited ("iAdvantage", a subsidiary of the Company) entered into a project management agreement (the "Project Management Agreement") with Sun Hung Kai Real Estate Agency Limited ("SHKREA", a wholly-owned subsidiary of SHKP) in relation to the appointment of SHKREA as the project manager to generally manage, supervise and control the projects for (i) the development of a high grade industrial building to be constructed on TWTL428 (the "Tsuen Wan Project"); and (ii) the revitalization of MEGA-i located at 399 Chai Wan Road and 1 Sun Yip Street, Chai Wan, Hong Kong and registered in the Land Registry as Chai Wan Inland Lot No. 30 (the "Chai Wan Project") at a project management fee in an aggregate sum of HK\$11,000,000 (comprising HK\$7,000,000 for the Tsuen Wan Project and HK\$4,000,000 for the Chai Wan Project). The entering into of the Project Management Agreement constituted a connected transaction of the Company under Chapter 14A of the Listing Rules. Further particulars of the Project Management Agreement were set out in the announcement of the Company dated 16 May 2018.

3. Works Contracts

- (i) On 23 March 2022, iAdvantage entered into a security systems works contract (the "Security System Works Contract") with Lik On Security Limited ("Lik On", a wholly-owned subsidiary of SHKP), pursuant to which Lik On has agreed to carry out, be responsible for and complete the security systems works, including the supply and installation of CCTV and access control systems in the communal area and the data hall of MEGA Gateway located at TWTL428 at a contract sum of HK\$4,505,670. Prior to the entering into of the Security System Works Contract, iAdvantage entered into a security systems works contract (the "Previous Security System Works Contract") with Lik On on 4 February 2021 for the supply and installation of CCTV and access control systems in the communal area of MEGA Gateway at a contract sum of HK\$14,835,365. The transactions contemplated under the Security System Works Contract and the Previous Security System Works Contract constituted connected transactions of the Company under Chapter 14A of the Listing Rules and were aggregated and treated as if they were one transaction pursuant to Rule 14A.81 of the Listing Rules. Further particulars of the Security System Works Contract and the Previous Security System Works Contract were set out in the announcement of the Company dated 23 March 2022.
- (ii) On 17 March 2023, iAdvantage entered into security system works contracts (the "RBL1219 Security System Works Contracts") with Lik On, pursuant to which Lik On has agreed to carry out, be responsible for and complete the security system works, including (i) the supply and installation of CCTV and access control systems for the External Telecommunications Station and its communal area, at a contract sum of HK\$3,964,000; and (ii) on iAdvantage's demand (depending on whether iAdvantage is required by its customer(s) to carry out any of the security system works following negotiation between iAdvantage and its customer(s)), the supply and installation of CCTV and access control systems for the data hall(s) of the External Telecommunications Station at an aggregate contract sum of up to HK\$2,381,000. The entering into of the RBL1219 Security System Works Contracts constituted connected transactions of the Company under Chapter 14A of the Listing Rules. Further particulars of the RBL1219 Security System Works Contracts were set out in the announcement of the Company dated 17 March 2023.
- (iii) On 17 March 2023, iAdvantage entered into security system works contracts (the "TKO131 Security System Works Contracts") with Lik On, pursuant to which Lik On has agreed to carry out, be responsible for and complete the security system works, including (i) the supply and installation of CCTV and access control systems for the communal area of Tower A and campus boundary of MEGA IDC located at TKOTL131 at a contract sum of HK\$34,048,000; and (ii) on iAdvantage's demand (depending on whether iAdvantage is required by its customer(s) to carry out any of the security system works following negotiation between iAdvantage and its customer(s)), the supply and installation of CCTV and access control systems for the data hall(s) of Tower A (seven floors in total) of MEGA IDC at an aggregate contract sum of up to HK\$13,387,000. The entering into of the TKO131 Security System Works Contracts constituted connected transactions of the Company under Chapter 14A of the Listing Rules. Further particulars of the TKO131 Security System Works Contracts were set out in the announcement of the Company dated 17 March 2023.



4. Lease Agreement

On 7 July 2021, iAdvantage entered into a lease agreement (the "Lease Agreement") with Orientfunds Sourcing (Holdings) Limited (the "Landlord", a joint venture company, 50% of the issued shares of which are indirectly held by SHKP (through its wholly-owned subsidiary)) for the leasing of the whole of the six-storey warehouse building on No. 11 On Chuen Street, Fanling, New Territories, Hong Kong erected on Fanling Sheung Shui Town Lot No. 2 by iAdvantage as tenant from the Landlord for a term of 11 years and 5 months commencing from 1 June 2023 and expiring on 31 October 2034 (both days inclusive) for the use of provision of data centre services. The total rent payable during the term of the Lease Agreement amounts to approximately HK\$251 million. The entering into of the Lease Agreement constituted a connected transaction of the Company under Chapter 14A of the Listing Rules. Further particulars of the Lease Agreement were set out in the announcement of the Company dated 7 July 2021.

5. Authorised Person's Consultancy Services Agreement

On 17 March 2023, iAdvantage entered into an authorised person's consultancy services agreement (the "AP Consultancy Services Agreement") with Sun Hung Kai Architects and Engineers Limited ("SHKA&E", a wholly-owned subsidiary of SHKP), pursuant to which SHKA&E has agreed to carry out, be responsible for and complete the authorised person works for the development of MEGA IDC, comprising the provision of consultancy services in relation to outlined schematic proposal, project design, contract document and building construction at a contract sum of HK\$15,400,000. The entering into of the AP Consultancy Services Agreement constituted a connected transaction of the Company under Chapter 14A of the Listing Rules. Further particulars of the AP Consultancy Services Agreement were set out in the announcement of the Company dated 17 March 2023.

CONTINUING CONNECTED TRANSACTIONS

During the year ended 30 June 2026, the Group conducted the following transactions which constituted continuing connected transactions under the Listing Rules.

1. Continuing Connected Transactions 2023 – 2026

On 3 May 2023, the Company renewed and entered into new agreements (the "Agreements") governing the Transactions Requiring Approval and the Transactions Exempt from Approval (both as defined and as more particularly described in the announcement of the Company dated 3 May 2023) with SHKP, a substantial shareholder of the Company, or Sun Hung Kai Properties Insurance Limited ("SHKI", a wholly-owned subsidiary of SHKP) (as the case may be), each for a term of three years commencing from 1 July 2023. The Agreements expired on 30 June 2026.

Details of the Transactions Requiring Approval and the Transactions Exempt from Approval (together the "Continuing Connected Transactions 2023 – 2026") are as follows:

(i) Transactions Requiring Approval

At the extraordinary general meeting of the Company held on 21 June 2023, ordinary resolutions approving the Transactions Requiring Approval (as more particularly described in the circular of the Company to its Shareholders dated 24 May 2023) were duly passed by the then independent Shareholders in respect of the following continuing connected transactions subject to the caps for the respective periods as stated below:

(a) *Design, supply, installation, operation and provision of systems and networking on a project basis by the Group for buildings owned and/or managed by the SHKP Group*

Members of the Group provided services to members of the SHKP Group in connection with (i) the design, supply, installation, operation and provision of extra-low voltage ("ELV") and information technology ("IT") systems (including but not limited to satellite master antenna television ("SMATV")/communal aerial broadcasting distribution ("CABD"), access control, car park control and other security systems); and (ii) the laying of cable network (including but not limited to voice and data network, building services access and power supply), optical fiber network, broadband network and other IT infrastructure networks in buildings owned and/or managed by the SHKP Group on a project basis (the "System and Networking Arrangement"). The Group charged the relevant members of the SHKP Group service fees for the provision of such services.

The annual cap for service fees in respect of the System and Networking Arrangement receivable by the Group for each of the three financial years ended 30 June 2026 was HK\$179,700,000, HK\$218,300,000 and HK\$306,600,000 respectively.

During the year ended 30 June 2026, the aggregate amount of service fees in respect of the System and Networking Arrangement received/receivable by the Group from the SHKP Group was HK\$163,946,000.

(b) *Maintenance and repair of systems and networking on a project basis by the Group for buildings owned and/or managed by the SHKP Group*

Members of the Group were engaged by members of the SHKP Group to carry out maintenance and repair works for (i) ELV and IT systems (including but not limited to SMATV/CABD, access control, car park control and other security systems); and (ii) cable network (including but not limited to voice and data network, building services access, and power supply), optical fiber network, broadband network and other IT infrastructure networks in buildings owned and/or managed by the SHKP Group on a project basis (the "Maintenance Arrangement"). The Group charged the relevant members of the SHKP Group fees for services provided under the Maintenance Arrangement.

The annual cap for service fees in respect of the Maintenance Arrangement receivable by the Group for each of the three financial years ended 30 June 2026 was HK\$74,400,000, HK\$84,800,000 and HK\$96,600,000 respectively.

During the year ended 30 June 2026, the aggregate amount of service fees in respect of the Maintenance Arrangement received/receivable by the Group from the SHKP Group was HK\$61,893,000.

(c) *Sub-contracting of works in connection with the System and Networking Arrangement*

In connection with the System and Networking Arrangement for which the Group was engaged as the main contractor by the SHKP Group on a project basis, not all parts of the works involved were performed by members of the Group directly and the Group, by performing the project supervision role, sub-contracted part of the works involved in the individual projects to other sub-contractors. Such arrangement of sub-contracting works of the main contractors is a normal and common market practice, and it happened that these sub-contractors included certain members of the SHKP Group. The Group had from time to time engaged members of the SHKP Group to perform part of the works in connection with the System and Networking Arrangement that the Group had to sub-contract to others (the "System and Networking Sub-contracting Arrangement"). The relevant members of the SHKP Group charged the relevant members of the Group fees for the provision of such services.

The annual cap for service fees in respect of the System and Networking Sub-contracting Arrangement payable by the Group to the SHKP Group for each of the three financial years ended 30 June 2026 was HK\$17,700,000, HK\$21,700,000 and HK\$43,100,000 respectively.

During the year ended 30 June 2026, the aggregate amount of service fees in respect of the System and Networking Sub-contracting Arrangement paid/payable by the Group to the SHKP Group was HK\$13,558,000.



(d) Sub-contracting of works in connection with the Maintenance Arrangement

In connection with the Maintenance Arrangement for which the Group was engaged as the main contractor by the SHKP Group on a project basis, based on the capability and resources availability of the Group, not all of the maintenance and repair works involved were performed by members of the Group directly and the Group sub-contracted part of the works involved in the individual projects to other sub-contractors. Such arrangement of sub-contracting works of the main contractors is a normal and common market practice, and it happened that these sub-contractors included certain members of the SHKP Group. The Group had from time to time engaged members of the SHKP Group to perform part of the works in connection with the Maintenance Arrangement that the Group had to sub-contract to others (the "Maintenance Sub-contracting Arrangement"). The relevant members of the SHKP Group charged the relevant members of the Group fees for the provision of such services.

The annual cap for service fees in respect of the Maintenance Sub-contracting Arrangement payable by the Group to the SHKP Group for each of the three financial years ended 30 June 2026 was HK\$5,900,000, HK\$8,400,000 and HK\$14,400,000 respectively.

During the year ended 30 June 2026, the aggregate amount of service fees in respect of the Maintenance Sub-contracting Arrangement paid/payable by the Group to the SHKP Group was HK\$3,805,000.

(ii) Transactions Exempt from Approval

(a) Space and rack rental

Members of the SHKP Group rented and licensed space and racks located in the Group's data centres (the "Space and Rack Rental Arrangement"). The Group charged the relevant members of the SHKP Group rental or license fees at rates comparable with the rates at which the Group charged other independent third-party customers taking into account the area of space and/or number of racks rented or licensed and the rental or license term.

The annual cap for the rental and license fees in respect of the Space and Rack Rental Arrangement receivable by the Group for each of the three financial years ended 30 June 2026 was HK\$4,900,000, HK\$5,100,000 and HK\$5,400,000 respectively.

During the year ended 30 June 2026, the aggregate amount of rental and license fees in respect of the Space and Rack Rental Arrangement received/receivable by the Group from the SHKP Group was HK\$4,560,000.

(b) Provision of property management services by the SHKP Group to the Group

Members of the SHKP Group, as the building manager appointed by the owners of the relevant buildings in accordance with the terms of the relevant deeds of mutual covenant and management agreements, provided building management services (the "Building Management Services") in relation to certain properties of the Group including those situated at Millennium City 1 in Kwun Tong, Kowloon, Hong Kong. The relevant members of the Group paid management fees to the relevant building manager on the same basis as the other owners of the relevant buildings in accordance with the relevant deeds of mutual covenant and management agreements.

Members of the SHKP Group also provided cleaning and sanitary services, security guard services, ad hoc facilities fixing services, small scale and miscellaneous repairs services in relation to all data centres of the Group (the "Extra Management Services", which together with the arrangements under the Building Management Services are collectively referred to as the "Property Management Arrangement").

The annual cap for service fees in respect of the Property Management Arrangement payable by the Group to the SHKP Group for each of the three financial years ended 30 June 2026 was HK\$14,700,000, HK\$15,200,000 and HK\$16,100,000 respectively.

During the year ended 30 June 2026, the aggregate amount of service fees in respect of the Property Management Arrangement paid/payable by the Group to the SHKP Group was HK\$7,484,000.

(c) Provision of insurance services by SHKI to the Group

Various members of the Group maintained insurance cover with or through SHKI for members of the Group and for certain sub-contractors engaged by the members of the Group (the "Insurance Arrangement").

The annual cap for insurance premiums in respect of the Insurance Arrangement payable by the Group to SHKI for each of the three financial years ended 30 June 2026 was HK\$9,700,000, HK\$10,300,000 and HK\$10,900,000 respectively.

During the year ended 30 June 2026, the aggregate amount of insurance premiums in respect of the Insurance Arrangement paid/payable by the Group to SHKI was HK\$8,196,000.

(d) Provision of data centre security system maintenance services

The Group engaged members of the SHKP Group to provide maintenance services for data centre security systems, including but not limited to the maintenance of CCTV and access control systems in data centres owned and/or operated by the Group (the "Data Centre Security System Maintenance Arrangement"). The relevant members of the SHKP Group charged the relevant members of the Group fees for the provision of such services.

The annual cap for service fees in respect of the Data Centre Security System Maintenance Arrangement payable by the Group to the SHKP Group for each of the three financial years ended 30 June 2026 was HK\$6,400,000, HK\$6,800,000 and HK\$7,300,000 respectively.

During the year ended 30 June 2026, the aggregate amount of service fees in respect of the Data Centre Security System Maintenance Arrangement paid/payable by the Group to the SHKP Group was HK\$4,462,000.

During the year ended 30 June 2026, the relevant pricing policies applicable to the Continuing Connected Transactions 2023 – 2026 have been followed when determining the price and terms of such transactions.

The Independent Non-Executive Directors have reviewed the Continuing Connected Transactions 2023 – 2026 for the year ended 30 June 2026 and confirmed that the Continuing Connected Transactions 2023 – 2026 for the year ended 30 June 2026 have been entered into (a) in the ordinary and usual course of business of the Group; (b) on normal commercial terms or better; and (c) in accordance with the relevant agreements governing them on terms that are fair and reasonable and in the interests of the Shareholders as a whole.

The auditor of the Company has performed procedures in respect of the Continuing Connected Transactions 2023 – 2026 for the year ended 30 June 2026 in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 (Revised) "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants and has confirmed in its letter to the Board that for the year ended 30 June 2026, nothing has come to its attention that causes it to believe that the Continuing Connected Transactions 2023 – 2026 (a) have not been approved by the Board; (b) were not, in all material respects, in accordance with the pricing policies of the Group for transactions involving the provision of goods or services by the Group; (c) were not entered into, in all material respects, in accordance with the relevant agreements governing the transactions; and (d) have exceeded the annual caps as set by the Company.

2. Continuing Connected Transactions 2026 – 2029

The Agreements in respect of the Continuing Connected Transactions 2023 – 2026 as disclosed above expired on 30 June 2026 and it is expected that the Group and the SHKP Group will from time to time continue to enter into transactions of a nature similar to the Continuing Connected Transactions 2023 – 2026.

For the purposes of renewing the Agreements which expired on 30 June 2026, on 7 May 2026, the Company entered into new agreements, as amended by supplemental agreements dated 26 May 2026 (where applicable) (collectively, the "New Agreements") with SHKP or SHKI (as the case may be), each for a term of three years from 1 July 2026 to 30 June 2029 (both days inclusive). The New Agreements are master agreements which set out the principles upon which detailed terms are to be determined in respect of each transaction to be carried out pursuant to the respective arrangements. These principles include, among other things, that the provision of the services involved shall be negotiated on an arm's length basis and on normal commercial terms. Further particulars of the New Agreements were set out in the announcements of the Company dated 7 May 2026 and 26 May 2026 (collectively, the "2026 Announcements").

In light of the recent developments in the operations of the Group's data centres and their operational requirements which are more likely to be met by members of SHKP Group, the Group expects to extend and increase the scope and amount of cleaning and sanitary services required under the Extra Management Services. As such, the transaction amounts contemplated under the Property Management Arrangement are expected to increase and the existing annual caps may no longer be sufficient to cover the relevant transaction amounts. Accordingly, on 1 September 2026, the Company and SHKP entered into a supplemental agreement (the "Supplemental Agreement") to revise the annual caps for the transactions under the Property Management Arrangement contemplated under the New Agreements for each of the three years ending 30 June 2029 (the "Revised Annual Caps"). The Revised Annual Caps are HK\$18,400,000, HK\$21,700,000 and HK\$23,600,000 for each of the three years ending 30 June 2029 respectively. Save for the Revised Annual Caps, the other terms and conditions in respect of the Property Management Arrangement under the New Agreements remain unchanged. Further particulars of the Supplemental Agreement were set out in the announcement of the Company dated 1 September 2026.

The categories of transactions under the New Agreements (as more particularly described in the 2026 Announcements) and the Supplemental Agreement (as more particularly described in the announcement dated 1 September 2026) and their respective annual caps are as follows:

	Annual caps for the financial year ending 30 June		
	2027	2028	2029
	HK\$	HK\$	HK\$
Category of transactions requiring the independent Shareholders' approval:			
(a) System and Networking Arrangement	189,500,000	221,800,000	261,200,000
(b) Maintenance Arrangement	72,000,000	81,900,000	93,300,000
(c) System and Networking Sub-contracting Arrangement	17,700,000	25,900,000	34,700,000
(d) Maintenance Sub-contracting Arrangement	4,900,000	7,500,000	12,600,000
Category of transactions exempt from the independent Shareholders' approval:			
(a) Space and Rack Colocation Services Arrangement	5,600,000	6,200,000	6,800,000
(b) Property Management Arrangement	18,400,000	21,700,000	23,600,000
(c) Insurance Arrangement	11,000,000	12,900,000	14,400,000
(d) Data Centre Security System Maintenance Arrangement	6,100,000	6,700,000	7,400,000

At the extraordinary general meeting of the Company held on 30 June 2026, ordinary resolutions approving the New Agreements in respect of the System and Networking Arrangement, the Maintenance Arrangement, the System and Networking Sub-contracting Arrangement and the Maintenance Sub-contracting Arrangement as well as the transactions contemplated thereunder and the relevant annual caps (as more particularly described in the circular of the Company to its Shareholders dated 29 May 2026) were duly passed by the then independent Shareholders.

The Company has complied with the disclosure requirements in accordance with Chapter 14A of the Listing Rules with respect to the connected transactions and the continuing connected transactions entered into by the Group during the year ended 30 June 2026.

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

During the year ended 30 June 2026, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the listed securities (including sale of treasury shares, if any) of the Company. The Company did not hold any treasury shares as at 30 June 2026.

SIGNIFICANT CONTRACTS

During the year ended 30 June 2026, the Group had certain transactions with SHKP and its affiliates other than members of the Group. Details of these transactions are set out in the section headed "Connected Transactions and Continuing Connected Transactions" on pages 37 to 43 and in note 29 "Related Party Transactions and Balances" to the consolidated financial statements. There was no other contract of significance between the Company, or any of its subsidiaries, and a controlling shareholder or any of its subsidiaries subsisting during or at the end of the year. Furthermore, there was no other contract of significance for the provision of services to the Company or any of its subsidiaries by a controlling shareholder or any of its subsidiaries subsisting during or at the end of the year.

MANAGEMENT CONTRACTS

No contracts relating to the management and/or administration of the whole or any substantial part of the business of the Company were entered into or subsisted during the year.

MAJOR CUSTOMERS AND SUPPLIERS

During the year, the five largest suppliers (including the SHKP Group) of the Group accounted for about 37% of the Group's total purchases and the largest supplier accounted for about 20% of the total purchases.

During the year, the five largest customers (including the SHKP Group) of the Group accounted for about 53% of the Group's total revenue from sales of goods or rendering of services and the largest customer accounted for about 19% of the total revenue from sales of goods or rendering of services.

As at 30 June 2026, (a) certain Directors had equity interests in the SHKP Group as stated in detail in the section headed "Directors' Interests"; and (b) HSBC Trustee (C.I.) Limited, a substantial Shareholder as stated in detail in the section headed "Interests of Substantial Shareholders and Other Persons", was also a substantial shareholder of SHKP.

Save as disclosed above, none of the Directors and their respective close associates and none of the Shareholders (which to the knowledge of the Directors own more than 5% of the number of issued shares of the Company) had any interest in any of the five largest suppliers or customers of the Group for the financial year ended 30 June 2026.

AUDITOR

The retiring auditor, Messrs. Deloitte Touche Tohmatsu, has signified its willingness to continue in office. A resolution will be proposed at the 2026 AGM to re-appoint it and to authorise the Directors to fix its remuneration.

AUDIT COMMITTEE

The Audit Committee has reviewed the final results for the year ended 30 June 2026 and has provided advice and comments thereon. The Group's consolidated financial statements have been audited by the Company's auditor, Messrs. Deloitte Touche Tohmatsu, and it has issued an unmodified opinion.

PENSION SCHEME

With effect from 1 December 2000, the Group has participated in a Mandatory Provident Fund Scheme (the "MPF Scheme") for all its employees in Hong Kong. The MPF Scheme is registered with the Mandatory Provident Fund Schemes Authority under the Mandatory Provident Fund Schemes Ordinance. The assets of the MPF Scheme are held separately from those of the Group in funds under the control of an independent trustee. Pursuant to the rules of the MPF Scheme, the Group and its employees are each required to make contributions to the scheme at 5% of their monthly relevant income, up to HK\$1,500 per month.

On top of the mandatory contributions, employees who have served for one year or more may elect to make voluntary contribution at 5% on their monthly salaries less the amount of mandatory contribution. For employees making such an election, the Group will match an equal amount of contribution. Contributions of the Group to the MPF Scheme are charged to consolidated statement of profit or loss as incurred. The retirement benefit scheme contributions borne by the Group for the year ended 30 June 2026 are set out in note 34 to the consolidated financial statements.

Three Executive Directors participate in a retirement benefit scheme which is operated by the SHKP Group for all qualified employees. The assets of this scheme are held separately from those of the SHKP Group in independently managed and administered funds. Contributions to these schemes are made by employer and employees at rates ranging from 5% to 10% of the employees' salaries.

There were no forfeited contributions available as at 30 June 2026 to reduce the contributions payable in future years.

SPECIFIC PERFORMANCE OBLIGATIONS ON CONTROLLING SHAREHOLDER

1. On 15 November 2021, Grandwide Development Limited ("Grandwide", a wholly-owned subsidiary of the Company) as borrower and the Company as guarantor signed a committed facility letter (the "BOC 2021 Facility Letter") with Bank of China (Hong Kong) Limited ("BOC") as lender whereby the banking facilities of (a) a term loan up to HK\$1,500 million (the "BOC 2021 Term Loan Facility"); and (b) a revolving loan up to HK\$1,500 million (the "BOC 2021 Revolving Loan Facility") (collectively the "BOC 2021 Facilities") were made available by BOC to Grandwide subject to the terms and conditions of the BOC 2021 Facility Letter. The amounts borrowed under the BOC 2021 Term Loan Facility shall be repaid on the date falling five years from the date of the BOC 2021 Facility Letter countersigned by Grandwide and the Company (the "BOC 2021 Facilities Maturity Date"), while under the BOC 2021 Revolving Loan Facility all amounts borrowed shall be repaid or reborrowed at the end of each interest period and all outstanding amounts shall be repaid in full on the BOC 2021 Facilities Maturity Date.

Pursuant to the BOC 2021 Facility Letter, Grandwide and the Company undertook to BOC to ensure that:

- (a) SHKP would beneficially own (directly or indirectly) not less than 51% of the issued share capital of the Company; and
- (b) a comprehensive shareholder's loan facility amount (including both the total outstanding loan drawn and the undrawn committed available amount) of not less than HK\$3,800 million granted or to be granted by SHKP or any of its wholly-owned subsidiary(ies) to the Company or its wholly-owned subsidiary(ies) would be maintained (collectively the "Undertakings").

A breach of either of the Undertakings will constitute an event of default, which will lead to BOC being entitled not to make any further advances under the BOC 2021 Facility Letter and to declare that all amounts outstanding under the BOC 2021 Facilities (including interests accrued) shall immediately become due and payable.

2. On 29 June 2022, Grandwide as borrower and the Company as guarantor signed a committed facility letter (the "BOC 2022 Facility Letter") with BOC as lender whereby the banking facilities of (a) a term loan up to HK\$1,000 million (the "BOC 2022 Term Loan Facility"); and (b) a revolving loan up to HK\$1,000 million (the "BOC 2022 Revolving Loan Facility") (collectively the "BOC 2022 Facilities") were made available by BOC to Grandwide subject to the terms and conditions of the BOC 2022 Facility Letter. The amounts borrowed under the BOC 2022 Term Loan Facility shall be repaid on (a) the date falling five years from the date of the BOC 2022 Facility Letter having been countersigned by Grandwide and the Company; or (b) the final maturity date of the shareholder's loan of HK\$3,800 million under the loan agreement dated 28 December 2018 entered into between a wholly-owned subsidiary of SHKP (as lender) and a wholly-owned subsidiary of the Company (as borrower), whichever is earlier (the "BOC 2022 Facilities Maturity Date"), while under the BOC 2022 Revolving Loan Facility all amounts borrowed shall be repaid or reborrowed at the end of each interest period and all outstanding amounts shall be repaid in full on the BOC 2022 Facilities Maturity Date.

Pursuant to the BOC 2022 Facility Letter, Grandwide and the Company agreed to provide the same Undertakings to BOC.

A breach of either of the Undertakings (if capable of being remedied, not remedied within seven business days of notice by BOC) will constitute an event of default, which will lead to BOC being entitled not to make any further advances under the BOC 2022 Facility Letter and to declare that all amounts outstanding under the BOC 2022 Facilities (including interests accrued) shall immediately become due and payable.

- On 15 June 2023, Grandwide as borrower and the Company as guarantor entered into a facilities agreement (the "HSBC 2023 Facilities Agreement") for facilities in an aggregate amount of up to HK\$3,000 million (the "HSBC 2023 Facilities") with The Hongkong and Shanghai Banking Corporation Limited ("HSBC") as lender. The HSBC 2023 Facilities consist of (a) a term loan facility for an amount of HK\$2,000 million; and (b) a revolving loan facility for an amount of HK\$1,000 million. The final repayment date of the HSBC 2023 Facilities is 35 months from the date of the signing of the HSBC 2023 Facilities Agreement.

Pursuant to the HSBC 2023 Facilities Agreement, an event of default shall occur if SHKP does not or ceases to (a) directly or indirectly beneficially own at least 51% of the issued share capital of the Company; or (b) control (as defined in the HSBC 2023 Facilities Agreement) the Company.

If an event of default occurs, HSBC may cancel all commitments under the HSBC 2023 Facilities Agreement and require repayment of the loans under the HSBC 2023 Facilities, whereupon all such outstanding amounts shall become immediately due and payable.

During the year, the HSBC 2023 Facilities have been repaid in full on its maturity date.

- On 3 November 2023, Grandwide as borrower and the Company as guarantor entered into a facilities agreement (the "CHB Facilities Agreement") for (a) a term loan facility in an aggregate amount of HK\$1,000 million; and (b) a revolving loan facility in an aggregate amount of HK\$600 million (collectively, the "CHB Facilities") with Chong Hing Bank Limited ("CHB") as lender. The final repayment date of the CHB Facilities is the date falling 60 months after the first utilisation date under the CHB Facilities Agreement.

Pursuant to the CHB Facilities Agreement, an event of default shall occur if SHKP does not or ceases to directly or indirectly own beneficially not less than 51% of the issued share capital of the Company.

If an event of default occurs, CHB may cancel all or any part of the CHB Facilities and declare that all outstanding amounts under the CHB Facilities Agreement be immediately due and payable.

- On 27 March 2024, Grandwide as borrower and the Company as guarantor signed a committed facility letter (the "BOC 2024 Facility Letter") with BOC as lender whereby the banking facilities of (a) a term loan up to HK\$2,200 million (the "BOC 2024 Term Loan Facility") and (b) a revolving loan up to HK\$800 million (the "BOC 2024 Revolving Loan Facility") (collectively the "BOC 2024 Facilities") were made available by BOC to Grandwide subject to the terms and conditions of the BOC 2024 Facility Letter. The amounts borrowed under the BOC 2024 Term Loan Facility shall be repaid on the date falling 60 months from the first drawdown date of the BOC 2024 Facilities (the "BOC 2024 Facilities Maturity Date"), while under the BOC 2024 Revolving Loan Facility all amounts borrowed shall be repaid or reborrowed at the end of each interest period and all outstanding amounts shall be repaid in full on the BOC 2024 Facilities Maturity Date.

Pursuant to the BOC 2024 Facility Letter, Grandwide and the Company agreed to provide the same Undertakings to BOC.

A breach of either of the Undertakings (if capable of being remedied, not remedied within seven business days of notice by BOC requiring remedy or such further time as may be reasonable if remedy within seven business days is not possible) will constitute an event of default, which will lead to BOC being entitled not to make any further advances under the BOC 2024 Facility Letter and to declare that all amounts outstanding under the BOC 2024 Facilities (including interests accrued) shall immediately become due and payable.

6. On 17 April 2024, Grandwide as borrower and the Company as guarantor entered into a facilities agreement (the "CCB Facilities Agreement") for (a) a term loan facility in an aggregate amount of HK\$800 million; and (b) a revolving loan facility in an aggregate amount of HK\$400 million (collectively, the "CCB Facilities") with China Construction Bank (Asia) Corporation Limited ("CCB") as lender. The final repayment date of the CCB Facilities is the date falling 60 months after the date of signing of the CCB Facilities Agreement.

Pursuant to the CCB Facilities Agreement, an event of default shall occur if SHKP does not or ceases to directly or indirectly own beneficially not less than 51% of the issued share capital of the Company.

If an event of default occurs, CCB may cancel all or any part of the CCB Facilities and declare that all outstanding amounts under the CCB Facilities Agreement and related finance documents be immediately due and payable.

7. On 16 February 2026, Grandwide as borrower and the Company as guarantor entered into a facility agreement (the "HSBC 2026 Facility Agreement") for a revolving loan facility in an aggregate amount of up to HK\$3,000 million (the "HSBC 2026 Facility") with HSBC as lender. The final repayment date of the HSBC 2026 Facility is 2 years and 11 months from the first drawdown date of the HSBC 2026 Facility.

Pursuant to the HSBC 2026 Facility Agreement, an event of default shall occur if SHKP does not or ceases to (a) directly or indirectly beneficially own at least 51% of the issued share capital of the Company; or (b) control (as defined in the HSBC 2026 Facility Agreement) the Company.

If an event of default occurs, HSBC may cancel all commitments under the HSBC 2026 Facility Agreement and require repayment of the loans under the HSBC 2026 Facility, whereupon all such outstanding amounts shall become immediately due and payable.

8. On 25 June 2026, Grandwide as borrower and the Company as guarantor signed a committed facility letter (the "BOC 2026 Facility Letter") with BOC as lender whereby the banking facilities of (a) a term loan up to HK\$1,500 million (the "BOC 2026 Term Loan Facility") and (b) a revolving loan up to HK\$1,500 million (the "BOC 2026 Revolving Loan Facility") (collectively the "BOC 2026 Facilities") were made available by BOC to Grandwide subject to the terms and conditions of the BOC 2026 Facility Letter. The amounts borrowed under the BOC 2026 Term Loan Facility shall be repaid on the date falling 60 months from the first drawdown date of the BOC 2026 Facilities (the "BOC 2026 Facilities Maturity Date"), while under the BOC 2026 Revolving Loan Facility all amounts borrowed shall be repaid or reborrowed at the end of each interest period and all outstanding amounts shall be repaid in full on the BOC 2026 Facilities Maturity Date.

Pursuant to the BOC 2026 Facility Letter, Grandwide and the Company agreed to provide the same Undertakings to BOC.

A breach of either of the Undertakings will constitute an event of default, which will lead to BOC being entitled not to make any further advances under the BOC 2026 Facility Letter and to declare that all amounts outstanding under the BOC 2026 Facilities (including interests accrued) shall immediately become due and payable.

CORPORATE GOVERNANCE

A report on the principal corporate governance practices adopted by the Company is set out on pages 48 to 68.

SUFFICIENCY OF PUBLIC FLOAT

Based on information that is publicly available to the Company and within the knowledge of the Directors, the Company maintained its public float as required under the Listing Rules throughout the year ended 30 June 2026.

On behalf of the Board

Kwok Ping-luen, Raymond
Chairman

Hong Kong, 1 September 2026

Corporate Governance Report

INTRODUCTION

Maintaining high standards of business ethics and corporate governance practices has always been one of the goals of SUNeVision Holdings Ltd. (the “Company”) and its subsidiaries (collectively the “Group”). The Group believes that by conducting its business in a socially responsible and honest manner, the long-term interests of the Group can be best achieved and the shareholders’ interests can be maximised.

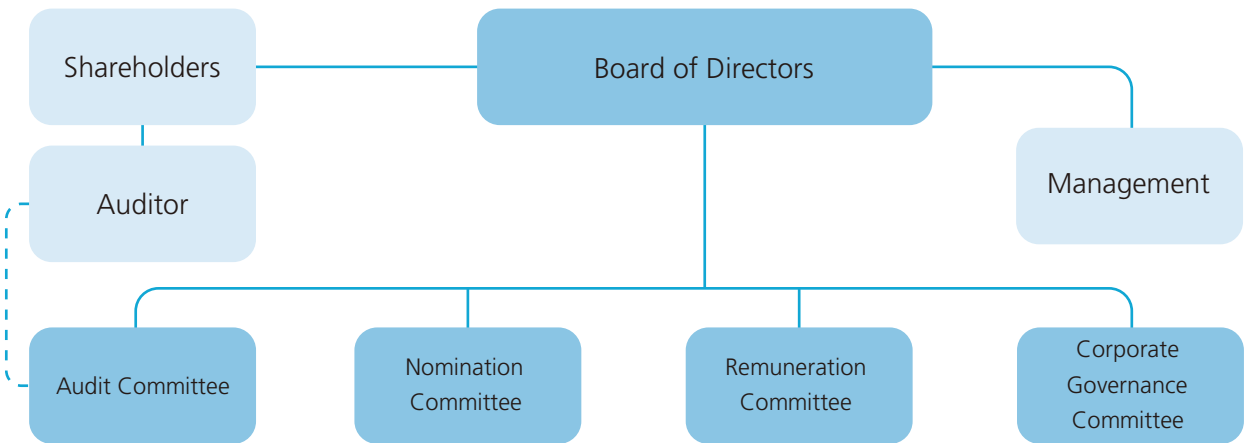
CORPORATE GOVERNANCE PRACTICES

By applying rigorous corporate governance practices, the Group maintains high standard of accountability and transparency in order to instill confidence into shareholders of the Company (the “Shareholders”) and the public in the Group. Throughout the year ended 30 June 2026, the Company has complied with the code provisions of the Corporate Governance Code (the “Code”) as set out in Appendix C1 to the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

The board of Directors of the Company (the “Board”) continues to monitor and review the corporate governance principles and practices to ensure compliance.

GOVERNANCE STRUCTURE

Set out below is the governance structure of the Group.





CORPORATE CULTURE AND STRATEGY

The Board acts a leading role in setting the corporate culture of the Group and developing strategies to enable it to fulfil its vision to be the leading trusted platform that empowers the world in our digital future.

To bring its vision to life, the Group is obsessed to serve its customers' growing needs by building, operating and safeguarding its robust data centre infrastructure, bringing its customers together with innovative connectivity solutions and creating a socially responsible environment. To achieve this mission, the Board, with the assistance of the Human Resources & Administration Department, instills and promotes the following cultural values in its workforce:

- Collaboration –
 - o Agreeing to a common goal
 - o Being respectful to each other
 - o Working together to help each other to achieve
- Ownership –
 - o Taking the lead
 - o Delivering quality results
 - o Follow-up and follow-through
 - o Going the extra mile
- Courage –
 - o Speaking out
 - o Taking calculated risk
 - o Challenging the status quo
- Innovation –
 - o Encouraging and embracing new ideas
 - o Willing to learn from others
 - o Welcoming small ideas

The Board believes that these cultural values are aligned with the Group's vision and mission and are the cornerstones of the Group's success.

THE BOARD OF DIRECTORS

The Board has overall responsibility for the leadership, strategic direction, control and performance of the Group and for promoting the success of the Group by directing and supervising its affairs.

The Board is also responsible for supervising the management of the Group (the "Management") and has delegated the responsibility for day-to-day operations and management of the Group's businesses to the Management.

In general, the overall responsibilities of the Board include considering and making decisions on the following matters:

- setting the corporate goals of the Group and formulating the Group's strategy and monitoring the implementation thereof;
- diversification and extension of activities into new business areas/cessation of operation of any material parts of its existing businesses;
- approving the annual and interim results;
- dividend policy;
- material changes to capital structure;
- major financing arrangements;
- material acquisitions and disposals;
- ensuring the integrity of the Group's accounting and financial reporting system and public announcements;
- reviewing and monitoring the Group's risk management and internal control systems;
- the Group's policies and practices on corporate governance and effective compliance practice;
- the Group's strategy and approach to environmental, social and governance ("ESG") issues and effective ESG risk management;
- approval of resolutions and corresponding documentation for Shareholders' approval;
- Board membership and other appointments;
- membership and terms of reference of the Board's Committees (the "Board Committees"); and
- monitoring the performance of the Management.

Formal service agreements and letters of appointment have been issued to the Executive Directors and Non-Executive Directors, including Independent Non-Executive Directors, respectively setting out the key terms and conditions of their respective appointments.

All Directors have confirmed that they have given sufficient time and attention to the affairs of the Group during the year ended 30 June 2026. Directors also inform the Company their other commitments, such as directorships in other listed companies and major appointments as well as update the Company on any subsequent changes. The Company also confirms with the Directors regularly in respect of any offices which they may hold in other public companies or organisations. At the date of this report, none of the Independent Non-Executive Directors is holding more than six listed issuer directorships (including the Company).

The liabilities in respect of legal action against the Directors are insured and covered by the existing directors and officers liability insurance policy of Sun Hung Kai Properties Limited (being the holding company of the Company).

Board Composition

As at the date of this annual report, the Board comprises sixteen Directors, including the Chairman (being an Executive Director), three other Executive Directors (one of them being a Vice Chairman), six Non-Executive Directors (one of them being a Vice Chairman) and six Independent Non-Executive Directors. Further details of the composition of the Board are set out on page 2.

During the year, Mr. Chan Man-yuen, Martin retired as an Executive Director with effect from 27 February 2026. Ms. Lo Ngai, Helen and Mr. Lam Kwok-fung, Kenny were appointed as an Executive Director and an Independent Non-Executive Director respectively, both with effect from 28 November 2025. Each of Ms. Lo Ngai, Helen and Mr. Lam Kwok-fung, Kenny obtained legal advice from an external law firm on their appointment as a Director of the Company as required under Rule 3.09D of the Listing Rules on 27 October 2025, and each of them has confirmed their understanding of the obligations as a Director and has also informed the Company their other major appointments.

An updated list of Directors identifying their roles and functions and whether they are Independent Non-Executive Directors has been published on the websites of the Company and Hong Kong Exchanges and Clearing Limited ("HKEx"). Independent Non-Executive Directors are identified as such in all corporate communications containing the names of the Directors.

Mr. Kwok Ping-luen, Raymond (being the Chairman) is the father of Mr. Kwok Kai-wang, Christopher (being a Non-Executive Director). Save as disclosed above, there are no family or other material relationships among the members of the Board.

The Directors during the year ended 30 June 2026 and up to the date of this report were:

Directors	Length of Tenure (Year) (Approximately)	Current Period of Appointment ³ (Year) (Approximately)
Executive Directors		
Kwok Ping-luen, Raymond	26	2
Fung Yuk-lun, Allen	12	<1
Tung Chi-ho, Eric	26	1
Lo Ngai, Helen ¹	<1	<1
Chan Man-yuen, Martin ²	6	N/A
Non-Executive Directors		
Cheung Wing-yui	26	<1
Kwok Kai-wang, Christopher	9	2
David Norman Prince	9	1
Jack Lau	2	1
Siu Hon-wah, Thomas	16	<1
Chan Hong-ki, Robert	9	1
Independent Non-Executive Directors		
Li On-kwok, Victor	26	1
King Yeo-chi, Ambrose	19	<1
Wong Kai-man	19	2
Lee Wai-kwong, Sunny	12	2
Chan Chun-kwong, Jane	1	<1
Lam Kwok-fung, Kenny ¹	<1	<1

Notes:

1. Appointed on 28 November 2025
2. Retired on 27 February 2026
3. Refers to the period from the date on which the relevant Director was re-elected at an annual general meeting of the Company ("AGM"), or appointed as a Director (as applicable), to the date of this report

Biographical details of the Directors, including their membership at various Board Committees, are set out in the section headed "Directors' Profile" on pages 16 to 23.

Board Diversity

The Board consists of a diverse mix of Board members in terms of age, gender and tenure of office. Besides, the Board members come from a variety of different backgrounds and have a diverse range of business, academic and professional experience.

The Company sees diversity as a wide concept and believes that diversity of Board members can be achieved through consideration of a number of factors, including but not limited to professional background, age, gender, culture, industry experience, skills and knowledge, educational background and other qualities. The Company takes into account these factors based on its own business model and specific needs from time to time as well as the availability of suitable candidates in the market. The Board comprises male and female Directors. The Board targets to maintain at least one female Director and increase the proportion of female Directors over time when suitable candidates are identified. The Company will deploy all appropriate channels to identify suitable director candidates, including referrals from Directors and internal promotion. During the year, the Board achieved its target by having at least one female Director. With the recommendations of the Nomination Committee, the Board reviewed the implementation of the Board Diversity Policy for the year. Having considered the current Board composition and the diversity perspectives in terms of age, gender, cultural and education background, professional experience, skills and knowledge, the Board considered that the implementation of the Board Diversity Policy was appropriate and effective.

The Board believes that the balance between Executive and Non-Executive Directors, including Independent Non-Executive Directors, is reasonable and adequate to provide sufficient checks and balances for safeguarding the interests of Shareholders and the Group. Non-Executive Directors and Independent Non-Executive Directors provide the Group with a wide range of expertise and experience and play an important role in the work of the Board by bringing objectivity and impartiality to the Board's decision-making process, as well as ensure that the interests of all Shareholders are taken into account. They contribute to the development of the Group's strategy and policies through their informed comments and criticism. They are also responsible for participating in the Board meetings, dealing with potential conflicts of interests, scrutinising the Group's performance and reporting, and attending general meetings to gain and develop a balanced understanding of the views of Shareholders. Some of them also serve on the Audit, Remuneration, Nomination and Corporate Governance Committees. Through their participation, they provide the Board and Board Committees on which they serve with the benefit of their skills, expertise and experience, and the management process can be critically reviewed and effectively controlled.



Board Skill Matrix

The Board believes that having Directors with a broad and balanced mix of skills, experience and diversity is crucial to supporting the Group's strategic direction, governance and business needs. An appropriate skills matrix empowers the Board to carry out its responsibilities effectively, driving long-term objectives and fostering sustainable growth for the Group.

To ensure that the Board remains equipped with relevant skills and expertise, the Nomination Committee conducted a review and is satisfied with the Board skills matrix for the year ended 30 June 2026 with details appended below:

Director's skills and expertise	Relevance to the Company	Expertise coverage (% of entire Board of 16 Directors)
Executive leadership and strategy	Having the collective capability to set strategic direction, providing effective oversight of management, and fostering long-term sustainable growth of the Company	100%
Industry knowledge and experience	Making informed decisions, providing insights into market trends and responding to sector-specific challenges with better understanding of the Company's daily business operations, market development and competition as well as technology and innovation	94%
Financial literacy/business acumen	Facilitating effective financial management and providing insights into business opportunities and risks that drive sustainable profitability and long-term growth of the Company	94%
Risk management/regulatory compliance	Safeguarding the Company against legal, financial and operational risks through the implementation, management, and oversight of risk management and internal control systems to ensure compliance with legal and regulatory requirements	94%
Chinese Mainland exposure	Navigating the regulatory environment, assessing market opportunities and risks, and supporting the Company's strategic development on the Mainland	100%

The Board demonstrates strong capabilities across the above key areas and it is considered that the existing combination of skills, experience and diversity of the Directors is adequate and aligns with the purpose, values, strategy and corporate culture of the Company. These capabilities support effective oversight of the Group's strategic growth, operations, governance and long-term sustainability development.

Workforce Diversity

The Group sees diversity as one of the key factors in its success and has adopted a workforce diversity policy for outlining the Group's commitment to creating a diverse, equitable and inclusive working environment where employees, regardless of their gender, age, family status, race, religion, sexual orientation or disability, are empowered to thrive and contribute their unique perspectives and talents, helping the Group attract talented individuals.

Through the adoption of the workforce diversity policy and the implementation of an effective system to address workplace discrimination and harassment, the Group is confident that it will continue to attract and retain talent that drives sustainable growth.

The workforce diversity policy will be reviewed and updated from time to time and at least annually by the Group to ensure its effectiveness.

As at 30 June 2026, the gender ratio of the senior management team of the Company is 57% female and 43% male, whereas the gender ratio of the workforce of the Company (excluding the senior management) is 26% female and 74% male. Half of the Group's departments are headed by women, demonstrating a strong commitment to gender diversity in leadership roles. The presence of women in key decision-making positions across different functions of the Group is a clear indicator that the Group not only values diversity but actively cultivates an environment where gender equality can thrive. Details on the gender ratio of the Group among management positions and the wider workforce, initiatives taken, together with the relevant data, can be found in the 2025/26 Environmental, Social and Governance Report, which is published on the websites of the Company and HKEx.

Board Independence

As at the date of this annual report, the Company has six Independent Non-Executive Directors, representing more than one-third of the members of the Board, and at least one of whom has appropriate professional qualifications or accounting or related financial management expertise. The Company has received from all Independent Non-Executive Directors their confirmation of independence in accordance with the independence guidelines set out in Rule 3.13 of the Listing Rules (the "Independence Guidelines") and consider that they are independent. The retirement and re-election of the Independent Non-Executive Directors at the forthcoming AGM (the "2026 AGM") has been reviewed by the Nomination Committee and further details are set out in the section headed "Nomination Committee and Appointment of Directors" below.

The Company has mechanisms in place to ensure independent views are available to the Board. The Board endeavours to achieve a balanced composition of Executive Directors and Non-Executive Directors, including Independent Non-Executive Directors, so as to maintain a strong independent element on the Board and bring independent view and input from the Directors. The majority of the members of the Audit, Remuneration and Nomination Committees are Independent Non-Executive Directors and each Committee is chaired by an Independent Non-Executive Director. The Nomination Committee shall assess the independence of the candidates who are to be appointed as Independent Non-Executive Directors as well as the Independent Non-Executive Directors who are to be re-elected with reference to the Independence Guidelines to ensure that they can exercise independent judgment and fulfil their roles as Independent Non-Executive Directors. The Independent Non-Executive Directors shall not have any financial or family relationships with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company. Fees to Independent Non-Executive Directors are in the form of cash payment with additional fees payable to reflect membership or chairmanship of the Board Committees. None of the Independent Non-Executive Directors receives equity-based remuneration with performance-related elements. Besides, they can seek independent professional advice at the Company's expense, if necessary.

During the year ended 30 June 2026, the Chairman of the Board held a meeting with the Independent Non-Executive Directors without the presence of the other Directors, in which the Independent Non-Executive Directors could share their views and raise any issues in the absence of other Directors and the Management.



Board and Board Committee Meetings

The Board held four regular meetings during the year ended 30 June 2026 at approximately quarterly intervals. At least 14 days' formal notice of regular Board and Board Committee meetings was given to all Directors and the relevant committee members, who were all given an opportunity to attend and include matters in the agenda for discussion. The finalised agenda and accompanying meeting papers were sent to all Directors and the relevant committee members at least three days prior to the respective regular Board and Board Committee meetings. For other Board meetings (if any), Directors would be given reasonable notice. The meeting papers and related materials were in a form and quality sufficient to enable the Board and Board Committees to make informed decisions on matters placed before them. The Directors, including Independent Non-Executive Directors, may request further information from the Management on matters to be discussed at Board and Board Committee meetings. Between regularly scheduled Board meetings, Directors might approve various matters by way of passing written resolutions with supporting explanatory materials. External independent professional advice is also available to all Directors whenever necessary at the Company's expense and the Directors receive prompt and full response whenever they raise any queries.

In general, if a substantial shareholder or a Director has a conflict of interest in a matter to be considered by the Board, the matter will be dealt with by a Board meeting with the presence of the Independent Non-Executive Directors.

The company secretary of the Company (the "Company Secretary") assists the Chairman in preparing the agenda for each Board meeting and Board Committee meeting, keeping minutes of Board meetings and Board Committee meetings, and ensures that applicable rules and regulations are followed. Draft Board minutes and Board Committee minutes are respectively circulated to all Directors and committee members for comment as soon as practicable after the meeting. The minutes of each Board meeting and Board Committee meeting recording in sufficient detail the matters considered, decisions reached as well as concerns raised by the Directors or dissenting views expressed, if any, at the meeting, are available for inspection at any reasonable time on reasonable notice by any Director.

Directors have access to relevant and timely information at all times as the Management will supply the Board and Board Committees with all relevant information that is complete and reliable in a timely manner. They may make further enquiries if in their opinion it is necessary or appropriate to request further information. They also have unrestricted access to the advice and services of the Company Secretary, who is responsible to the Board and Board Committees for providing the Directors with meeting papers and related materials, for ensuring that the Board and Board Committee procedures and applicable rules and regulations are followed, and for reporting on governance matters. Directors are given sufficient time for discussion at Board and Board Committee meetings. The Management is invited to join the Board meetings to update the Directors on the Group's businesses and the latest developments in the market.

Directors are required to declare their interests (if any) in the matters to be considered at the Board meetings and Board Committee meetings in accordance with the amended and restated articles of association of the Company (the "Articles of Association"). Except for those circumstances permitted by the Articles of Association and the Listing Rules, a Director who is considered to be materially interested in any transaction, arrangement or contract or any other kind of proposal put forward to the Board and Board Committees for consideration will abstain from voting on the relevant resolution.

Chairman and Chief Executive Officer of the Company

The Chairman of the Company is Mr. Kwok Ping-luen, Raymond. While the Company is in search of a suitably qualified candidate for the position of Chief Executive Officer, Mr. Fung Yuk-lun, Allen, a Vice Chairman of the Company, together with Mr. Chan Man-yuen, Martin, the Chief Operating Officer of the Company (retired with effect from 27 February 2026) and other members of the senior management team of the Company take up the role of Chief Executive Officer and lead the Company.

The roles of the Chairman and the Chief Executive Officer are segregated and not performed by the same individual to avoid power being concentrated on any one individual. The Chairman is primarily responsible for the management of the Board, whereas the Chief Executive Officer is primarily responsible for overseeing the various businesses of the Group. Their respective roles and responsibilities are summarised as follows:

Responsibilities of the Chairman

- leading the Board and ensuring that the Board functions effectively and smoothly;
- chairing the Board and Shareholders' meetings;
- approving the agenda for each Board meeting, taking into account, where appropriate, any matters proposed by the other Directors and the Company Secretary for inclusion in the agenda;
- ensuring that all Directors receive all relevant information prior to each meeting and are properly briefed on issues arising at Board meetings;
- ensuring all key and appropriate issues are discussed by the Board in a timely and constructive manner;
- encouraging all Directors, including the Independent Non-Executive Directors, to actively participate in all Board and Board Committee meetings and promoting a culture of openness for the Directors to share and voice out their concerns on all matters during each meeting;
- holding at least one meeting with the Independent Non-Executive Directors annually without the presence of the other Directors;
- ensuring good corporate governance practices and procedures are established and followed; and
- taking appropriate steps to provide effective communication with Shareholders and to ensure that Shareholders' views are communicated to the Board as a whole.

Responsibilities of the Chief Executive Officer

- implementing the Group's policy and strategies as set by the Board;
- strategic planning of different business and functions;
- closely monitoring operational and financial results in accordance with plans and budgets;
- assuming full accountability to the Board for all aspects of the Group's operations and performance;
- maintaining ongoing dialogue with the Chairman and the other Directors;
- developing and leading an effective executive team;
- putting adequate operational, planning and financial-control systems in place; and
- representing the Company and managing the Group's day-to-day business.



Training and Support for Directors

Directors, including Non-Executive Directors and Independent Non-Executive Directors, should keep abreast of their collective responsibilities as Directors and of the businesses and activities of the Group. Each newly appointed Director would receive an induction package covering the Group's businesses and the statutory and regulatory obligations of a director of a listed company under the Listing Rules, the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong (the "SFO"), and other regulatory requirements. The Group is also responsible for providing briefings and other training to develop and refresh the Directors' knowledge and skills, and updating Directors on the latest developments regarding the Listing Rules and other applicable regulatory requirements to ensure compliance and to enhance their awareness of good corporate governance practices as appropriate. Updates on legal and regulatory changes are delivered to the Directors from time to time for their information when necessary.

The Directors provided their training records to the Company in respect of their participation in training activities during the year ended 30 June 2026, such as attending or giving talks at seminars and/or conferences and/or forums and/or briefings, or reading materials on various topics including the Group's businesses, corporate governance matters, and the statutory and regulatory obligations of a director of a listed company, particulars of which are as follows:

Directors	Mode ¹	Topics covered ²	Hours completed	Total
Executive Directors				
Kwok Ping-luen, Raymond	Self-study	T1, T2, T3, T4, T5	38.5 hours	49 hours
	External Training	T5	10.5 hours	
Fung Yuk-lun, Allen	Self-study	T1, T2, T3, T4, T5	20.5 hours	29.7 hours
	External Training	T1, T2, T3, T4, T5	9.2 hours	
Tung Chi-ho, Eric	Self-study	T1, T2, T3, T4, T5	37 hours	38 hours
	External Training	T5	1 hour	
Lo Ngai, Helen ³	Self-study	T1, T2, T3, T4, T5	8.5 hours	17.5 hours
	External Training	T3, T5	9 hours	
Non-Executive Directors				
Cheung Wing-yui	Self-study	T1, T2, T3, T4, T5	12 hours	34.5 hours
	External Training	T3, T4	22.5 hours	
Kwok Kai-wang, Christopher	Self-study	T1, T2, T3, T4, T5	21 hours	28.2 hours
	External Training		7.2 hours	
David Norman Prince	Self-study	T1, T2, T3, T4, T5	101.5 hours	101.5 hours
Jack Lau	Self-study	T1, T2, T3, T4, T5	25.5 hours	25.5 hours
Siu Hon-wah, Thomas	Self-study	T1, T2, T3, T4, T5	11.5 hours	29.5 hours
	External Training	T3, T5	18 hours	
Chan Hong-ki, Robert	Self-study	T1, T2, T3, T4, T5	15 hours	19.5 hours
	External Training	T5	4.5 hours	

Corporate Governance Report

Directors	Mode ¹	Topics covered ²	Hours completed	Total
Independent Non-Executive Directors				
Li On-kwok, Victor	Self-study	T1, T2, T3, T4, T5	5.5 hours	37.5 hours
	External Training	T4, T5	32 hours	
King Yeo-chi, Ambrose	Self-study	T1, T2, T3, T4, T5	21 hours	21 hours
Wong Kai-man	Self-study	T1, T2, T3, T4, T5	31 hours	38.5 hours
	External Training	T1, T2, T3, T4	7.5 hours	
Lee Wai-kwong, Sunny	Self-study	T1, T2, T3, T4, T5	25 hours	106.5 hours
	External Training	T1, T2, T3, T4, T5	81.5 hours	
Chan Chun-kwong, Jane	Self-study	T1, T2, T3, T4, T5	5.5 hours	5.5 hours
Lam Kwok-fung, Kenny	Self-study	T1, T2, T3, T4, T5	20.5 hours	36.5 hours
	External Training	T5	16 hours	

Notes:

- The mode of training includes the following:
 - External Training – External training includes attending (or serving as a speaker or panellists at) training courses, seminars, conferences or expert briefings organized by professional, industry, business or other external bodies
 - Self-study – Self-study includes taking online training, watching videos and reading articles or other self-learning materials provided by the Company, regulators, professional or other external bodies
- The training covers the following topics:
 - T1: the roles, functions and responsibilities of the Board, its committees and its Directors, and Board effectiveness
 - T2: the Company's obligations and Directors' duties under Hong Kong law and the Listing Rules, and key legal and regulatory developments (including Listing Rules updates) relevant to the discharge of such obligations and duties
 - T3: corporate governance and ESG matters (including developments on sustainability or climate-related risks and opportunities relevant to the Company and its business)
 - T4: risk management and internal controls
 - T5: updates on industry-specific developments, business trends and strategies relevant to the Company
- Ms. Lo Ngai, Helen was appointed as an Executive Director with effect from 28 November 2025 and was appointed as a director of an issuer listed on the Stock Exchange for the first time. She has completed 17.5 hours required training during the financial period and the remaining number of training hours to be completed within 18 months from the date of her appointment as a Director is 6.5 hours.

Board Performance Review

The Company recognises that regular Board performance reviews are essential to maintaining high standards of corporate governance and enhancing the overall effectiveness of the Board. Board performance reviews are conducted at least every two years. In 2026, led by the Chairman with the assistance of the Company Secretary, an internal review of the Board's overall performance was conducted for the year ended 30 June 2026, involving the completion of a comprehensive self-assessment questionnaire by participating Directors. The evaluation incorporated both quantitative ratings and qualitative feedback and covered key aspects of an effective board, including board composition and skills, board practices, director training and development, stakeholder engagement and overall effectiveness. The findings were consolidated into an evaluation report and reviewed by the Nomination Committee. Having considered the results of the review, the Nomination Committee was satisfied that the Board and its committees continued to operate effectively and efficiently and were discharging their responsibilities to a high standard in support of the Group's long-term development.

As part of its commitment to continuous improvement, the Company will continue to review and enhance its Directors' development programmes and governance practices to support the ongoing effectiveness of the Board and ensure that Directors are well equipped to contribute to the sustainable long-term success of the Group.

The Company will continue to conduct a formal evaluation of the Board's performance, either internally or by an external provider, at least every two years. The next evaluation is scheduled to be conducted within 2028.



Compliance with the Model Code for Securities Transactions by Directors of Listed Issuers

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules (the “Model Code”) as the code of conduct for the Directors and the relevant employees who are likely to possess inside information of the Group (the “Relevant Employees”) in their dealings in the securities of the Company.

To facilitate compliance with the Model Code by the Directors and Relevant Employees, before the Group’s interim and annual results are announced, reminders will be sent to the Directors and Relevant Employees to reiterate the restriction on dealing in the securities of the Company during the blackout periods, as stipulated under the Listing Rules.

Upon the Company’s specific enquiry, each Director has confirmed that during the year ended 30 June 2026, he/she has fully complied with the Model Code and there is no event of non-compliance.

DELEGATION BY THE BOARD

As stated above, the Board is responsible for decisions in relation to the overall strategy and development of the Group’s businesses, for setting its corporate goals, and for supervising the overall management and operation of the businesses and affairs of the Group. Due to the diversity and volume of the Group’s business, responsibilities in relation to the daily operations and execution of the strategic business plans are delegated to the Management. The Management reports back and in certain situations has to obtain prior approval from the Board before making decisions on the Company’s behalf. The Board gives clear directions as to the powers of the Management, and periodically reviews all delegations to the Management to ensure that such delegations are appropriate and continue to be beneficial to the Group as a whole.

The Management, comprising a team of senior managers who have broad experience and expertise in different areas, is responsible for managing the day-to-day operations, implementing the strategies set by the Board, and assisting the Board in formulating and implementing corporate strategies.

The Board has established the Board Committees, namely, the Audit Committee, the Remuneration Committee and the Nomination Committee (all chaired by an Independent Non-Executive Director), as well as the Corporate Governance Committee, all with specific terms of reference clearly defining the powers and responsibilities of the respective Board Committees. All Board Committees are required by their terms of reference to report to the Board in relation to their decisions, findings or recommendations, and in certain specific situations, to seek the Board’s approval before taking any actions. All Board Committees have adopted the applicable practices and procedures used in Board meetings for their respective meetings.

Ms. Lok Wai, Noel has been appointed as the Company Secretary in place of Ms. Lau Bonnie with effect from 28 November 2025. Ms. Lok Wai, Noel is currently the Chief Financial Officer of the Group and reports to the Chairman. She has day-to-day knowledge of the Group’s affairs. Ms. Lok Wai, Noel is a fellow member of The Association of the Chartered Certified Accountants, a member of The Hong Kong Institute of Certified Public Accountants and an associate member of both The Hong Kong Chartered Governance Institute and The Chartered Governance Institute in the United Kingdom, and has complied with all the qualifications, experience and training requirements of the Listing Rules.

AUDIT AND ACCOUNTABILITY

The Board is responsible for presenting a balanced, clear and comprehensible assessment of the Group’s performance and prospects. The Directors acknowledge their responsibility for preparing the accounts, which give a true and fair view of the financial position of the Group on a going concern basis, and for presenting a balanced, clear and understandable assessment in its annual and interim reports, and other financial disclosures required by the Listing Rules. The Management provides sufficient explanation and all relevant information and records to the Board enabling the Board to make the above assessment and to prepare the accounts and other financial disclosures. The Management also provides the Board with monthly updates giving a balanced and understandable assessment of the Group’s financial and operating performance, position and prospects in sufficient detail to enable the Board as a whole and each Director to discharge their responsibilities. In addition, an explanation of the basis on which the Company generates or preserves value over the longer term and the strategy for delivering the Company’s objectives is included in the section headed “Management Discussion and Analysis” on pages 10 to 15. A statement by the external auditor of the Company in respect of their reporting responsibilities is set out in the section headed “Independent Auditor’s Report” on pages 69 to 72.

AUDIT COMMITTEE

The Audit Committee was established in 2000. The Chairman of the Audit Committee is Mr. Wong Kai-man, an Independent Non-Executive Director, and the other members are Mr. Cheung Wing-yui, Professor Li On-kwok, Victor and Professor King Yeo-chi, Ambrose. All members are Non-Executive Directors and the majority of them are Independent Non-Executive Directors. In addition, at least one of the Audit Committee members is an Independent Non-Executive Director who has appropriate professional qualifications or accounting or related financial management expertise.

The Audit Committee's primary duties include reviewing the Group's financial reports, and its financial controls, risk management and internal control systems in order to ensure the presentation of a true and balanced assessment of the Group's financial position and corporate governance; reviewing the effectiveness of the Group's internal audit function; making recommendation to the Board on the appointment of auditor; and reviewing financial and accounting policies and practices adopted by the Group. Other duties of the Audit Committee are set out in its specific terms of reference, which are posted on the websites of the Company and HKEx. The Audit Committee is provided with sufficient resources enabling it to perform its duties.

No former partner of the Company's existing auditing firm acted as a member of the Audit Committee within two years from the date of ceasing to be a partner or ceasing to have any financial interest in the auditing firm, whichever is the later.

The Company Secretary keeps minutes of all Audit Committee meetings. In line with the practices adopted for Board meetings and meetings of the other Board Committees, draft and final versions of the minutes of the Audit Committee meetings are circulated to all members of the Audit Committee as soon as practicable after each meeting.

During the year ended 30 June 2026, the Audit Committee held five meetings. It, with the presence of the Company's external auditor, reviewed the interim and annual results of the Group as well as discussed and reviewed financial and other reports for the year for the purposes of monitoring the integrity thereof and considering significant or unusual items therein, if any. The Audit Committee also discussed matters relating to the forfeiture of unclaimed dividends in accordance with the Articles of Association and reviewed the useful lives of certain data centre facilities and audit plans for the upcoming year. Furthermore, it reviewed and discussed the Group's risk management and internal control systems, risk assessment result and internal audit activities. Details of the relevant review are set out in the section headed "Risk Management and Internal Control" on pages 65 to 67.

There was no disagreement between the Board and the Audit Committee on the selection, appointment, resignation or dismissal of the external auditor.

The Audit Committee monitors the audit and non-audit services rendered to the Group by the external auditor and ensures that the engagement of the external auditor in other non-audit services, if any, will not impair its audit independence or objectivity. An independence confirmation has been obtained from Deloitte Touche Tohmatsu, the external auditor, which confirmed that during the course of its audit on the Group's consolidated financial statements for the year ended 30 June 2026 and thereafter to the date of this report, it is independent of the Group in accordance with the independence requirements of the Hong Kong Institute of Certified Public Accountants.

The fees in respect of audit and non-audit services provided by the external auditor to the Group for the year ended 30 June 2026 amounted to approximately HK\$1,651,000 and HK\$1,260,000 respectively. The non-audit services represented consultancy, advisory and other review services.



REMUNERATION COMMITTEE

The Remuneration Committee was established in 2005. The Chairman of the Remuneration Committee is Professor King Yeo-chi, Ambrose, an Independent Non-Executive Director, and the other members are Mr. Fung Yuk-lun, Allen, Mr. Cheung Wing-yui, Professor Li On-kwok, Victor and Mr. Wong Kai-man. The Remuneration Committee comprises an Executive Director, a Non-Executive Director and a majority of Independent Non-Executive Directors. This composition enables the Remuneration Committee to gain insight into the capabilities and performance of the Directors and senior management, while maintaining impartiality and independence in its decision-making on remuneration matters.

The Remuneration Committee is responsible for formulating and recommending to the Board the remuneration policy, determining and reviewing, with delegated responsibility, the remuneration of the Executive Directors and members of senior management of the Company, reviewing matters relating to share scheme(s) of the Company, as well as reviewing and making recommendations on the grant of share options under the Company's share option scheme, bonus structure, provident fund and other compensation-related issues. Details of remuneration paid to the Directors are set out on pages 99 to 100. The Remuneration Committee consults the Chairman and/or Chief Executive Officer on its proposals and recommendations, and also has access to independent professional advice if deemed necessary. The Remuneration Committee is also provided with sufficient resources enabling it to perform its duties. The specific terms of reference of the Remuneration Committee are posted on the websites of the Company and HKEx.

During the year ended 30 June 2026, the Remuneration Committee held one meeting. It reviewed matters relating to the remuneration packages and emoluments of the Directors and senior management with reference to their performance and the remuneration level of comparable companies, as well as discussed the level of the Directors' fees of the Company. The Remuneration Committee also reviewed and recommended the Board to approve the Director's fees of a new Executive Director and a new Independent Non-Executive Director, both appointed in November 2025. The Group's emolument policy, together with the basis of determining emolument to Directors, is set out on page 35.

NOMINATION COMMITTEE AND APPOINTMENT OF DIRECTORS

The Nomination Committee was established in 2005. The Chairman of the Nomination Committee is Professor Li On-kwok, Victor, an Independent Non-Executive Director, and the other members are Mr. Cheung Wing-yui, Professor King Yeo-chi, Ambrose, Mr. Wong Kai-man and Dr. Chan Chun-kwong, Jane. All members are Non-Executive Directors and the majority of them are Independent Non-Executive Directors.

The Nomination Committee is responsible for formulating nomination policy and making recommendations to the Board on nomination, appointment and re-appointment of Directors and Board succession. The Nomination Committee develops selection procedures of candidates for nomination, reviews the size, structure and composition of the Board, as well as assesses the independence of the Independent Non-Executive Directors. The Nomination Committee also assists the Board in maintaining a Board skills matrix, and regularly assesses each Director's skill set, expertise, time commitment, and contribution to the Board to ensure that the composition and skill mix of the Board are optimised to achieve the Company's vision, mission and strategies. In addition, the Nomination Committee supports the Board in regularly assessing the Board's performance, effectiveness and efficiency to ensure that the Board and Board Committees continue to discharge their duties and responsibilities effectively, and to identify areas of improvement. The Nomination Committee is provided with sufficient resources to perform its duties and, where necessary, it can seek independent professional advice at the expense of the Company to perform its responsibilities. The specific terms of reference of the Nomination Committee are posted on the websites of the Company and HKEx.

A nomination policy setting out the current nomination practice (the "Nomination Policy") has been adopted by the Company. It sets out the criteria and procedures for the selection, appointment and re-appointment of the Directors. Nomination procedures under the Nomination Policy include identification and nomination of qualified individuals by the Nomination Committee, and review and approval of such nominations by the Board. The Nomination Committee will consider and evaluate the potential candidates by considering various factors such as their professional expertise, industry and business experience, personal ethics and integrity, time commitments, potential contribution to board diversity, any material conflict of interest with the Group, and independence with reference to the Independence Guidelines if they will be appointed as Independent Non-Executive Directors. The Nomination Committee will then make recommendation of suitable candidates to the Board for consideration of appointment. In cases of re-appointment of existing Directors who will retire at annual general meetings of the Company, the Nomination Committee will review the rotation and retirement of Directors and make recommendations to the Board accordingly.

During the year ended 30 June 2026, the Nomination Committee held two meetings. It discussed and reviewed the structure, size and composition of the Board and the Board Committees, as well as other related matters, including, among other things, the re-election of retiring Directors at the 2025 AGM and matters relating to the Board performance evaluation. The Nomination Committee also, with reference to the selection criteria as set out in the Nomination Policy, recommended the appointment of a new Executive Director and a new Independent Non-Executive Director to the Board for approval in November 2025.

The Nomination Committee also established a board diversity policy (the “Diversity Policy”), which was adopted by the Board on 7 May 2013 and revised on 1 September 2026. The Diversity Policy sets out the approach to achieve diversity on the Board and the factors (including but not limited to age, gender, cultural and educational background, professional experience, skills and knowledge) to be considered in determining the optimum composition of the Board so as to contribute to the achievement of the Group’s corporate goals and strategic objectives. The Nomination Committee will review the Nomination Policy as well as the Diversity Policy at least annually to ensure their effectiveness and will discuss any revisions that may require further consideration and approval by the Board. The Nomination Committee assessed the effectiveness of the implementation of the Board Diversity Policy for the year and made recommendations in relation thereto, and further recommended amendments to the Board Diversity Policy and the Nomination Policy for the Board’s consideration.

In addition, the Nomination Committee reviewed the retirement and re-election of Directors at the 2026 AGM, including the re-election of those Independent Non-Executive Directors who will be subject to retirement and re-election at the 2026 AGM (the “Retiring INEDs”). The Retiring INEDs have met the Independence Guidelines and each has made a confirmation of independence pursuant thereto. After considering the biographies of the Retiring INEDs and taking into consideration their knowledge, experience, capability and various diversity aspects as set out in the Diversity Policy as well as their contributions to the Company during their tenure of office, the Nomination Committee is of the view that the Retiring INEDs will continue to contribute to the Board with their respective perspectives, skills and experience. Furthermore, none of the Retiring INEDs has any financial or family relationships with any other Directors, senior management, substantial shareholders or controlling shareholders of the Company, which could give rise to a conflict of interest situation or otherwise affect their exercise of independent judgment. The Nomination Committee believes that the Retiring INEDs remain committed to their roles as Independent Non-Executive Directors and will continue to be independent. Each of Mr. Wong Kai-man and Professor Lee Wai-kwong, Sunny, two of the Retiring INEDs, has served the Company for more than nine years during which they have provided professional advice and insight to the Board. They have in-depth understanding of the Group’s business and operations and have also demonstrated strong independence by providing impartial views and comments at Board and Board Committee meetings during their tenure of office. They have not taken part in the day-to-day management of the Company. The Nomination Committee considered that the long service of Mr. Wong Kai-man and Professor Lee Wai-kwong, Sunny will not affect their exercise of independent judgment and was satisfied that each of Mr. Wong Kai-man and Professor Lee Wai-kwong, Sunny has the required integrity and experience to continue fulfilling the role of an Independent Non-Executive Director.

The Company recognises that continuous enhancement of board effectiveness is essential to its success. Accordingly, the Nomination Committee also undertook a review of the composition of the Board and Board Committees, the skills and expertise of the Directors and the Directors’ time commitments and contribution to the affairs of the Group and other engagements, if any. In particular, each Director is required to disclose to the Company the number and nature of offices held in public companies or other organisations and all significant commitments at the time of his or her appointment, and any subsequent changes in a timely manner. Having considered the Directors’ skills, experience and expertise, their roles and responsibilities within the Group, their external directorships and other major commitments, and their attendance and participation at the Board meetings and Board Committee meetings, the Nomination Committee considered all Directors devoted sufficient time and attention to the affairs of the Company and effectively discharged their duties and responsibilities during the year. Each Director’s attendance record at the Board meetings, Board Committee meetings, annual general meeting and extraordinary general meeting during the year is set out on page 64.



Term of Appointment and Re-election

Each of Mr. Kwok Ping-luen, Raymond, Mr. Fung Yuk-lun, Allen, Mr. Tung Chi-ho, Eric and Ms. Lo Ngai, Helen, being Executive Directors, has entered into a service agreement with the Company for a period of three years commencing on 1 March 2003, 2 April 2018, 1 March 2003 and 28 November 2025 respectively, and shall continue thereafter until terminated by either party giving written notice to the other. There are no service contracts entered into between the Company and the Non-Executive Directors, including Independent Non-Executive Director. Each of them received an appointment letter from the Company for their respective appointments. All Directors are subject to retirement by rotation and re-election at annual general meetings in accordance with the Articles of Association. All Directors shall retire from office by rotation and are subject to re-election at annual general meetings at least once every three years.

According to the Articles of Association, new Director appointed by the Board shall hold office only until the first annual general meeting after his or her appointment, and he/she will be subject to re-election by Shareholders. In addition, one-third of the Directors are required to retire from office by rotation and are eligible for re-election at each annual general meeting. The re-election of all retiring Directors, including those Independent Non-Executive Directors who have served the Company for more than nine years, will be subject to separate resolutions to be approved at annual general meeting.

CORPORATE GOVERNANCE COMMITTEE

The Corporate Governance Committee was established in February 2012. The Chairman of the Corporate Governance Committee is Mr. Cheung Wing-yui, a Non-Executive Director, and the other members are Mr. Fung Yuk-lun, Allen, an Executive Director, and Professor Lee Wai-kwong, Sunny, an Independent Non-Executive Director.

The specific terms of reference of the Corporate Governance Committee include the duties of developing and reviewing the Company's policies and practices on corporate governance and making recommendations to the Board, reviewing the training and continuous professional development of Directors, reviewing the Company's compliance with the code provisions in the Code and disclosures in this report, and reviewing the Company's ESG strategy, targets and performance as well as the ESG-related disclosures.

During the year ended 30 June 2026, the Corporate Governance Committee held a meeting to review and discuss the code provisions of the Code as well as the provisions of the Environmental, Social and Governance Reporting Code (the "ESG Code") as set out in Appendix C2 to the Listing Rules to ascertain whether the Group has complied with the code provisions of the Code and also the provisions of the ESG Code. Furthermore, the Corporate Governance Committee reviewed the risk management policy of the Company and made recommendation on its amendments to the Board. It also reviewed other policies on corporate governance, inter alia, the shareholders' communication policy, the whistleblowing policy and the code of conduct of the Group (the "Code of Conduct"). In addition, the Corporate Governance Committee established a disclosure policy, which was adopted by the Board with effect from 1 January 2013 and which would be updated from time to time where appropriate. The disclosure policy sets out the procedures to ensure that any inside information and any information which may potentially constitute inside information is promptly identified, assessed and escalated to the Board and for the Board to decide on the need for disclosure.

The Company's mechanisms in ensuring the availability of independent views to the Board are kept under regular review (at least on an annual basis) to ensure their effectiveness. At the Corporate Governance Committee meeting, the Committee members conducted a review and considered that such mechanisms were properly implemented and were effective.

ATTENDANCE RECORDS

The attendance records of the Directors at the Board meetings, Board Committee meetings, extraordinary general meeting and annual general meeting held during the year ended 30 June 2026 are as follows:

	No. of meetings attended/eligible to attend						
	Board	Audit Committee	Remuneration Committee	Nomination Committee	Corporate Governance Committee	Extraordinary general meeting	Annual general meeting
Executive Directors							
Kwok Ping-luen, Raymond (<i>Chairman</i>)	4/4	N/A	N/A	N/A	N/A	0/1	1/1
Fung Yuk-lun, Allen (<i>Vice Chairman</i>)	4/4	N/A	1/1	N/A	1/1	1/1	1/1
Tung Chi-ho, Eric	3/4	N/A	N/A	N/A	N/A	1/1	1/1
Chan Man-yuen, Martin ¹	2/3	N/A	N/A	N/A	N/A	0/0	1/1
Lo Ngai, Helen ²	2/2	N/A	N/A	N/A	N/A	1/1	0/0
Non-Executive Directors							
Cheung Wing-yui (<i>Vice Chairman</i>)	3/4	5/5	1/1	2/2	1/1	1/1	1/1
Kwok Kai-wang, Christopher	4/4	N/A	N/A	N/A	N/A	0/1	1/1
David Norman Prince	4/4	N/A	N/A	N/A	N/A	1/1	1/1
Jack Lau	4/4	N/A	N/A	N/A	N/A	1/1	1/1
Siu Hon-wah, Thomas	4/4	N/A	N/A	N/A	N/A	1/1	1/1
Chan Hong-ki, Robert	4/4	N/A	N/A	N/A	N/A	1/1	1/1
Independent Non-Executive Directors							
Li On-kyok, Victor	4/4	5/5	1/1	2/2	N/A	1/1	1/1
King Yeo-chi, Ambrose	4/4	5/5	1/1	2/2	N/A	1/1	1/1
Wong Kai-man	4/4	5/5	1/1	2/2	N/A	1/1	1/1
Lee Wai-kyong, Sunny	4/4	N/A	N/A	N/A	1/1	1/1	0/1
Chan Chun-kyong, Jane	4/4	N/A	N/A	2/2	N/A	1/1	1/1
Lam Kwok-fung, Kenny ³	2/2	N/A	N/A	N/A	N/A	1/1	0/0

Notes:

1. Antecedent to Mr. Chan Man-yuen, Martin's retirement as an Executive Director on 27 February 2026, there were three Board meetings and an AGM held and no extraordinary general meeting was held.
2. Subsequent to Ms. Lo Ngai, Helen's appointment as an Executive Director on 28 November 2025, there were two Board meetings and one extraordinary general meeting held and no AGM was held.
3. Subsequent to Mr. Lam Kwok-fung, Kenny's appointment as an Independent Non-Executive Director on 28 November 2025, there were two Board meetings and one extraordinary general meeting held and no AGM was held.



RISK MANAGEMENT AND INTERNAL CONTROL

The Board is responsible for maintaining sound and effective risk management and internal control systems, including financial, operational and compliance controls, to safeguard the Group's assets and Shareholders' interests, and for reviewing the effectiveness of such systems. While the sound and effective systems of risk management and internal control play an important role in identifying and managing the risks that may impede the achievement of the Group's business objectives, it should be acknowledged that the systems are designed to manage rather than eliminate the risks and can only provide reasonable but not absolute assurance against material misstatement or loss.

The Group has formulated and adopted a Risk Management Policy (the "Policy") that sets out a structured framework to effectively identify, assess, mitigate, report and monitor key business risks across all business units. The Policy adopts a top-down approach, supported by oversight from the Board, the Audit Committee, the Risk Management Taskforce (the "RMTF") and senior management in the establishment and maintenance of the risk management framework and programme. At least on an annual basis, the RMTF reviews and identifies risks, including ESG-related risks and cybersecurity risks, that may affect the achievement of the Group's objectives, and assesses and prioritises the identified risks based on a set of established assessment criteria. Risk owners are assigned responsibility for developing and implementing appropriate mitigation plans. The implementation and effectiveness of these measures are monitored on an ongoing basis and regularly reported to the Audit Committee and the Board.

Principal Risks and Uncertainties

The following key risks and uncertainties are considered to have the most significant potential impact on the Group's businesses, financial positions, results of operations and future prospects. The risks set out below are not intended to be exhaustive. Additional risks and uncertainties, whether currently known or unknown, may also materially affect the Group's performance and development in the future.

Project development risks: timely delivery of new data centres and upgrade of existing data centres – The Group's ability to maintain and expand its market position depends on the timely development of new data centre capacity and the enhancement of existing facilities to meet evolving customer requirements and technological standards. Delays arising from shortages of critical equipment, supply chain disruptions, labour constraints or other project execution challenges could adversely affect project completion schedules and increase development costs. The Group identified critical milestones and expedited achievement through priority planning, strengthened supply chain management and effective resources allocation and management to ensure timely completion of the projects.

Geopolitical risks – Market demand for the data centre capacity of the Group is dependent on the regional economy and geopolitical environment in which the Group operates. Heightened geopolitical tensions may adversely impact the Group's business, including the potential delays in landing and/or rerouting of international submarine cables to Hong Kong, potential disruptions to global supply chains, or reduced demand from existing or prospective customers. The risk of adverse geopolitical tensions is managed by ensuring an appropriate diversification in terms of operation and customer portfolio, proactively engagement with customers regarding their evolving business needs, continuous monitoring of market developments and business performance, financial forecasts, and regular reviews of its business strategies to respond to changing market conditions.

Financial Risks: High Gearing and Interest Rate Environment – The Group remains in a significant investment cycle as it continues to expand its data centre capacity to capture the strong market demand. As a result, the Group's borrowing levels and financing requirements remain significant. At the same time, the market interest rate has been staying at a high level for a prolonged period. The Group is implementing a comprehensive strategy, including capital expenditure optimization, enhanced liquidity management and exploring the opportunities to diversify financing sources. The Group also benefits from maintaining strong banking relationships and the continued strong support from the major shareholder.

Mitigating Principal Risks Faced by the Group

The risk management and internal control systems have been designed to operate proactively to ensure that principal risks are not only identified, measured and monitored but also mitigated. Under such systems, management staff of various departments would identify suitable internal controls and countermeasures to mitigate principal risks faced by the Group. When formulating mitigating measures, important factors such as regulatory requirements, risk appetite, adequacy and effectiveness of mitigating actions proposed, risk owners in place to implement and possibility of transferring risks to third parties were taken into consideration. The objective of these risk mitigating plans is to ensure that principal risks are well managed and governed effectively.

Elements for the Effective Risk Management and Internal Control System

The risk management process is embedded into the day-to-day operations of the Group and is an on-going process carried out by everyone in the Group. Key procedures are being established and implemented to ensure that there are appropriate and effective risk management and internal control systems which include (a) setting core values and beliefs which form the basis of the Group's overall risk philosophy and appetite; (b) having an organisational structure in place with defined lines of responsibility and delegation of authority which hold individuals accountable for their risk management and internal control responsibilities; (c) imposing an organisational structure which provides necessary information flow for risk analysis and management decision-making; (d) imposing budgetary and management accounting controls to efficiently allocate resources and providing timely financial and operational performance indicators to manage business activities and risks; (e) ensuring effective financial reporting controls to record complete, accurate and timely accounting and management information; and (f) expanding the roles and responsibilities of the Audit Committee to include the review of risk management and internal control systems.

In addition, the Group has an Internal Audit Department which is responsible for performing independent reviews on the effectiveness of the Group's risk management and internal control systems. Deficiencies in the design and implementation of such systems are identified and recommendations are proposed for improvement. Significant internal control deficiencies are reported to the Senior Management, the Audit Committee and the Board on a timely basis to ensure that prompt remediation actions are taken.

Role of Audit Committee and the Board on risk management and internal control

The Audit Committee, as delegated by the Board, discussed the risk management and internal control systems for the financial year under review with the Management to ensure that the Management has performed its duty to have effective risk management and internal control systems in place. Such discussion covered, among other things, (a) the changes in the nature and extent of significant risks (including ESG-related risks and cybersecurity risks) and the Company's ability to respond to changes in its business and the external environment; (b) the scope and quality of the Management's ongoing monitoring of risks (including ESG-related risks and cybersecurity risks) and of the internal control systems as well as the work of the Internal Audit Department and other assurance providers; (c) extent and frequency of communication of monitoring result for the purposes of assessing the adequacy and the effectiveness of the Company's risk management and internal control systems; (d) significant control failings or weaknesses identified, and the extent to which they have resulted in unforeseen outcomes or contingencies that have had, could have had, or may in the future have, a material impact on the Company's financial performance or condition; and any remedial measures taken to address such control failings or weaknesses, if any; (e) the effectiveness of the Company's processes for financial reporting and compliance with the Listing Rules; and (f) the adequacy of resources (internal and external) for designing, implementing and monitoring risk management and internal control systems, including staff qualifications and experience, training programmes and the budget of the Group's accounting, internal audit, financial reporting functions as well as ESG performance and reporting.

The Board, through the Audit Committee and with the assistance of the Internal Audit Department, had conducted an annual review on the effectiveness of the risk management and internal control systems of the Group for the financial year ended 30 June 2026, which cover all material controls, including financial, operational and compliance controls. The review had shown that, in general, the Group had set up control environment and installed necessary control mechanisms to monitor and correct non-compliance or material internal control defects, if any. Accordingly, the Board considers that the Group's risk management and internal control systems for the financial year were effective and adequate. No significant areas of concern that may affect the financial, operational, compliance controls, and risk management functions of the Group have been identified.

Procedures and internal controls for the handling and dissemination of inside information

The Group complies with the relevant applicable requirements of the SFO and the Listing Rules in respect of dissemination of inside information. The Group shall disclose inside information to the public as soon as reasonably practicable unless the information falls within any of the Safe Harbours as provided for in the SFO. Before the information is fully disclosed to the public, the Group ensures that the information is kept strictly confidential, such as disclosing the confidential information to employees and external parties on a need-to-know basis. If the Group believes that the necessary degree of confidentiality cannot be maintained or that confidentiality may have been breached, the Group would immediately disclose the information to the public. The Group is committed to ensuring that information contained in announcements and other public disclosures is not false or misleading as to a material fact or as a result of the omission of a material fact by presenting information in a clear and balanced way, which requires equal disclosure of both positive and negative facts.



Whistleblowing Policy

The Company is committed to maintaining the highest standards of conduct and integrity. To this end, the Company encourages its employees and those who deal with it (e.g. customers and suppliers) to report concerns about any malpractice and impropriety that come to their attention. A whistleblowing policy is in place to set out reporting channels and guidance on reporting possible malpractice, impropriety and fraud to the Management or the Audit Committee in confidence. It also provides that whistleblowers who report any bona fide concerns will not suffer any form of intimidation and retaliation. The Chief Executive Officer (or in his or her absence, the Vice-Chairman of the Board), Director of Human Resources, Head of Internal Audit and General Counsel/Company Secretary are responsible for reviewing the whistleblowing procedures of the Company and receive regular updates on relevant matters of concern raised under the whistleblowing arrangements, together with any management actions taken in response.

Code of Conduct

The Code of Conduct sets the standards for employees to perform their duties with honesty and integrity. Employees are required to adhere to the Code of Conduct, which includes provisions dealing with conflict of interest, discrimination, sexual harassment, personal data protection as well as provisions related to prevention of corruption and illegal acceptance or offer of gifts or benefits. The Code of Conduct also covers various other areas to ensure our employees live up to a high standard of conduct in the workplace. If, in conducting business for the Group, an employee becomes aware of any improper, unethical or illegal conduct, the employee has a duty to report to the Group. In addition, all employees of the Group are required to refresh their understanding of the Code of Conduct annually to ensure ongoing compliance and the upholding of high ethical and professional standards and provide written confirmation thereof.

SHAREHOLDER RELATIONS

Shareholders' Communication Policy

The Company is committed to maintaining a high level of transparency and employs a policy of open and timely disclosure of relevant information to its Shareholders. This commitment to fair disclosure and comprehensive and transparent reporting of the Group's activities can be reflected in many aspects.

The Board strives to encourage and maintain constant dialogue with the Shareholders through various means. The Board (with the assistance of the Company Secretary and the Corporate Governance Committee) has established a shareholders' communication policy to ensure that appropriate steps are taken to provide effective communication with the Shareholders.

Information is communicated to the Shareholders mainly through the Company's corporate communications (such as interim and annual reports, announcements and circulars) and annual general meetings as well as disclosures on the website of the Company.

The Company communicates to its Shareholders through its annual and interim reports. All such reports can also be accessed via the websites of the Company and HKEx. The Company's website also provides Shareholders with corporate information such as the Group's major business and recent development of its data centre projects. Shareholders may send their enquiries to the Board by sending the same to the Company at its principal office in Hong Kong or by email to the Company at enquiry@sunevision.com. The Directors, the Company Secretary or other appropriate members of the Management, and the branch share registrar and transfer office of the Company also respond to inquiries from Shareholders and investors promptly.

The annual general meetings and other general meetings, if any, of the Company are also good communication channels for the Board to meet and exchange views with the Shareholders. Shareholders are encouraged to attend the general meetings of the Company either in person or by proxy. Question and answer sessions at general meetings foster constructive dialogues between Shareholders and the Directors. The Directors use their best endeavour to attend the general meetings so that they may answer any questions from the Shareholders.

In addition, Shareholders may put forward proposals at general meetings of the Company by sending the same to the Company at the principal office of the Company in Hong Kong.

The Corporate Governance Committee will review the shareholders' communication policy at least annually to ensure its effectiveness. Having considered the different channels of communication with Shareholders, the Corporate Governance Committee is satisfied that the shareholders' communication policy has been properly implemented during the year and is appropriate.

The Company is committed to protecting the privacy right on all personal data collected from Shareholders. When collecting personal data from Shareholders, the Company will specify in the relevant documents the purpose of collection and the use of personal data etc. Contact details are also provided to Shareholders for accessing and correcting their personal data.

Annual General Meeting

The 2025 AGM circular, incorporating the notice of annual general meeting and setting out details in relation to each resolution proposed, information on voting arrangement and other relevant information, was sent to all Shareholders not less than 21 clear days prior to the 2025 AGM. Separate resolutions for each substantially separate issue, including the re-election of each of the retiring Directors, were proposed at the 2025 AGM. The procedures for conducting a poll were clearly explained at the 2025 AGM. All resolutions put to Shareholders at the 2025 AGM were voted by way of poll and passed, and the results were published on the websites of the Company and HKEx. The Chairman of the Board, the members of each of the Board Committees and the external auditor attended the 2025 AGM and were available to answer questions that were raised by the Shareholders.

Extraordinary General Meeting

Extraordinary general meetings shall be convened on the written requisition of any one or more Shareholders deposited at the principal office of the Company in Hong Kong specifying the objects of the meeting and resolutions to the meeting agenda and signed by the requisitionist(s), provided that such requisitionist(s) held as at the date of deposit of the requisition not less than one-tenth of the voting rights, on a one vote per share basis, of the Company which carries the right of voting at general meetings of the Company.

Dividend Policy

Currently, the Company has adopted a dividend policy which aims at maintaining a stable and sustainable dividend payout to the Shareholders and to distribute approximately 50% of the underlying net profit of the Group. When determining the actual dividend payment, the Board will consider a variety of factors, such as the Group's financial performance, capital requirements, future investment plans, expected cash flow as well as general business and economic environment. The dividend policy will be reviewed by the Board from time to time in order to maintain an optimal capital structure corresponding to the changes in market conditions and future prospects. It is confirmed that all dividend decisions made by the Board were in line with the dividend policy of the Company.

INVESTOR RELATIONS

The Group continues to promote and strengthen its relationship with investors and potential investors. During the year ended 30 June 2026, the Group conducted a series of post-results briefings to address questions from analysts and the investment community, as well as to exchange insights on prevailing industry trends and developments. In addition, the Group proactively engaged with the investment community through a variety of channels, including in-person and virtual non-deal roadshows, one-on-one and group meetings, post-results luncheons, and data centre facility tours. These events provided opportunities for the senior management to communicate with the stakeholders, including existing shareholders, potential investors, analyst and other members of the investment community, on the Group's strategic direction and financial performance, and to respond to their inquiries. The Group also participated in overseas investor conferences to share updates on its latest business developments and strategic vision. These engagements were conducted on a regular basis throughout the year.

In addition, Shareholders were given opportunities to meet the Directors and senior management and to raise questions at the annual general meeting of the Company held on 31 October 2025 and the extraordinary general meeting held on 30 June 2026.

Feedback and views received from Shareholders and investors during these engagements were shared with the Board and senior management on an ongoing basis. The Board and management considered such feedback in formulating the Group's business strategies, investor relations initiatives and corporate communications, with a view to enhancing transparency and strengthening stakeholder engagement.

As a channel to further enhance communications, the Company disseminates announcements, corporate notices, and other financial and non-financial information through the Company's website in a timely manner.

During the year ended 30 June 2026, no amendment was made to the memorandum and articles of association of the Company, and the latest version of which is available on the websites of the Company and HKEx.



德勤

TO THE MEMBERS OF SUNEVISION HOLDINGS LTD.

新意網集團有限公司

(incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of SUNeVision Holdings Ltd. (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 73 to 131, which comprise the consolidated statement of financial position as at 30 June 2026, and the consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information and other explanatory information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30 June 2026, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with Hong Kong Companies Ordinance.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSAs”) as issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA’s Code of Ethics for Professional Accountants (the “Code”) as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

KEY AUDIT MATTERS (continued)

Key audit matter

Capitalisation and measurement of costs of property, plant and equipment

We identified the capitalisation and measurement of costs of property, plant and equipment as a key audit matter due to the significance of the balance to the consolidated financial statements as a whole, combined with the judgments required in applying the criteria for capitalisation in accordance with Hong Kong Accounting Standard ("HKAS") 16 "Property, Plant and Equipment" and HKAS 23 "Borrowing Costs".

The judgments involved include assessing the costs whether it is probable that future economic benefits associated with the items will flow to the Group in accordance with HKAS 16 and determining the cessation and suspension of the capitalisation of borrowing costs based on the progress and status of the construction works.

The Group's properties in the course of construction for production, supply or administrative purposes (i.e. construction in progress) are carried at costs, less any recognised impairment loss. Costs include construction costs, professional fees, and, for qualifying assets, borrowing costs capitalised in accordance with the Group's accounting policy.

As disclosed in note 15 to the consolidated financial statements, the addition of the Group's property, plant and equipment amounted to approximately HK\$987,160,000, including addition of construction in progress amounted to approximately HK\$961,772,000.

How our audit addressed the key audit matter

Our procedures in relation to the capitalisation and measurement of costs of property, plant and equipment included:

- Understanding the management processes relating to the approval of, construction contracts and construction payments for purchase of property, plant and equipment, management's review of capitalisation of professional fees, construction costs and borrowing costs, and determination of budgeted costs to complete and estimated accruals for the construction costs at the end of the reporting period;
- Reviewing the progress of construction in progress by referencing to the project timetable on sample basis, independent architect/engineers' reports (if applicable) and the latest budgets and discussing with management the current status of the construction, including the costs incurred to date, the remaining critical milestones and estimated costs to complete including contract claims, and the assessment of the financial implications to the Group;
- Reassessing the appropriateness and reperforming the calculations of borrowing costs on sample basis eligible for capitalisation into construction in progress with reference to HKAS 23; and
- Checking the amounts of acquisition costs and construction costs incurred for property, plant and equipment during the year and reassessing the nature of the costs incurred and whether it is probable that future economic benefits associated with the costs will flow to the Group, on a sample basis, by reference to the suppliers' invoices, interim certificates certifying the value of work performed and other supporting documents.



OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF DIRECTORS AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRS Accounting Standards as issued by the HKICPA and the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion 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. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matter communicated with those charged with governance, we determine that matter that was of most significance in the audit of the consolidated financial statements of the current period and is therefore the key audit matter. We describe this matter in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Chan Ka Sing (practising certificate number: P06595).

Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong

1 September 2026

Consolidated Statement of Profit or Loss

For the year ended 30 June 2026

	NOTES	2026 HK\$'000	2025 HK\$'000
Revenue	5	3,117,174	2,938,114
Cost of sales		(1,289,597)	(1,273,030)
Gross profit		1,827,577	1,665,084
Other income	7	10,267	16,980
Selling expenses		(49,319)	(46,033)
Administrative expenses		(157,855)	(133,963)
Profit from operations		1,630,670	1,502,068
Other gain and loss	8	(2,000)	(2,675)
Finance costs	10	(255,650)	(337,330)
Profit before taxation		1,373,020	1,162,063
Income tax expense	9	(227,450)	(182,648)
Profit for the year attributable to owners of the Company	10	1,145,570	979,415
Earnings per share based on profit attributable to owners of the Company (reported earnings per share)	13		
Basic (Remark (i))		28.07 cents	24.09 cents
Diluted (Remark (i))		28.05 cents	24.09 cents

Remarks:

- (i) Upon completion of the bonus issue of shares (with a convertible note ("Convertible Note(s)", which were constituted by the deed poll dated 25 November 2010) alternative) on 25 November 2010, SUNeVision Holdings Ltd. (the "Company") had 2,342,675,478 ordinary shares in issue and outstanding Convertible Notes which could be converted into 1,720,292,188 fully paid ordinary shares, representing a total of 4,062,967,666 ordinary shares which form the basis for the calculation of basic and diluted earnings per share. Adjustments are made in respect of shares repurchased and share options exercised.
- (ii) Details of earnings per share calculation and the Company's share capital are set out in notes 13 and 27 respectively.

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 30 June 2026

	NOTE	2026 HK\$'000	2025 HK\$'000
Profit for the year		1,145,570	979,415
Other comprehensive expenses for the year			
Items that will not be reclassified subsequently to the consolidated statement of profit or loss:			
Change in fair value of equity investment at fair value through other comprehensive income ("FVTOCI")		(510)	–
Deferred tax related to change in carrying amount arising from revaluation of property, plant and equipment	24	(3,818)	–
		(4,328)	–
Total comprehensive income for the year attributable to owners of the Company		1,141,242	979,415

Consolidated Statement of Financial Position

At 30 June 2026

	NOTES	2026 HK\$'000	2025 HK\$'000
Non-current assets			
Investment property	14	–	54,000
Property, plant and equipment	15	23,807,360	23,464,023
Equity instruments at fair value through other comprehensive income	16	4,525	5,035
		23,811,885	23,523,058
Current assets			
Inventories	17	3,959	4,013
Trade and other receivables	18	957,341	907,068
Contract assets	19	36,358	37,533
Cash and cash equivalents	20	426,564	423,602
		1,424,222	1,372,216
Current liabilities			
Trade and other payables	21	1,289,857	1,407,705
Contract liabilities	22	137,895	100,890
Lease liabilities	23	18,482	21,686
Bank borrowings	25	994,000	2,297,500
Tax payables		197,159	98,116
		2,637,393	3,925,897
Net current liabilities		(1,213,171)	(2,553,681)
Total assets less current liabilities		22,598,714	20,969,377
Non-current liabilities			
Contract liabilities	22	443,013	2,939
Lease liabilities	23	150,627	168,965
Deferred tax liability	24	540,207	489,626
Bank borrowings	25	10,003,966	9,529,416
Shareholder's loans	26	5,000,000	5,000,000
		16,137,813	15,190,946
Net assets		6,460,901	5,778,431
Capital and reserves			
Share capital	27	236,303	236,051
Reserve arising from issuance of convertible notes	27	172,002	172,002
Other reserves		6,050,568	5,368,350
Equity attributable to owners of the Company		6,458,873	5,776,403
Non-controlling interests		2,028	2,028
Total equity		6,460,901	5,778,431

The consolidated financial statements on pages 73 to 131 were approved and authorised for issue by the Board of Directors on 1 September 2026 and are signed on its behalf by:

DIRECTORS:

Fung Yuk-lun, Allen

Lo Ngai, Helen

Consolidated Statement of Changes in Equity

For the year ended 30 June 2026

	Attributable to owners of the Company								Non-controlling interests HK\$'000	Total equity HK\$'000
	Share capital HK\$'000	Share premium HK\$'000	Reserve arising from issuance of convertible notes	Share option reserve HK\$'000	Investment revaluation reserve HK\$'000	Property revaluation reserve HK\$'000	Retained profits HK\$'000	Total HK\$'000		
			HK\$'000 (Note)							
At 1 July 2024	233,906	2,377,540	172,002	56,732	–	48,639	2,227,106	5,115,925	2,028	5,117,953
Profit and total comprehensive income for the year	–	–	–	–	–	–	979,415	979,415	–	979,415
Exercise of share options (note 27)	2,145	154,773	–	(31,916)	–	–	–	125,002	–	125,002
Recognition of equity-settled share-based payments	–	–	–	8,182	–	–	–	8,182	–	8,182
Lapse of share options	–	–	–	(502)	–	–	502	–	–	–
Unclaimed dividend forfeited	–	–	–	–	–	–	2,495	2,495	–	2,495
Final dividend and distribution paid (note 12)	–	–	–	–	–	–	(454,616)	(454,616)	–	(454,616)
At 30 June 2025	236,051	2,532,313	172,002	32,496	–	48,639	2,754,902	5,776,403	2,028	5,778,431
Profit for the year	–	–	–	–	–	–	1,145,570	1,145,570	–	1,145,570
Change in fair value of equity investment at FVTOCI	–	–	–	–	(510)	–	–	(510)	–	(510)
Deferred tax related to change in carrying amount arising from revaluation of property, plant and equipment (note 24)	–	–	–	–	–	(3,818)	–	(3,818)	–	(3,818)
Total comprehensive (expenses) income for the year	–	–	–	–	(510)	(3,818)	1,145,570	1,141,242	–	1,141,242
Exercise of share options (note 27)	252	13,646	–	(2,658)	–	–	–	11,240	–	11,240
Recognition of equity-settled share-based payments	–	–	–	19,433	–	–	–	19,433	–	19,433
Lapse of share options	–	–	–	(12,647)	–	–	12,647	–	–	–
Unclaimed dividend forfeited	–	–	–	–	–	–	247	247	–	247
Final dividend and distribution paid (note 12)	–	–	–	–	–	–	(489,692)	(489,692)	–	(489,692)
At 30 June 2026	236,303	2,545,959	172,002	36,624	(510)	44,821	3,423,674	6,458,873	2,028	6,460,901

Note:

Pursuant to an ordinary resolution in relation to the bonus issue of shares (with a Convertible Note alternative) passed at the extraordinary general meeting of the Company held on 1 November 2010, 311,191,645 bonus shares of HK\$0.1 each were issued on 25 November 2010 on the basis of one bonus share for every existing share held by the shareholders of the Company whose names appeared on the register of members of the Company on 1 November 2010.

Reserve arising from issuance of convertible notes was then capitalised from the Company's share premium account for the purpose of issue of new shares upon conversion of the Convertible Notes. This reserve balance represented the aggregate amount of the Convertible Notes outstanding at the year end. No Convertible Notes were exercised and converted into ordinary shares by noteholders during the years ended 30 June 2026 and 2025. As a result, the Convertible Notes in the amount of HK\$172,001,633.30 remained outstanding as at 30 June 2026 and 2025.

The Convertible Notes are unlisted, non-transferable and irredeemable but have conversion rights entitling the noteholders to convert into an equivalent number of shares as the number of bonus shares which the noteholders would otherwise be entitled to receive under the bonus issue had the shareholder not elected for the Convertible Notes. The Convertible Notes do not carry voting rights at any general meeting of shareholders of the Company. The noteholders have the same right as the shareholders to receive dividend. The noteholders can exercise the conversion rights at any time after the issue of the Convertible Notes, subject to the terms and conditions of the deed poll constituting the Convertible Notes. The Convertible Notes were recognised as equity and are presented in reserves as "reserve arising from issuance of convertible notes".

Consolidated Statement of Cash Flows

For the year ended 30 June 2026

	2026 HK\$'000	2025 HK\$'000
OPERATING ACTIVITIES		
Profit before taxation	1,373,020	1,162,063
Adjustments for:		
Depreciation of property, plant and equipment	677,551	638,220
Equity-settled share-based payments	19,433	8,182
Provision for allowance for credit losses on trade and other receivables, net of reversal	2,170	1,807
Finance costs	255,650	337,330
(Gain) loss on write-off/disposal of property, plant and equipment, net	(76)	302
Decrease in fair value of investment property	2,000	4,000
Interest income	(7,898)	(13,353)
Reversal of impairment loss on equity investment at FVTOCI	–	(1,325)
Gain on early termination of lease agreement	–	(36)
Operating cash flows before movements in working capital	2,321,850	2,137,190
Decrease in inventories	54	2,165
Increase in trade and other receivables	(52,578)	(242,100)
Decrease in contract assets	1,175	1,167
Increase in trade and other payables	10,617	37,038
Increase in contract liabilities	477,079	12,020
CASH GENERATED FROM OPERATIONS	2,758,197	1,947,480
Hong Kong Profits Tax paid	(81,644)	(73,970)
NET CASH FROM OPERATING ACTIVITIES	2,676,533	1,873,510
INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(774,415)	(1,195,124)
Interest received	8,033	13,358
Proceeds from disposal of property, plant and equipment	77	4
NET CASH USED IN INVESTING ACTIVITIES	(766,305)	(1,181,762)
FINANCING ACTIVITIES		
New bank loans raised	5,100,000	1,000,000
Repayment of bank loans	(5,950,000)	(1,100,000)
New shareholder's loan raised	–	500,000
Proceeds from issuance of shares	11,240	125,002
Dividends and distribution paid	(489,086)	(448,576)
Interest paid	(548,652)	(808,837)
Arrangement fees paid	(8,750)	(16,500)
Repayment of lease liabilities	(22,037)	(17,976)
NET CASH USED IN FINANCING ACTIVITIES	(1,907,286)	(766,887)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	2,962	(75,139)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	423,602	498,741
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR, represented by bank balances and deposits	426,564	423,602

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

1. GENERAL INFORMATION

The Company was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law (1998 Revision) of the Cayman Islands and its shares are listed on the main board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange"). Its ultimate holding company is Sun Hung Kai Properties Limited ("SHKP"), a company incorporated in Hong Kong with its shares listed on the main board of the Stock Exchange and its immediate holding company is Sunco Resources Limited. The addresses of the registered office and principal place of business of the Company are disclosed in the "Corporate Information" section of the annual report. SHKP together with its subsidiaries, other than member of the Company and its subsidiaries (the "Group") are hereinafter referred to as the "SHKP Group".

The Company is an investment holding company. The activities of its principal subsidiaries are set out in note 37.

The consolidated financial statements are presented in Hong Kong dollar ("HK\$"), which is same as the functional currency of the Company.

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS AND CHANGES IN OTHER ACCOUNTING POLICIES

Amendments to an HKFRS Accounting Standard that are mandatorily effective for the current year

In the current year, the Group has applied the following amendments to an HKFRS Accounting Standard as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") for the first time, which are mandatorily effective for the Group's annual period beginning on 1 July 2025 for the preparation of the consolidated financial statements:

Amendments to HKAS 21	Lack of Exchangeability
-----------------------	-------------------------

The application of the amendments to an HKFRS Accounting Standard in the current year has had no material impact on the Group's financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

New and amendments to HKFRS Accounting Standards in issue but not yet effective

The Group has not early applied the following new and amendments to HKFRS Accounting Standards that have been issued but are not yet effective:

Amendments to HKAS 21	Translation to a Hyperinflationary Presentation Currency ³
Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments ²
Amendments to HKFRS 9 and HKFRS 7	Contracts Reference Nature-dependent Electricity ²
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ¹
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11 ²
HKFRS 18	Presentation and Disclosure in Financial Statements ³
HKFRS 20	Regulatory Assets and Regulatory Liabilities ⁴

1 Effective for annual periods beginning on or after a date to be determined.

2 Effective for annual periods beginning on or after 1 January 2026.

3 Effective for annual periods beginning on or after 1 January 2027.

4 Effective for annual periods beginning on or after 1 January 2029.

Except for the new and amendments to HKFRS Accounting Standards mentioned below, the directors of the Company anticipate that the application of all other new and amendments to HKFRS Accounting Standards will have no material impact on the consolidated financial statements in the foreseeable future.

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS AND CHANGES IN OTHER ACCOUNTING POLICIES (continued)

HKFRS 18 “Presentation and Disclosure in Financial Statements”

HKFRS 18 “Presentation and Disclosure in Financial Statements”, which sets out requirements on presentation and disclosures in financial statements, will replace HKAS 1 “Presentation of Financial Statements”. This new HKFRS Accounting Standard, while carrying forward many of the requirements in HKAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management-defined performance measures in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. In addition, some HKAS 1 paragraphs have been moved to HKAS 8 and HKFRS 7. Minor amendments to HKAS 7 “Statement of Cash Flows” and HKAS 33 “Earnings per Share” are also made.

HKFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted. The application of the new standard is not expected to have significant impact on the financial performance and positions of the Group in terms of recognition and measurement. However, it is expected to affect the structure and presentation of the consolidated statement of profit or loss.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

3.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards issued by the HKICPA. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and by the Hong Kong Companies Ordinance.

In preparing the consolidated financial statements, the directors of the Company have given careful consideration to the future liquidity of the Group in light of the fact that the Group's current liabilities exceeded its current assets by HK\$1.2 billion as at 30 June 2026.

As at 30 June 2026, the Group has a number of sources of finance available to fund its operations, including but not limited to internal resources and available unutilised facilities of HK\$3.6 billion from financial institutions and its shareholder. As such, in the opinion of the directors of the Company, the Group has adequate financial resources to support its operations and prepared the cashflow forecast for the future twelve months. Accordingly, the consolidated financial statements have been prepared on a going concern basis.

The Group's total equity is HK\$6.5 billion as at 30 June 2026. For illustrative purposes, had the Group's data centres in operation (which is stated at cost net of accumulated depreciation) been stated at fair value at 30 June 2026, total equity of the Group at 30 June 2026 would be HK\$40.8 billion. The fair value, which was determined based on the income approach, has been arrived at with the assistance of an independent valuer not connected with the Group. Such information is for illustrative purposes only and is not necessarily an indication of total equity of the Group that actually would have been achieved had the Group's data centres in operation been stated at fair value at 30 June 2026, nor is it intended to be a projection of future results.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information

(a) Basis of consolidation

The consolidated financial statements incorporate the consolidated financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each item of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with Group's accounting policies.

Intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein, which represent present ownership interests entitling their holders to a proportionate share of net assets of the relevant subsidiaries upon liquidation.

Change in the Group's interests in existing subsidiaries

When the Group loses control of a subsidiary, the assets and liabilities of that subsidiary and non-controlling interests (if any) are derecognised. A gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the carrying amount of the assets and liabilities of the subsidiary attributable to the owners of the Company.

All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable HKFRS Accounting Standards).

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(b) Investments in subsidiaries

A subsidiary is an entity controlled by the Company.

Investments in subsidiaries are included in the Company's statement of financial position at cost less any identified impairment losses.

(c) Revenue from contracts with customers

Information about the Group's accounting policies relating to contracts with customers is provided in note 5.

(d) Property, plant and equipment

Property, plant and equipment including leasehold properties held for use in the production or supply of goods or services, or for administrative purposes (other than construction in progress as described below) are stated at cost less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

Properties in the course of construction for production, supply or administrative purposes (i.e. construction in progress) are carried at cost, less any recognised impairment loss. Costs include any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management including costs of testing whether the related asset is functioning properly and, for qualifying assets, borrowing costs capitalised in accordance with the Group's accounting policy. Depreciation of these assets, on the same basis as the relevant categories of property, plant and equipment commences when the assets are ready for their intended use.

Ownership interests in leasehold land and building

When the Group makes payments for ownership interests of properties which includes both leasehold land and building elements, the entire consideration is allocated between the leasehold land and the building elements in proportion to the relative fair values at initial recognition. To the extent the allocation of the relevant payments can be made reliably, interest in leasehold land that is accounted for as "right-of-use assets" is presented as "property, plant and equipment" in the consolidated statement of financial position except for those that are classified and accounted for as investment property under the fair value model.

If a property becomes an investment property because its use has changed as evidenced by end of owner-occupation, any difference between the carrying amount and the fair value of that item (including the relevant leasehold land classified as right-of-use assets) at the date of transfer is recognised in other comprehensive income and accumulated in property revaluation reserve. On the subsequent sale or retirement of the property, the relevant revaluation reserve will be transferred directly to retained profits.

Depreciation is recognised so as to write off the cost of items of property, plant and equipment (other than construction in progress) less their estimated residual values over their estimated useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(e) Leases

The Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 “Leases” at inception of the contract. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

The Group as a lessee

Allocation of consideration to components of a contract

For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Non-lease components are separated from lease component and are accounted for by applying other applicable standards.

Short-term leases

The Group applies the short-term lease recognition exemption to leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. Lease payments on short-term leases are recognised as expense on a straight-line basis over the lease term.

Right-of-use assets

The cost of right-of-use asset includes:

- the amount of the initial measurement of the lease liability;
- any lease payments made at or before the commencement date, less any lease incentives received;
- any initial direct costs incurred by the Group; and
- an estimate of costs to be incurred by the Group in dismantling and removing the underlying assets, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Except for those that are classified as investment property and measured under fair value model, right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

The Group presents right-of-use assets that do not meet the definition of investment property in “property, plant and equipment”, the same line item as that within which the corresponding underlying assets would be presented if they were owned. Right-of-use assets that meet the definition of investment property are presented within “investment property”.

Refundable rental deposits

Refundable rental deposits paid are accounted under HKFRS 9 “Financial Instruments” and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments and included in the cost of right-of-use assets.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(e) Leases (continued)

The Group as a lessee (continued)

Lease liabilities

At the commencement date of a lease, the Group recognises and measures the lease liability at the present value of lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable.

The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

The Group presents lease liabilities as a separate line item on the consolidated statement of financial position.

Lease modifications

The Group accounts for a lease modification as a separate lease if:

- the modification increases the scope of the lease by adding the right to use one or more underlying assets; and
- the consideration for the leases increases by an amount commensurate with the stand-alone price for the increase in scope and any appropriate adjustments to that stand-alone price to reflect the circumstances of the particular contract.

For a lease modification that is not accounted for as a separate lease, the Group remeasures the lease liability based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

The Group accounts for the remeasurement of lease liabilities by making corresponding adjustments to the relevant right-of-use asset. When the modified contract contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the modified contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

The Group as a lessor

Classification and measurement of leases

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset, and such costs are recognised as an expense on a straight-line basis over the lease term except for investment property measured under fair value model.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(e) Leases (continued)

The Group as a lessor (continued)

Allocation of consideration to components of a contract

When a contract includes both leases and non-lease components, the Group applies HKFRS 15 "Revenue from Contracts with Customers" to allocate consideration in a contract to lease and non-lease components. Non-lease components are separated from lease component on the basis of their relative stand-alone selling prices.

Refundable rental deposits

Refundable rental deposits received are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

(f) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale.

Any specific borrowing that remain outstanding after the related asset is ready for its intended use or sale is included in the general borrowing pool for calculation of capitalisation rate on general borrowings. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in consolidated statement of profit or loss in the period in which they are incurred.

(g) Short-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognised for benefits accruing to employees (such as wages and salaries) after deducting any amount already paid.

(h) Taxation

Income tax expense represents the sum of the current and deferred income tax expense.

The tax currently payable is based on taxable profits for the year. Taxable profits differ from profit before taxation because of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profits. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profits nor the accounting profits and at the time of the transaction does not give rise to equal taxable and deductible temporary differences.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(h) Taxation (continued)

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax assets and liabilities reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred tax for investment property that is measured using the fair value model, the carrying amount of such property is presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale, except for freehold land, which is always presumed to be recovered entirely through sale.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

Current and deferred tax are recognised in the consolidated statement of profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(i) Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

(i) Financial assets

Classification and subsequent measurement of financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets that meet the following conditions are subsequently measured at FVTOCI:

- the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at fair value through profit or loss ("FVTPL"), except that at initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if that equity investment is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which HKFRS 3 "Business Combinations" applies.

In addition, the Group may irrevocably designate a financial asset that are required to be measured at the amortised cost or FVTOCI as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(i) Financial instruments (continued)

(i) Financial assets (continued)

Classification and subsequent measurement of financial assets (continued)

(i) Amortised cost and interest income

Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost. Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired (see below). For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

(ii) Equity instrument designated as at FVTOCI

Investment in equity instrument at FVTOCI is subsequently measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the investments revaluation reserve; and are not subject to impairment assessment. The cumulative gain or loss will not be reclassified to profit or loss on disposal of the equity investments, and will be transferred to retained profits.

Dividends from this investment in equity instrument are recognised in profit or loss when the Group's right to receive the dividends is established, unless the dividends clearly represent a recovery of part of the cost of the investment. Dividends are included in the "other income" line item in profit or loss.

Impairment of financial assets and contract assets subject to impairment assessment under HKFRS 9

The Group performs impairment assessment under expected credit loss ("ECL") model on financial assets and other item which are subject to impairment assessment under HKFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessment are done based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of past events and current conditions at the reporting date as well as the forecast of future economic conditions.

The Group always recognises lifetime ECL for trade receivables, unbilled revenue and contract assets. The ECL on these assets are assessed individually for debtors with significant balances and credit-impaired or collectively with appropriate groupings.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(i) Financial instruments (continued)

(ii) Financial assets (continued)

Impairment of financial assets and contract assets subject to impairment assessment under HKFRS 9 (continued)

For all other instruments, the Group measures the loss allowance equal to 12-month ECL, unless there has been a significant increase in credit risk since initial recognition, in which case the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition.

(i) Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

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 significant increase in credit risk before the amount becomes past due.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(i) Financial instruments (continued)

(i) Financial assets (continued)

Impairment of financial assets and contract assets subject to impairment assessment under HKFRS 9 (continued)

(ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

(iii) Credit-impaired financial assets

A financial asset is credit-impaired when one or more events have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider; or
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation.

(iv) Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings, or in the case of trade receivables, when the amounts are over two years past due, whichever occurs sooner. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(i) Financial instruments (continued)

(ii) Financial assets (continued)

Impairment of financial assets and contract assets subject to impairment assessment under HKFRS 9 (continued)

(v) Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data and forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights.

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

Lifetime ECL for certain trade receivables/unbilled revenue/contract assets are considered on a collective basis taking into consideration past due information and relevant credit information such as forward looking macroeconomic information.

For collective assessment, the Group takes into consideration the following characteristics when formulating the grouping:

- Past-due status;
- Nature, size and industry of debtors; and
- External credit ratings where available.

The grouping is regularly reviewed by management to ensure the constituents of each group continue to share similar credit risk characteristics.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based on amortised cost of the financial asset.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of trade receivables, unbilled revenue and contract assets where the corresponding adjustment is recognised through a loss allowance account.

Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

On derecognition of an investment in equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the investments revaluation reserve is not reclassified to profit or loss, but is transferred to retained profits.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(i) Financial instruments (continued)

(ii) Financial liabilities and equity

Classification as debt or equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

Financial liabilities at amortised cost

Financial liabilities (including trade and other payables, bank borrowings and shareholder's loans) are subsequently measured at amortised cost, using the effective interest method.

Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in the consolidated statement of profit or loss.

(j) Equity-settled share-based payment transactions

Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value of services received determined by reference to the fair value of equity instruments at the grant date is expensed on a straight-line basis over the vesting period with a corresponding increase in equity (share option reserve).

At the end of each reporting period, the Group revises its estimates of the number of options that are expected to vest based on assessment of all relevant non-market vesting conditions. The impact of the revision of the original estimates during the vesting period, if any, is recognised in the consolidated statement of profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to share option reserve.

When the share options are exercised, the amount previously recognised in share option reserve will be transferred to share premium. When the share options are forfeited after the vesting date, the amount previously recognised in share option reserve will be transferred to retained profits.

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (continued)

3.2 Material accounting policy information (continued)

(k) Cash and cash equivalents

Cash and cash equivalents presented on the consolidated statement of financial position include:

- (a) cash, which comprises of cash on hand and demand deposits, excluding bank balances that are subject to regulatory restrictions that result in such balances no longer meeting the definition of cash; and
- (b) cash equivalents, which comprises of short-term (generally with original maturity of three months or less), highly liquid investments that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value. Cash equivalents are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

For the purposes of the consolidated statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above.

4. CRITICAL ACCOUNTING JUDGMENTS AND ESTIMATIONS

In the application of the Group's accounting policies, which are described in note 3, the management of the Company is required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

Critical judgements in applying accounting policies

The following are the critical judgements, apart from those involving estimations, that the directors of the Company have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

Capitalisation and measurement of costs of property, plant and equipment

The Group's properties in the course of construction for production, supply or administrative purposes (i.e. construction in progress) are carried at cost, less any recognised impairment loss. Costs include construction costs, professional fees, and, for qualifying assets, the borrowing cost capitalised.

The management has assessed the costs whether it is probable that future economic benefits associated with the items will flow to the Group in accordance with HKAS 16 "Property, Plant and Equipment". The management has determined the cessation and suspension of the capitalisation of borrowing costs based on the progress and status of the construction works and performed the calculations of borrowing costs eligible for capitalisation into construction in progress with reference to HKAS 23 "Borrowing Costs".

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

5. REVENUE

Disaggregation of revenue

For the year ended 30 June 2026

Types of services recognised over time	Data centre and IT facilities HK\$'000	ELV and IT systems HK\$'000	Total HK\$'000
Income from data centre and information Technology ("IT") facilities colocation services and interconnection services (including income of HK\$33,031,000 from other managed services)	2,888,356	–	2,888,356
Installation and maintenance fee of extra-low voltage ("ELV") and IT systems (including installation fee of HK\$164,196,000)	–	228,818	228,818
Revenue from contracts with customers	2,888,356	228,818	3,117,174

For the year ended 30 June 2025

Types of services recognised over time	Data centre and IT facilities HK\$'000	ELV and IT systems HK\$'000	Total HK\$'000
Income from data centre and IT facilities colocation services and interconnection services (including income of HK\$35,566,000 from other managed services)	2,720,472	–	2,720,472
Installation and maintenance fee of ELV and IT systems (including installation fee of HK\$152,696,000)	–	217,642	217,642
Revenue from contracts with customers	2,720,472	217,642	2,938,114

The transaction price allocated to the remaining performance obligations (unsatisfied or partially unsatisfied) as at 30 June 2026 and the expecting timing of recognising revenue are as follows:

- (i) The aggregate amount of installation services is HK\$204,480,000 (2025: HK\$259,793,000), of which HK\$113,796,000 (2025: HK\$132,540,000) is expected to be recognised as revenue within one year. HK\$90,684,000 (2025: HK\$127,253,000) are expected to be recognised as revenue in the second to fifth year inclusive.
- (ii) The aggregate amount of use of data centre and IT facilities colocation services is HK\$10,921,134,000 (2025: HK\$9,031,862,000), of which HK\$1,888,924,000 (2025: HK\$1,557,236,000) is expected to be recognised as revenue within one year. HK\$5,182,753,000 (2025: HK\$3,351,499,000) and HK\$3,849,457,000 (2025: HK\$4,123,127,000) are expected to be recognised as revenue in the second to fifth year inclusive and over five years, respectively.

For the contracts from interconnection services, other managed services and maintenance services that have an original expected duration of one year or less or the Group has a right to consideration from the customers in an amount that corresponds directly with the value to the customers of the Group's performance completed to date, as permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

6. SEGMENT INFORMATION

Segment profit represents the profit earned by each segment without allocation of central administrative costs, directors' emoluments, interest income, other gain and loss, rental income and finance costs. This is the measure reported to the Group's management, being the chief operating decision maker, for the purposes of resource allocation and performance assessment.

The principal activities of the operating segments and reportable segments of the Group are as follows:

- (a) Data centre and IT facilities cover the provision of 1) data centre and IT facilities colocation services to allow customers to house their IT infrastructure or equipment, 2) interconnection services to provide customers with high-speed and reliable interconnectivity, and 3) other managed services.
- (b) ELV and IT systems comprise installation and maintenance services for the respective systems.

Segment revenue and results

An analysis of the Group's revenue and results, substantially derived from Hong Kong, by reportable segment is as follows:

For the year ended 30 June 2026

	Data centre and IT facilities HK\$'000	ELV and IT systems HK\$'000	Elimination HK\$'000	Consolidated total HK\$'000
REVENUE				
External	2,888,356	228,818	–	3,117,174
Inter-segment	–	190	(190)	–
Total	2,888,356	229,008	(190)	3,117,174
RESULTS				
Segment results	1,643,953	44,659	–	1,688,612
Unallocated corporate expenses				(66,669)
Interest income				7,898
Other gain and loss				(2,000)
Rental income				829
Finance costs				(255,650)
Profit before taxation				1,373,020

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

6. SEGMENT INFORMATION (continued)

For the year ended 30 June 2025

	Data centre and IT facilities HK\$'000	ELV and IT systems HK\$'000	Elimination HK\$'000	Consolidated total HK\$'000
REVENUE				
External	2,720,472	217,642	–	2,938,114
Inter-segment	–	190	(190)	–
Total	2,720,472	217,832	(190)	2,938,114
RESULTS				
Segment results	1,506,643	41,399	–	1,548,042
Unallocated corporate expenses				(60,900)
Interest income				13,353
Other gain and loss				(2,675)
Rental income				1,573
Finance costs				(337,330)
Profit before taxation				1,162,063

Inter-segment sales are charged at prevailing market rates.

The Group does not report regularly segment assets and liabilities to the chief operating decision maker and therefore no analysis of segment assets and liabilities is presented.

Other segment information

For the year ended 30 June 2026

	Data centre and IT facilities HK\$'000	ELV and IT systems HK\$'000	Consolidated total HK\$'000
Amount included in the measure of segment results:			
Depreciation of property, plant and equipment (note 10)	675,833	1,718	677,551
Addition to property, plant and equipment (note 15)	987,047	113	987,160
Gain on disposal of property, plant and equipment, net	(76)	–	(76)
Provision for allowance for credit losses on trade receivables, net of reversal	2,170	–	2,170

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

6. SEGMENT INFORMATION (continued)

Other segment information (continued)

For the year ended 30 June 2025

	Data centre and IT facilities HK\$'000	ELV and IT systems HK\$'000	Consolidated total HK\$'000
Amount included in the measure of segment results:			
Depreciation of property, plant and equipment (note 10)	636,502	1,718	638,220
Addition to property, plant and equipment (note 15)	1,340,496	951	1,341,447
Loss on write-off/disposal of property, plant and equipment, net	302	–	302
Provision for allowance for credit losses on trade and other receivables, net of reversal	1,807	–	1,807

Geographical information

The Group's revenue is derived from Hong Kong and the Group's non-current assets are substantially located in Hong Kong. Accordingly, no analysis by geographical location is presented.

Information about major customers

For the year ended 30 June 2026, the largest two customers (2025: the largest two customers), which come from the segment of data centre and IT facilities, accounted for about 19% and 14% (2025: 18% and 14%) of the total revenue, respectively.

7. OTHER INCOME

	2026 HK\$'000	2025 HK\$'000
Interest income	7,898	13,353
Rental income	829	1,573
Miscellaneous	1,540	2,054
	10,267	16,980

8. OTHER GAIN AND LOSS

	2026 HK\$'000	2025 HK\$'000
Decrease in fair value of investment property (note 14)	(2,000)	(4,000)
Reversal of impairment loss on equity investment at FVTOCI	–	1,325
	(2,000)	(2,675)

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

9. INCOME TAX EXPENSE

	2026 HK\$'000	2025 HK\$'000
Current tax		
– Hong Kong Profits Tax	181,955	95,259
– Over provision in prior years	(1,268)	(22)
	180,687	95,237
Deferred tax charge (note 24)	46,763	87,411
	227,450	182,648

Hong Kong Profits Tax is calculated at 16.5% on the estimated assessable profits for both years.

The income tax expense can be reconciled to the profit before taxation per the consolidated statement of profit or loss as follows:

	2026 HK\$'000	2025 HK\$'000
Profit before taxation	1,373,020	1,162,063
Tax charge at Hong Kong Profits Tax rate of 16.5% (2025: 16.5%)	226,548	191,740
Tax effect of expenses not deductible for tax purpose	19,639	23,408
Tax effect of income not taxable and other adjustment items for tax purposes	(12,984)	(32,353)
Tax effect of recognition of previously unrecognised deductible temporary difference	(4,351)	–
Tax effect of tax losses not recognised	4	4
Tax effect of utilisation of tax losses previously not recognised	(138)	(129)
Over provision in prior years	(1,268)	(22)
Income tax expense	227,450	182,648

Details of deferred tax liability are set out in note 24.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

10. PROFIT FOR THE YEAR

	2026 HK\$'000	2025 HK\$'000
Profit for the year has been arrived at after charging (crediting):		
Staff costs	342,581	314,052
Retirement benefit scheme contributions	8,384	9,617
Share-based payments	19,433	8,182
Less: amounts capitalised	(14,078)	(792)
Total staff costs including directors' emoluments (note 11)	356,320	331,059
Auditor's remuneration		
– Audit services	1,651	1,629
– Non-audit services	1,260	652
Depreciation of property, plant and equipment	684,081	646,056
Less: amounts capitalised	(6,530)	(7,836)
	677,551	638,220
(Gain) loss on write-off/disposal of property, plant and equipment, net	(76)	302
Provision for allowance for credit losses on trade and other receivables, net of reversal	2,170	1,807
Interest on bank borrowings	371,159	533,592
Interest on shareholder's loans	171,407	185,630
Interest on lease liabilities	5,396	5,919
Other finance costs	35,747	35,354
Less: amounts capitalised	(328,059)	(423,165)
Total finance costs	255,650	337,330

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

11. DIRECTORS' EMOLUMENTS AND EMPLOYEES' EMOLUMENTS

(a) Directors' emoluments

The total emoluments, pension and compensation arrangements paid/payable to the directors of the Company of their services for the years ended 30 June 2026 and 2025 were as follows:

Name of directors	Fees HK\$'000 (Note (i))	Basic salaries and allowances HK\$'000 (Note (ii))	Discretionary bonuses HK\$'000 (Notes (ii) and (iii))	Retirement benefit scheme contributions HK\$'000 (Note (ii))	Equity-settled share-based payments HK\$'000 (Note (ii))	2026 Total emoluments HK\$'000	2025 Total emoluments HK\$'000
<i>Executive Directors</i>							
Kwok Ping-luen, Raymond	60	-	-	-	-	60	60
Fung Yuk-lun, Allen	52	-	-	-	4,232	4,284	1,262
Tung Chi-ho, Eric	45	12*	-	-	-	57	57
Lo Ngai, Helen (Note (iv))	27	2,712	990	11	667	4,407	-
Chan Man-yuen, Martin (Note (v))	30	2,562	-	128	(293)	2,427	7,942
<i>Non-Executive Directors</i>							
Cheung Wing-yui	270	-	-	-	-	270	270
Kwok Kai-wang, Christopher	45	-	-	-	-	45	45
David Norman Prince	150	-	-	-	-	150	150
Siu Hon-wah, Thomas	45	-	-	-	-	45	45
Chan Hong-ki, Robert	45	-	-	-	-	45	45
Jack Lau (Note (vi))	150	-	-	-	1,587	1,737	275
Lau Yeuk-hung, Fiona (Note (vii))	-	-	-	-	-	-	248
<i>Independent Non-Executive Directors</i>							
Li On-kwok, Victor	240	-	-	-	-	240	240
King Yeo-chi, Ambrose	240	-	-	-	-	240	240
Wong Kai-man	240	-	-	-	-	240	240
Lee Wai-kwong, Sunny	175	-	-	-	-	175	167
Chan Chun-kwong, Jane (Note (viii))	175	-	-	-	-	175	37
Lam Kwok-fung, Kenny (Note (ix))	88	-	-	-	-	88	-
Cheng Ka-lai, Lily (Note (x))	-	-	-	-	-	-	59
Leong Kwok-Kuen, Lincoln (Note (xi))	-	-	-	-	-	-	51
Jack Lau (Note (vi))	-	-	-	-	-	-	118
Total 2026	2,077	5,286	990	139	6,193	14,685	11,551
Total 2025	1,977	3,799	3,178	189	2,408	11,551	

Notes:

- (i) The fees were for their services as directors of the Company or the Company and its subsidiaries.
- (ii) The other emoluments were for their services in connection with the management of the affairs of the Group.
- (iii) The discretionary bonuses are determined by the Board of Directors from time to time with reference to directors' duties and responsibilities and the Group's performance and profitability.
- (iv) Ms. Lo Ngai, Helen was appointed as an Executive Director on 28 November 2025.
- (v) Mr. Chan Man-yuen, Martin retired as an Executive Director on 27 February 2026.
- (vi) Mr. Jack Lau was re-designated from an Independent Non-Executive Director to a Non-Executive Director of the Company on 15 April 2025.
- (vii) Ms. Lau Yeuk-hung, Fiona resigned as a Non-Executive Director of the Company on 15 April 2025.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

11. DIRECTORS' EMOLUMENTS AND EMPLOYEES' EMOLUMENTS (continued)

(a) Directors' emoluments (continued)

Notes: (continued)

(viii) Ms. Chan Chun-kwong, Jane was appointed as an Independent Non-Executive Director on 15 April 2025.

(ix) Mr. Lam Kwok-fung, Kenny was appointed as an Independent Non-Executive Director on 28 November 2025.

(x) Ms. Cheng Ka-lai, Lily retired as an Independent Non-Executive Director on 1 November 2024.

(xi) Mr. Leong Kwok-Kuen, Lincoln retired as an Independent Non-Executive Director on 1 November 2024.

* Paid/payable to SHKP Group.

There was no arrangement under which a director waived or agreed to waive any remuneration during the year.

During the year ended 30 June 2026, no (2025: certain) directors were granted share options, in respect of their services to the Group under the share option schemes of the Company. Details of the share option scheme are set out in note 28.

(b) Employees' emoluments

Of the five individuals with the highest emoluments in the Group, three (2025: one) are directors of the Company whose emoluments are included above. During the year ended 30 June 2026, one of the directors of the Company, Ms. Lo Ngai, Helen was a related entity participant before appointment as a director of the Company and one of the directors of the Company, Mr. Chan Man Yuen, Martin was an employee after the retirement as a director of the Company. Therefore, her emoluments before appointment as director and his emoluments after retirement as director are included in the disclosures below. The emoluments of Ms. Lo Ngai, Helen and Mr. Chan Man Yuen, Martin in the capacity as a related entity participant and an employee, respectively during the year ended 30 June 2026 and the remaining two (2025: four) individuals are as follows:

	2026 HK\$'000	2025 HK\$'000
Salaries and allowances	11,060	12,977
Discretionary bonuses	2,139	3,168
Retirement benefit scheme contributions	349	531
Equity-settled share-based payments	1,599	1,216
	15,147	17,892

Their emoluments were within the following bands:

	2026 Number of employees	2025 Number of employees
HK\$3,000,001 to HK\$3,500,000	–	2
HK\$3,500,001 to HK\$4,000,000	–	1
HK\$4,000,001 to HK\$4,500,000	1	–
HK\$7,500,001 to HK\$8,000,000	1	–
HK\$8,000,001 to HK\$8,500,000	–	1
	2	4

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

12. DIVIDENDS

	2026 HK\$'000	2025 HK\$'000
Dividend paid and recognised as distribution during the year		
– Final dividend to ordinary shareholders in respect of the immediately preceding financial year of HK12.00 cents (2025: HK11.20 cents) per share	283,290	261,974
– Payments to convertible noteholders in respect of the immediately preceding financial year of HK12.00 cents (2025: HK11.20 cents) for each share which such registered noteholders would have become holders of had such registered noteholders' Convertible Notes then outstanding been converted on 6 November 2025 (2025: 7 November 2024)	206,402	192,642
	489,692	454,616
Dividend proposed		
– Final dividend to ordinary shareholders in respect of the current financial year of HK14.00 cents (2025: HK12.00 cents) per share	330,846	283,262
– Payments to convertible noteholders in respect of the current financial year of HK14.00 cents (2025: HK12.00 cents) for each share which such registered noteholders would have become holders of, had such registered noteholders' Convertible Notes then outstanding been converted on 10 November 2026 (2025: 6 November 2025)	240,802	206,402
	571,648	489,664

At a meeting held on 1 September 2026, the directors recommended the declaration of a final dividend of HK14.00 cents per share for the year ended 30 June 2026. This proposed dividend is not included as a dividend payable in the consolidated statement of financial position as at 30 June 2026.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

13. EARNINGS PER SHARE

Reported earnings per share

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

	2026 HK\$'000	2025 HK\$'000
Earnings for the purposes of basic and diluted earnings per share	1,145,570	979,415
	2026 Number of shares	2025 Number of shares
Weighted average number of ordinary shares for the purpose of basic earnings per share	4,081,407,743	4,065,449,767
Effect of dilutive potential ordinary shares: Share options	2,192,448	276,439
Weighted average number of ordinary shares for the purpose of diluted earnings per share	4,083,600,191	4,065,726,206

For the purposes of basic and diluted earnings per share, the weighted average number of ordinary shares is calculated after taking into account the effect of the issuance of bonus shares (with a Convertible Note alternative) in November 2010. Details of the issuance of bonus shares are set out in note 27.

The computation of diluted earnings per share does not assume the exercise of certain (2025: certain) Company's share options because the exercise price of those share options was higher than the average market price for shares for the years ended 30 June 2026 and 2025. Save as the share options mentioned above, there were no other dilutive potential ordinary shares in existence during the years ended 30 June 2026 and 2025.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

14. INVESTMENT PROPERTY

	HK\$'000
At 1 July 2024	58,000
Decrease in fair value recognised in the consolidated statement of profit or loss (note 8)	(4,000)
At 30 June 2025	54,000
Decrease in fair value recognised in the consolidated statement of profit or loss (note 8)	(2,000)
Transfer to property, plant and equipment (note 15)	(52,000)
At 30 June 2026	—

The fair value of the Group's investment property, which was located in Hong Kong, at 30 June 2025 had been determined with reference to a valuation on market value basis carried out by Knight Frank Petty Limited, independent qualified professional surveyors not connected with the Group. In estimating the fair value of the investment property, the highest and best use of the property was its current use.

As at 30 June 2025, the valuation was valued using the income capitalisation method by capitalising the net income from the existing tenancy and reversionary income potential at appropriate capitalisation rates. The capitalisation rate adopted was 3% which was derived by making reference to the yields achieved from analysis of comparable property investment transactions and valuer's view of prevailing investor expectations regarding rental growth and perceived risks. A lower capitalisation rate would imply a higher property value, and vice versa.

All of the fair value measurements of the Group's investment property was categorised into Level 3 of the fair value hierarchy. Level 3 fair value measurements are those derived from valuation techniques in which unobservable inputs are used. There were no transfers into or out of Level 3 during the year.

All of the Group's property interests that were held under operating leases to earn rentals or for capital appreciation purposes were measured using the fair value model and were classified and accounted for as investment property.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

15. PROPERTY, PLANT AND EQUIPMENT

	Leasehold land and owned properties HK\$'000	Leased properties HK\$'000	Data centre facilities HK\$'000	ELV system equipment HK\$'000	Computers, networks and related equipment HK\$'000	Office equipment, furniture and fixtures HK\$'000	Motor vehicles HK\$'000	Construction in progress HK\$'000	Total HK\$'000
COST									
At 1 July 2024	8,125,013	227,071	8,231,747	6,920	6,533	71,916	1,315	10,046,760	26,717,275
Additions	–	3,029	9,380	–	53	5,078	–	1,323,907	1,341,447
Construction cost adjustments	(696)	–	–	–	–	–	–	–	(696)
Transfer	–	–	812,184	–	–	–	–	(812,184)	–
Disposals/write-off	–	(5,043)	(67,794)	(367)	(128)	(516)	–	–	(73,848)
At 30 June 2025	8,124,317	225,057	8,985,517	6,553	6,458	76,478	1,315	10,558,483	27,984,178
Additions	–	495	16,912	–	52	7,929	–	961,772	987,160
Transfer from investment property (note)	52,000	–	–	–	–	–	–	–	52,000
Construction cost adjustments	(267)	–	(11,474)	–	–	–	–	–	(11,741)
Transfer	110,210	–	260,506	–	–	–	–	(370,716)	–
Disposals/write-off	–	(6,914)	(17,197)	(693)	(41)	(15,449)	–	–	(40,294)
At 30 June 2026	8,286,260	218,638	9,234,264	5,860	6,469	68,958	1,315	11,149,539	28,971,303
DEPRECIATION AND IMPAIRMENT									
At 1 July 2024	969,487	28,265	2,887,035	6,920	5,924	48,794	844	–	3,947,269
Provided for the year	168,017	23,984	444,726	–	226	8,937	166	–	646,056
Eliminated on disposals/write-off	–	(4,671)	(67,528)	(367)	(128)	(476)	–	–	(73,170)
At 30 June 2025	1,137,504	47,578	3,264,233	6,553	6,022	57,255	1,010	–	4,520,155
Provided for the year	169,265	22,564	482,721	–	220	9,145	166	–	684,081
Eliminated on disposals/write-off	–	(6,914)	(17,197)	(693)	(41)	(15,448)	–	–	(40,293)
At 30 June 2026	1,306,769	63,228	3,729,757	5,860	6,201	50,952	1,176	–	5,163,943
CARRYING VALUE									
At 30 June 2026	6,979,491	155,410	5,504,507	–	268	18,006	139	11,149,539	23,807,360
At 30 June 2025	6,986,813	177,479	5,721,284	–	436	19,223	305	10,558,483	23,464,023

Note: On 1 March 2026, the rental agreement with the tenant has been expired and the Group transferred investment property with carrying amount of HK\$52,000,000 for its own use.

The above items of property, plant and equipment, other than construction in progress, are depreciated on a straight-line basis at the following rates per annum:

Leasehold land and owned properties /leased properties	2% or over the prevailing lease term
Data centre facilities	2%–33 $\frac{1}{3}$ %
ELV system equipment	10%
Computers, networks and related equipment	20%–33 $\frac{1}{3}$ %
Office equipment, furniture and fixtures	20%–33 $\frac{1}{3}$ %
Motor vehicles	30%–33 $\frac{1}{3}$ %

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

15. PROPERTY, PLANT AND EQUIPMENT (continued)

The Group as lessee

Right-of-use assets (included in the property, plant and equipment)

	During the year ended 30 June 2026			At 30 June 2026
	Additions HK\$'000	Transfer from Investment property HK\$'000	Depreciation HK\$'000	Net book value HK\$'000
Right-of-use assets				
Leasehold land under leasehold land and owned properties (Note (i))	–	42,250	81,634	3,475,249
Leasehold land under construction in progress (Notes (i) and (ii))	–	–	109,615	4,529,328
Leased properties	495	–	22,564	155,410
	495	42,250	213,813	8,159,987
			2026 HK\$'000	2025 HK\$'000
Expense relating to short-term leases			321	292
Total cash outflow for leases			27,754	24,187

Notes:

- (i) The right-of-use assets included in leasehold land and owned properties and construction in progress represent the leasehold land located in Hong Kong.
- (ii) The depreciation of the leasehold land under construction in progress was fully capitalised.

For both years, the Group leases various offices, warehouses, building floors and cable connection for its operations. During the year ended 30 June 2026, the Group entered into a renewal lease agreement for office for 1 year. During the year ended 30 June 2025, lease contracts were entered into for fixed term of 2 to 3 years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

In addition, the Group owns several leasehold properties where its data centre facilities are primarily located and office buildings. The Group is the registered owner of these property interests, including the underlying leasehold lands. Lump sum payments were made upfront to acquire these property interests. The leasehold land components of these owned properties are presented separately because the payments made can be allocated reliably.

As at 30 June 2026, the portfolio of short-term leases is similar to the portfolio of short-term leases to which the short-term lease expense disclosed above.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

15. PROPERTY, PLANT AND EQUIPMENT (continued)

The Group as lessee (continued)

Restriction on leases

In addition, lease liabilities of leased properties of HK\$169,109,000 are recognised with related right-of-use assets of leased properties of HK\$155,410,000 as at 30 June 2026 (2025: lease liabilities of leased properties of HK\$190,651,000 are recognised with related right-of-use assets of leased properties of HK\$177,479,000). The lease agreements do not impose any covenants other than the security interests in the leased properties that are held by the lessor and the leased properties may not be used as security for borrowing purpose.

16. EQUITY INSTRUMENTS AT FVTOCI

	2026 HK\$'000	2025 HK\$'000
Equity instruments at FVTOCI:		
Listed equity security outside Hong Kong	815	1,325
Unlisted equity investment	3,710	3,710
	4,525	5,035
	2026 HK\$'000	2025 HK\$'000
Carrying amount analysed for reporting purposes as:		
Non-current assets	4,525	5,035

17. INVENTORIES

	2026 HK\$'000	2025 HK\$'000
Raw materials	149	491
Work in progress	528	263
Spare parts	3,282	3,259
	3,959	4,013

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

18. TRADE AND OTHER RECEIVABLES

	2026 HK\$'000	2025 HK\$'000
Trade receivables	525,160	310,801
Less: allowance for credit losses	(2,941)	(771)
	522,219	310,030
Unbilled revenue for use of data centre and IT facilities (Note)	257,465	347,549
Other receivables	82,104	76,120
Prepayments	83,575	123,609
Deposits paid	11,978	49,760
	957,341	907,068

As at 1 July 2025, trade receivables from contracts with customers and unbilled revenue for use of data centre and IT facilities net of allowance for credit losses amounted to HK\$322,994,000 and HK\$162,816,000, respectively.

Note: Unbilled revenue represents services provided but not yet billable according to the terms of the contract with customers. The amounts are unconditional and will be billed according to the billing arrangements as set out in the contracts with customers.

The Group allows an average credit period of 30 days to its trade customers. The following is an ageing analysis of trade receivables based on the invoice dates, net of allowance for credit losses at the end of the reporting period:

	2026 HK\$'000	2025 HK\$'000
0 – 60 days	441,822	281,610
61 – 90 days	21,570	3,250
> 90 days	58,827	25,170
	522,219	310,030

The Group's counterparties are mainly entities in SHKP Group, well-known international institutions, local governmental institutions and sizeable companies with good credit quality. Based on past experience, the default rates of these counterparties are low.

As at 30 June 2026, included in the Group's trade receivables balance are debtors with aggregate carrying amount of HK\$116,068,000 (2025: HK\$99,210,000) which are past due as at the reporting date. Out of the past due balances, HK\$28,678,000 (2025: HK\$18,056,000) has been past due 90 days or more and is not considered as in default because those debtors are with continuous settlements during and subsequent to the reporting period and no default history noted.

Details of impairment assessment of trade and other receivables for the year ended 30 June 2026 are set out in note 31.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

19. CONTRACT ASSETS

	2026 HK\$'000	2025 HK\$'000
Unbilled revenue for installation services	21,465	16,879
Retention receivables of installation services	14,893	20,654
Total contract assets	36,358	37,533

As at 1 July 2024, contract assets amounted to HK\$38,700,000.

20. CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash and short-term deposits held by the Group. Bank balances are interest bearing at prevailing market rates. The Group's deposits carry fixed interest at approximately 2.16% to 2.82% (2025: 1.18% to 3.59%) per annum and mature within 3 months (2025: within 3 months) from the dates of deposit.

21. TRADE AND OTHER PAYABLES

	2026 HK\$'000	2025 HK\$'000
Trade payables	16,369	18,063
Other payables and accruals	1,095,303	1,212,694
Deposits received	178,185	176,948
	1,289,857	1,407,705

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

	2026 HK\$'000	2025 HK\$'000
Trade payables aged within 60 days	14,539	14,891
Trade payables aged over 60 days	1,830	3,172
	16,369	18,063

The average credit period for trade payables is 30 days. The Group has financial risk management policies in place to ensure that all payables are within the credit time frame. Other payables and accruals include payables for property, plant and equipment of HK\$758,712,000 (2025: HK\$892,792,000).

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

22. CONTRACT LIABILITIES

The carrying amount of contract liabilities are as follows:

	2026 HK\$'000	2025 HK\$'000
Current liabilities (release to the consolidated statement of profit or loss within one year)	137,895	100,890
Non-current liabilities	443,013	2,939
	580,908	103,829

As at 1 July 2024, contract liabilities amounted to HK\$91,809,000.

During the year ended 30 June 2026, revenue recognised in the current year relating to contract liabilities at the beginning of the year was HK\$100,890,000 (2025: HK\$88,048,000). The Group receives upfront lump sum payments from certain customers before the commencement of use of data centre and IT facilities and monthly fee in advances from certain customers at the beginning of each month. The upfront lump sum and advance payment result in contract liabilities being recognised.

23. LEASE LIABILITIES

	2026 HK\$'000	2025 HK\$'000
Lease liabilities payable:		
Within one year	18,482	21,686
Within a period of more than one year but not more than two years	18,009	18,339
Within a period of more than two years but not more than three years	18,708	18,009
Within a period of more than three years but not more than four years	19,504	18,708
Within a period of more than four years but not more than five years	20,327	19,504
Within a period of more than five years	74,079	94,405
Total (note 35)	169,109	190,651
Less: amount due for settlement with 12 months shown under current liabilities	(18,482)	(21,686)
Amount due for settlement after 12 months shown under non-current liabilities	150,627	168,965

The weighted average incremental borrowing rate applied to lease liabilities is 3% (2025: 3%).

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

24. DEFERRED TAX LIABILITY

The following is the analysis of the deferred tax balances for financial reporting purposes:

	2026 HK\$'000	2025 HK\$'000
Deferred tax liability	540,207	489,626

The deferred tax (asset) liability recognised and movements thereon during the year are as follows:

	Tax losses HK\$'000	Accelerated tax depreciation HK\$'000	Total HK\$'000
At 1 July 2024	(122,334)	524,549	402,215
Charge to profit or loss	59,364	28,047	87,411
At 30 June 2025	(62,970)	552,596	489,626
Charge to profit or loss	9,843	36,920	46,763
Charge to equity (Note)	–	3,818	3,818
At 30 June 2026	(53,127)	593,334	540,207

Note: It represents the recognition of the deferred tax related to change in carrying amount arising from revaluation of property, plant and equipment in previous years resulted from the change of recovery of revaluation amount of the property from through sales to through use upon the transfer from investment property to property, plant and equipment.

Deferred tax asset and liability are offset when taxes relate to the same tax authority and where offsetting is legally enforceable. At the end of the reporting period, the Group has unrecognised tax losses of HK\$306,052,000 (2025: HK\$306,844,000) which can be carried forward indefinitely. Recognition of these unrecognised tax losses depends on future taxable profits available and losses agreed with the relevant tax authorities.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

25. BANK BORROWINGS

At the end of the reporting period, the Group's unsecured bank loans were denominated in HK\$ with the carrying amount of HK\$10,997,966,000 (2025: HK\$11,826,916,000). The loans carry interest at the Hong Kong Interbank Offered Rate plus a margin. The loans were used to fund various existing data centre projects.

During the year, the Group obtained another long-term banking facilities of HK\$6,000,000,000 (2025: nil) to refinance its existing short-term bank loans and to fund various exiting data centre projects and raised unsecured bank loans of HK\$5,100,000,000 (2025: HK\$1,000,000,000) from its unutilised banking facilities and repaid the bank loans with a principal amount of HK\$5,950,000,000 (2025: HK\$1,100,000,000). As at 30 June 2026, the Group has available unutilised banking facilities of HK\$2,750,000,000 (2025: HK\$1,900,000,000).

Borrowing costs capitalised during the year arose on the general borrowing pool and are calculated by applying a capitalisation rate of 3.47% (2025: 4.51%) per annum and specific borrowings to expenditure on qualifying assets.

The carrying amounts of the above borrowings are repayable*

	2026 HK\$'000	2025 HK\$'000
Within a year	994,000	2,297,500
Within a period of more than one year but less than two years	–	4,275,250
Within a period of more than two years but less than five years	7,007,716	5,254,166
Within a period of more than five years	2,996,250	–
Total (note 35)	10,997,966	11,826,916

* The amounts due are based on scheduled repayment dates set out in the loan agreements.

The above bank borrowings carry interest at effective rate per annum of 3.40% (2025: 4.62%).

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

26. SHAREHOLDER'S LOANS

On 28 December 2018, the Group and SHKP Group entered into a loan agreement pursuant to which SHKP Group had agreed to make available unsecured term loan facility in an aggregate amount of HK\$3,800,000,000 to the Group for a term of 72 months at a fixed interest rate of 4% per annum. The fixed interest rate of 4% per annum was then amended to 3% per annum effective from 1 August 2020. On 17 June 2024, SHKP Group had agreed to extend the loan to a further 24 months and the fixed interest rate shall amend to a Hong Kong Interbank Offered Rate plus a premium with effect from 3 January 2025. On 17 June 2026, SHKP Group had agreed to extend the loan to a further 36 months.

On 17 June 2024, the Group and SHKP Group entered into another loan agreement pursuant to which SHKP Group had agreed to take available unsecured term loan facility in an aggregate amount of HK\$2,000,000,000 to the Group for a term of 36 months at a Hong Kong Interbank Offered Rate plus a premium. On 29 June 2026, SHKP Group committed to extend the loan to a further 37 months and a formal amendment to the loan agreement shall be executed on or before 31 March 2027.

At the end of the reporting period, HK\$5,000,000,000 (2025: HK\$5,000,000,000) was drawn down from the facilities which were used to fund various existing data centre projects and for working capital requirements.

27. SHARE CAPITAL AND OTHER RESERVES

	Number of ordinary shares	Amount HK\$'000
Ordinary shares of HK\$0.1 each		
Authorised:		
At 1 July 2024, 30 June 2025 and 30 June 2026	10,000,000,000	1,000,000
Issued and fully paid:		
At 1 July 2024	2,339,057,333	233,906
Exercise of share options (Note (ii))	21,457,000	2,145
At 30 June 2025	2,360,514,333	236,051
Exercise of share options (Note (ii))	2,520,000	252
At 30 June 2026	2,363,034,333	236,303

The Company and its subsidiaries did not purchase, sell or redeem any of the listed securities of the Company during the years ended 30 June 2026 and 2025.

27. SHARE CAPITAL AND OTHER RESERVES (continued)

Notes:

- (i) Pursuant to an ordinary resolution in relation to the bonus issue of shares (with a Convertible Note alternative) passed at the extraordinary general meeting of the Company held on 1 November 2010, 311,191,645 bonus shares of HK\$0.1 each were issued on 25 November 2010 to the shareholders of the Company who were entitled to those bonus shares and did not elect to receive the Convertible Notes.

Convertible Notes in the amount of HK\$172,029,218.80 were issued to shareholders of the Company who elected for the Convertible Note alternative, and the same amount was capitalised from the Company's share premium account as "reserve arising from issuance of convertible notes". Holders of the Convertible Notes are entitled to convert into an equivalent number of shares as the number of bonus shares which the noteholders would otherwise be entitled to receive under the bonus issue. Accordingly, Convertible Notes can be converted into ordinary shares of HK\$0.1 each on a one-to-one basis.

During the years ended 30 June 2026 and 2025, no Convertible Notes were exercised and converted into ordinary shares of the Company.

	Number of fully paid ordinary shares to be issued (issued) upon conversion	Amount HK\$'000
At 1 July 2024, 30 June 2025 and 30 June 2026	1,720,016,333	172,002

Upon conversion of all the outstanding Convertible Notes, the issued share capital of the Company would be 4,083,050,666 (2025: 4,080,530,666) fully paid ordinary shares of HK\$0.1 each.

Details of the bonus issue of shares (with a Convertible Note alternative) are set out in the circular of the Company dated 29 September 2010.

- (ii) During the year ended 30 June 2026, 2,520,000 (2025: 21,457,000) shares were issued upon the exercise of share options.

28. SHARE OPTION SCHEMES

The share option scheme of the Company which was adopted on 1 November 2012 and became effective on 15 November 2012 (the "2012 Scheme") had expired on 15 November 2022. Due to the expiry of the 2012 Scheme, the adoption of a new share option scheme (the "2022 Scheme") and the termination of the 2012 Scheme were approved by the shareholders of the Company at the annual general meeting held on 28 October 2022, and became effective on 1 November 2022 following the grant of listing approval by the Stock Exchange on 1 November 2022. No share options can be granted under the 2012 Scheme upon its termination.

Under the 2022 Scheme, the Board of Directors of the Company may, at its discretion, grant options pursuant to the 2022 Scheme to the directors (other than independent non-executive directors), chief executive, employees of the Company or any of its subsidiaries and the directors, chief executive and employees of the holding companies, fellow subsidiaries or associated companies of the Company. The total number of shares which may be issued in respect of all options to be granted under the 2022 Scheme shall not in aggregate exceed 233,905,733, representing 10% of the total number of shares in issue as at the date of approval of the 2022 Scheme by the shareholders of the Company, unless the Company obtains an approval from its shareholders of the Company. The number of shares in respect of which options may be granted to a single individual under the 2022 Scheme in any 12-month period up to and including the date of such grant shall not exceed 1% of the shares in issue, unless the Company obtains an approval from its shareholders of the Company. The 2022 Scheme shall be valid and effective for a period of 10 years commencing on the 28 October 2022.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

28. SHARE OPTION SCHEMES (continued)

During the year ended 30 June 2026, no (2025: 21,790,000) share options were granted to certain directors, employees and related entity participants under the 2022 Scheme. Particulars of the share options granted under the 2012 Scheme and the 2022 Scheme and their movements during the years ended 30 June 2026 and 2025 were as follows:

For the year ended 30 June 2026

				Number of share options					
Grantees	Date of grant	Exercise price per share HK\$	Exercise period	Balance as at 01.07.2025	Reclassification during the year	Granted during the year	Exercised during the year	Cancelled/ lapsed during the year	Balance as at 30.06.2026
Directors	05.05.2021	7.982	05.05.2022 to 04.05.2026	2,200,000	(2,200,000)	-	-	-	-
	04.05.2022	6.532	04.05.2023 to 03.05.2027	4,000,000	-	-	-	-	4,000,000
	12.01.2023	4.514	12.01.2024 to 11.01.2028	800,000	(300,000)	-	(100,000)	-	400,000
	26.05.2025	6.25	26.05.2026 to 25.05.2030	8,000,000	(1,500,000)	-	-	-	6,500,000
Employees	05.05.2021	7.982	05.05.2022 to 04.05.2026	386,000	2,200,000	-	-	(2,586,000)	-
	04.05.2022	6.532	04.05.2023 to 03.05.2027	1,608,000	-	-	-	(24,000)	1,584,000
	12.01.2023	4.514	12.01.2024 to 11.01.2028	2,141,000	700,000	-	(1,722,000)	(1,000)	1,118,000
	22.05.2023	4.32	22.05.2024 to 21.05.2028	2,290,000	-	-	(345,000)	(200,000)	1,745,000
	22.05.2023	4.32	20.06.2024 to 21.05.2028	150,000	-	-	(3,000)	-	147,000
	22.05.2023	4.32	29.06.2024 to 21.05.2028	350,000	-	-	(350,000)	-	-
	22.05.2023	4.32	15.08.2024 to 21.05.2028	350,000	-	-	-	-	350,000
	26.05.2025	6.25	26.05.2026 to 25.05.2030	10,485,000	2,500,000	-	-	(3,900,000)	9,085,000
	26.05.2025	6.25	02.07.2026 to 25.05.2030	250,000	-	-	-	-	250,000
	26.05.2025	6.25	08.07.2026 to 25.05.2030	125,000	-	-	-	-	125,000
Related entity participants	05.05.2021	7.982	05.05.2022 to 04.05.2026	2,500,000	-	-	-	(2,500,000)	-
	12.01.2023	4.514	12.01.2024 to 11.01.2028	1,600,000	(400,000)	-	-	-	1,200,000
	26.05.2025	6.25	26.05.2026 to 25.05.2030	2,930,000	(1,000,000)	-	-	-	1,930,000
Total				40,165,000	-	-	(2,520,000)	(9,211,000)	28,434,000
Exercisable at the end of the year				15,911,000					
Weighted average exercise price				6.16			4.46	7.16	5.99

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

28. SHARE OPTION SCHEMES (continued)

For the year ended 30 June 2025

Grantees	Date of grant	Exercise price per share HK\$	Exercise period	Number of share options					Balance as at 30.06.2025
				Balance as at 01.07.2024	Reclassification during the year	Granted during the year	Exercised during the year	Cancelled/ lapsed during the year	
Directors	05.05.2021	7.982	05.05.2022 to 04.05.2026	5,000,000	(2,500,000)	–	(300,000)	–	2,200,000
	04.05.2022	6.532	04.05.2023 to 03.05.2027	4,000,000	–	–	–	–	4,000,000
	12.01.2023	4.514	12.01.2024 to 11.01.2028	2,700,000	(1,200,000)	–	(700,000)	–	800,000
	26.05.2025	6.25	26.05.2026 to 25.05.2030	N/A	–	8,000,000	–	–	8,000,000
Employees	17.06.2020	5.39	17.06.2021 to 16.06.2025	6,662,000	–	–	(6,412,000)	(250,000)	–
	17.06.2020	5.39	02.09.2021 to 16.06.2025	600,000	–	–	(600,000)	–	–
	05.05.2021	7.982	05.05.2022 to 04.05.2026	3,520,000	–	–	(3,134,000)	–	386,000
	04.05.2022	6.532	04.05.2023 to 03.05.2027	5,108,000	–	–	(3,442,000)	(58,000)	1,608,000
	04.05.2022	6.532	01.06.2023 to 03.05.2027	350,000	–	–	(350,000)	–	–
	12.01.2023	4.514	12.01.2024 to 11.01.2028	4,400,000	–	–	(2,259,000)	–	2,141,000
	22.05.2023	4.32	22.05.2024 to 21.05.2028	5,150,000	–	–	(2,460,000)	(400,000)	2,290,000
	22.05.2023	4.32	20.06.2024 to 21.05.2028	150,000	–	–	–	–	150,000
	22.05.2023	4.32	29.06.2024 to 21.05.2028	500,000	–	–	(150,000)	–	350,000
	22.05.2023	4.32	15.08.2024 to 21.05.2028	500,000	–	–	(150,000)	–	350,000
	26.05.2025	6.25	26.05.2026 to 25.05.2030	N/A	–	10,485,000	–	–	10,485,000
	26.05.2025	6.25	02.07.2026 to 25.05.2030	N/A	–	250,000	–	–	250,000
	26.05.2025	6.25	08.07.2026 to 25.05.2030	N/A	–	125,000	–	–	125,000
Related entity participants	05.05.2021	7.982	05.05.2022 to 04.05.2026	N/A	2,500,000	–	–	–	2,500,000
	05.05.2021	7.982	05.10.2022 to 04.05.2026	800,000	–	–	(800,000)	–	–
	04.05.2022	6.532	04.05.2023 to 03.05.2027	100,000	–	–	(100,000)	–	–
	12.01.2023	4.514	12.01.2024 to 11.01.2028	1,000,000	1,200,000	–	(600,000)	–	1,600,000
	26.05.2025	6.25	26.05.2026 to 25.05.2030	N/A	–	2,930,000	–	–	2,930,000
Total				40,540,000	–	21,790,000	(21,457,000)	(708,000)	40,165,000
Exercisable at the end of the year									12,775,000
Weighted average exercise price				5.91		6.25	5.83	4.88	6.16

The share options of the Company can be exercised up to 30% of the grant from the first anniversary of the date of grant, up to 60% of the grant from the second anniversary of the date of grant, and in whole or in part of the grant from the third anniversary of the date of grant (except that for the share options granted to certain employees and related entity participants of the Group, such share options can be exercised up to 30% of the grant from the first anniversary of the date of completion of one year's employment of the respective employees and related entity participants ("Date of Completion"), up to 60% of the grant from the second anniversary of the Date of Completion, and in whole or in part of the grant from the third anniversary of the Date of Completion).

28. SHARE OPTION SCHEMES (continued)

Share options exercised during the year resulted in 2,520,000 (2025: 21,457,000) shares being issued. The related weighted average share price at the time of exercise was HK\$6.23 (2025: HK\$8.98) per share.

The closing price of the shares of the Company immediately before the date on which the share options were granted was HK\$6.12 per share for the year ended 30 June 2025.

The fair values of the share options granted by the Company were determined by using the Black-Scholes model which is one of the models to estimate the fair value of a share option. The total value of the share options granted during the year ended 30 June 2025 under the 2022 Scheme amounting to approximately HK\$43,502,000 were estimated based on the following variables and assumptions:

	Options granted during the year ended 30 June 2025
Risk-free interest rate	2.18% ¹
Expected volatility	41.61% ²
Expected dividend yield	1.85% ³
Expected life of the share options	5 years ⁴

Notes:

1. This represented the approximate yield of 5-year Exchange Fund Note traded on 26 May 2025.
2. This represented the annualised volatility of the closing price of the shares of the Company in five years preceding the date of grant.
3. This represented the yield of the expected dividend, being the historical dividend of the shares of the Company in the year preceding the date of grant.
4. This was based on the assumption that there was no material difference between the expected volatility over the whole life of the share options and the historical volatility of the shares of the Company in five years preceding the date of grant.

The value of a share option varies with different variables of certain subjective assumptions. Any change in the variables so adopted may materially affect the estimation of the fair value of a share option.

The Group recognised total expenses of HK\$19,433,000 for the year ended 30 June 2026 (2025: HK\$8,182,000) in relation to share options granted by the Company.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

29. RELATED PARTY TRANSACTIONS AND BALANCES

Other than the transactions and balances with related parties disclosed elsewhere in these consolidated financial statements, the Group also had the following significant transactions with related parties during the year and significant balances with them at the end of the reporting period:

(a) Transactions with the SHKP Group

	2026 HK\$'000	2025 HK\$'000
Income from installation, operation and provision of cable networking	163,946	151,964
Income from maintenance and repair of network infrastructure and security systems	61,893	61,281
Income from data centre and IT facilities colocation services	4,560	4,821
Licence and management fee charges	494	498
Property management service fees	7,484	4,607
Cable networking installation charges	13,558	13,697
Maintenance and repair charges of network infrastructure and security system	3,805	3,834
Data centre security system maintenance services	4,462	4,484
Management fee charges	2,000	2,000
Insurance service charges	8,196	7,871
Other consultancy services	—	2,000
Construction work charges	109,268	245,172
Interest on shareholder's loans	171,407	185,630
Interest on lease liabilities	66	134
Other finance costs	1,600	2,060

(b) Balances with the SHKP Group

Balances with the SHKP Group (including buildings/estates managed by it) are included under the following headings:

	2026 HK\$'000	2025 HK\$'000
Trade and other receivables	46,675	55,606
Contract assets	14,892	16,432
Trade and other payables	425,130	551,256
Shareholder's loans	5,000,000	5,000,000
Lease liabilities (Note)	788	2,905

Trade receivables and trade and other payables are unsecured, interest-free and have credit period of 30 days.

Note: During the year ended 30 June 2026, the Group entered into a renewal lease agreement for the use of office for 1 year. The Group had recognised an addition of right-of-use assets and lease liabilities of HK\$451,000 and HK\$451,000, respectively.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

29. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

(c) Transaction with a joint venture of the SHKP Group

	2026 HK\$'000	2025 HK\$'000
Interest on lease liabilities	5,301	5,731

(d) Balance with a joint venture of the SHKP Group

	2026 HK\$'000	2025 HK\$'000
Lease liabilities	167,746	184,216

(e) Transaction with an associate of the SHKP Group

	2026 HK\$'000	2025 HK\$'000
Shuttle bus services	1,778	2,957

(f) Transaction with a director

During the year, professional fees of HK\$1,625,000 (2025: HK\$1,117,000) were paid/payable by the Group to Messrs. Woo Kwan Lee & Lo, a firm of solicitors which provided professional services to the Group. Mr. Cheung Wing-yui, a director of the Company, is a consultant of Messrs. Woo Kwan Lee & Lo.

(g) Compensation of key management personnel

The directors' emoluments set out in note 11 represent the compensation paid/payable to the key management personnel.

The remuneration of key management personnel is reviewed by the remuneration committee having regard to the performance of individuals and market trends.

30. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders of the Company through the optimisation of debt and equity balances. The Group's overall strategy remains unchanged from the prior year.

The capital structure of the Group mainly consists of net debt, which includes the bank borrowings and shareholder's loans disclosed in notes 25 and 26, respectively, net of cash and cash equivalents, and equity attributable to owners of the Company, comprising share capital and reserves.

The Company's management reviews the capital structure regularly. As part of this review, management considers the cost of capital and risks associated with each class of capital. Based on management's recommendations, the Group will balance its overall capital structure.

31. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments at the end of the reporting period were as follows:

	2026 HK\$'000	2025 HK\$'000
Financial assets		
Amortised cost	1,300,331	1,207,062
Equity instruments at FVTOCI	4,525	5,035
Financial liabilities		
Amortised cost	16,960,851	17,923,803

(b) Financial risk management objectives and policies

The Group's major financial instruments include trade and other receivables, cash and cash equivalents, equity instruments at FVTOCI, trade and other payables, bank borrowings, shareholder's loans and lease liabilities. The risks associated with these financial instruments include market risk (currency risk and interest rate risk), credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. Management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

Market risk

Currency risk

The Group has foreign currency bank balances and deposits, trade and other receivables and trade and other payables which expose the Group to foreign currency risk. Management manages foreign exchange exposure by closely monitoring the movement of foreign currency rate.

The carrying amounts of the Group's material foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period are as follows:

	2026 HK\$'000	2025 HK\$'000
Assets		
US\$		
– Trade and other receivables	85,851	17,774
– Bank balances and deposits	1,023	499
	86,874	18,273
Liabilities		
US\$		
– Trade and other payables	4,821	4,509

As most of the Group's foreign currency denominated monetary assets and monetary liabilities are denominated in US\$ and HK\$ is pegged to the US\$ under the Linked Exchange Rate System, the Group's foreign currency risk exposure is not considered to be significant.

31. FINANCIAL INSTRUMENTS (continued)

(b) Financial risk management objectives and policies (continued)

Market risk (continued)

Interest rate risk

The Group is exposed to fair value interest rate risk in relation to bank deposits and lease liabilities.

The Group is exposed to cash flow interest rate risk in relation to the impacts of rate changes on interest-bearing bank balances (see note 20 for details of bank balances), interest-bearing bank borrowings (see note 25 for details of bank borrowings) and variable-rate shareholder's loans (see note 26 for details of the shareholder's loans).

The Group's exposure to (i) interest rates on bank balances is considered insignificant and; (ii) the interest rate on financial liabilities is shown in the liquidity risk management section of this note. The Group's cash flow interest rate risk in relation to variable-rate bank borrowings and shareholder's loans is mainly concentrated on the fluctuation of Hong Kong Interbank Offered Rate.

Sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to interest rates for financial instruments at the end of the reporting period. For variable-rate bank borrowings and variable-rate shareholder's loans, the analysis is prepared assuming the amount of liabilities outstanding at the end of the reporting period was outstanding for the whole year. A 25 basis points (2025: 25 basis points) increase or decrease represents management's assessment of the reasonably possible change in interest rates.

If interest rates had been 25 basis points (2025: 25 basis points) higher/lower and all other variables were held constant, the Group's interest on bank borrowings and variable-rate shareholder's loans (2025: bank borrowings and variable-rate shareholder's loan) would increase/decrease by approximately HK\$40,125,000 (2025: HK\$42,250,000) and the profit after taxation would decrease/increase by approximately HK\$13,103,000 (2025: HK\$14,845,000) for the year ended 30 June 2026, after taking into effect of capitalisation of borrowing costs. This is mainly attributable to the Group's exposure to interest rates on its variable-rate bank borrowings and variable-rate shareholder's loans (2025: variable-rate bank borrowings and variable-rate shareholder's loan).

Credit risk and impairment assessment

Credit risk refers to the risk that the Group's counterparties default on their contractual obligations resulting in financial losses to the Group. The Group's credit risk exposures are primarily attributable to trade receivables, unbilled revenue, other receivables and deposits paid, bank balances and deposits and contract assets. The Group does not hold any collateral or other credit enhancements to cover its credit risks associated with its financial assets.

Trade receivables, unbilled revenue and contract assets

In order to minimise the credit risk, management of the Group has formulated policies for determination of credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. The Group reviews the recoverable amount of the individual trade debt at the end of the reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. In addition, the Group performs impairment assessment under ECL model on trade balances individually or based on collective basis. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

Other receivables and deposits paid

For other receivables and deposits paid, the management makes periodic individual assessment on the recoverability of other receivables and deposits paid based on historical settlement records, past experience, and also quantitative and qualitative information that is reasonable and supportive forward-looking information. Except for other receivables amounted to HK\$1,120,000 (2025: HK\$1,120,000) which was credit-impaired, the management believes that there are no significant increase in credit risk of these amounts since initial recognition and the Group provided impairment based on 12-month ECL. For the year ended 30 June 2026, the Group assessed the ECL for other receivables and deposits paid and loss allowance of HK\$1,120,000 (2025: HK\$1,120,000) is recognised.



31. FINANCIAL INSTRUMENTS (continued)

(b) Financial risk management objectives and policies (continued)

Market risk (continued)

Bank balances and deposits

The credit risk on the Group's bank balances and deposits is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

The Group does not have significant concentration of credit risk. Trade receivables consist of a number of customers and spread across diverse industries.

The Group's internal credit risk grading assessment comprises the following categories.

Internal credit rating	Description	Trade receivables, unbilled revenue and contract assets	Other financial assets
Group A	The counterparties are multinational companies or listed companies which have a low risk of the default through information developed internally	Lifetime ECL – not credit-impaired	12-month ECL
Group B	The counterparties are unlisted entities or small to medium entities which have a medium risk of the default through information developed internally	Lifetime ECL – not credit-impaired	12-month ECL
Group C	There have been significant increases in credit risk since initial recognition through information developed internally	Lifetime ECL – not credit-impaired	Lifetime ECL – not credit-impaired
Group D	There is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired	Lifetime ECL – credit-impaired
Group E	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery	Amount is written off	Amount is written off

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

31. FINANCIAL INSTRUMENTS (continued)

(b) Financial risk management objectives and policies (continued)

Credit risk and impairment assessment (continued)

The tables below detail the credit risk exposures of the Group's financial assets and contract assets, which are subject to ECL assessment:

	Notes	External credit rating	Internal credit rating	12-month or lifetime ECL	Gross carrying amount	
					2026 HK\$'000	2025 HK\$'000
Financial assets at amortised cost						
Trade receivables	18	N/A	Group A (Note i)	Lifetime ECL (not credit-impaired) (individually assessed)	498,584	282,630
			Group B (Note i)	Lifetime ECL (not credit-impaired) (individually assessed)	15,795	22,592
			Group C (Note i)	Lifetime ECL (not credit-impaired) (collective basis)	10,781	5,579
Unbilled revenue for use of data centre and IT facilities	18	N/A	Group A (Note i)	Lifetime ECL (not credit-impaired) (individually assessed)	257,465	347,549
Other receivables and deposits paid	18	N/A	Group A (Note ii)	12-month ECL	86,343	119,555
			Group B (Note ii)	12-month ECL	7,739	6,325
			Group D	Lifetime ECL (credit-impaired)	1,120	1,120
Bank balances and deposits	20	Aa2/Aa3/A1/A2/A3	N/A	12-month ECL	426,564	423,602
Other item						
Contract assets	19	N/A	Group A (Note i)	Lifetime ECL (not credit-impaired) (individually assessed)	36,358	37,533

Notes:

- For trade receivables, unbilled revenue and contract assets, the Group has applied simplified approach in HKFRS 9 to measure loss allowance at lifetime ECL. Except for debtors with significant outstanding balances or credit-impaired, the Group determines the ECL on these items by using a collective basis, grouped by internal credit rating based on historical repayment record and reputation.
- For the purpose of internal credit risk management, the Group uses past due information to assess whether the credit risk has increased significantly since initial recognition. No other receivables and deposits paid are more than 30 days past due. Based on assessment by the management of the Group, the ECL for other receivables and deposits paid is not material.

31. FINANCIAL INSTRUMENTS (continued)

(b) Financial risk management objectives and policies (continued)

Credit risk and impairment assessment (continued)

The following table provides information about the exposure to credit risk for trade receivables which are assessed based on collective basis within lifetime ECL (not credit-impaired). As at 30 June 2026, trade receivables, unbilled revenue and contract assets which are significant balances and not credit-impaired amounted to HK\$514,379,000, HK\$257,465,000 and HK\$36,358,000 (2025: HK\$305,222,000, HK\$347,549,000 and HK\$37,533,000), respectively, are assessed individually and trade receivables which are not credit-impaired amounted to HK\$10,781,000 (2025: HK\$5,579,000) are assessed under a collective basis based on internal credit rating. Based on assessment by the management of the Group, the ECL for trade receivables, unbilled revenue and contract assets which are assessed individually is not material.

As at 30 June 2026

	Average loss rate	Trade receivables HK\$'000	Loss allowances HK\$'000
Group C	27.3%	10,781	2,941

As at 30 June 2025

	Average loss rate	Trade receivables HK\$'000	Loss allowances HK\$'000
Group C	13.8%	5,579	771

The estimated loss rates are estimated based on historical observed default rates over the expected life of the debtors and are adjusted for forward-looking information that is available without undue cost or effort.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

31. FINANCIAL INSTRUMENTS (continued)

(b) Financial risk management objectives and policies (continued)

Credit risk and impairment assessment (continued)

The following table shows the movement in lifetime ECL that has been recognised for trade receivables under the simplified approach.

	Lifetime ECL not credit-impaired HK\$'000	Lifetime ECL credit-impaired HK\$'000	Total HK\$'000
As at 1 July 2024	204	–	204
Changes due to financial instruments recognised as at 1 July 2024:			
– Transfer to credit-impaired with gross carrying amount of HK\$204,000	(8)	8	–
– Impairment losses recognised	–	196	196
– Impairment losses reversed with full settlement of trade debtors with gross carrying amount of HK\$5,016,000	(196)	–	(196)
– Write-offs	–	(204)	(204)
New financial assets originated with gross carrying amounts of HK\$5,579,000	771	–	771
As at 30 June 2025	771	–	771
Changes due to financial instruments recognised as at 1 July 2025:			
– Impairment losses reversed with full settlement of trade debtors with gross carrying amount of HK\$5,579,000	(771)	–	(771)
New financial assets originated with gross carrying amounts of HK\$10,781,000	2,941	–	2,941
As at 30 June 2026	2,941	–	2,941

31. FINANCIAL INSTRUMENTS (continued)

(b) Financial risk management objectives and policies (continued)

Liquidity risk

The Group's financial and treasury activities are centrally managed and controlled at the corporate level. The Group takes liquidity risk into consideration when deciding its sources of finances and their respective tenors. The Group aims diversify its funding sources and minimise its refinancing risk by preventing substantial refinancing in any one period. The Group also maintains substantial undrawn committed revolving banking facilities to allow for flexibility in meeting its funding requirements.

The following tables detail the Group's remaining contractual maturity for its financial liabilities based on the agreed repayment terms. The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows.

Liquidity risk tables

	Weighted average interest rate	Less than 3 months HK\$'000	3 months– 1 year HK\$'000	1–2 years HK\$'000	2–5 years HK\$'000	Over 5 years HK\$'000	Total undiscounted cash flows HK\$'000	Carrying amount HK\$'000
At 30 June 2026								
Trade and other payables	–	953,815	8,057	1,013	–	–	962,885	962,885
Bank borrowings	3.46%	95,566	1,283,487	345,121	7,552,888	3,004,490	12,281,552	10,997,966
Shareholder's loans	3.49%	43,607	129,400	173,481	5,285,178	–	5,631,666	5,000,000
Lease liabilities	3.00%	3,916	17,233	22,281	91,078	54,847	189,355	169,109
		1,096,904	1,438,177	541,896	12,929,144	3,059,337	19,065,458	17,129,960
At 30 June 2025								
Trade and other payables	–	1,088,198	8,350	338	–	–	1,096,886	1,096,886
Bank borrowings	4.58%	136,402	2,691,768	4,673,545	5,743,881	–	13,245,596	11,826,917
Shareholder's loans	4.34%	50,321	149,321	5,130,410	–	–	5,330,052	5,000,000
Lease liabilities	3.00%	4,126	18,731	24,033	67,367	100,839	215,096	190,651
		1,279,047	2,868,170	9,828,326	5,811,248	100,839	19,887,630	18,114,454

(c) Fair values

The fair values of financial assets and financial liabilities are determined as follows:

- the fair values of financial assets with standard terms and conditions and traded on active liquid markets are determined with reference to quoted market bid prices; and
- the fair values of other financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis.

The directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised costs in the consolidated financial statements approximate to their fair values.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

31. FINANCIAL INSTRUMENTS (continued)

(c) Fair values (continued)

Fair value measurement recognised in the consolidated statement of financial position

The Group's financial instruments that are measured subsequent to initial recognition at fair value, is categorised as Level 1 and Level 3 fair value measurements, respectively based on the degree to which the fair value is observable.

	2026 HK\$'000	2025 HK\$'000
Listed equity security outside Hong Kong (Level 1)	815	1,325
Unlisted equity instruments (Level 3)	3,710	3,710
	4,525	5,035

Fair value of the listed equity security outside Hong Kong has been determined by quoted bid prices in an active market. Fair value of the unlisted equity investment has been determined by dividend discount model that are not based on observable market data.

There was no transfer of financial assets and financial liabilities between fair value hierarchy classifications during the years ended 30 June 2026 and 2025.

32. OPERATING LEASING ARRANGEMENTS

The Group as lessor

The property held by the Group for rental purposes had committed lessee for the next 1 year for the year ended 30 June 2025.

Undiscounted lease payments receivable on lease was as follows:

	2026 HK\$'000	2025 HK\$'000
Within one year	–	645

33. CAPITAL COMMITMENTS

	2026 HK\$'000	2025 HK\$'000
Capital expenditure in respect of development of construction in progress contracted for but not provided in the consolidated financial statements	932,825	1,172,631

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

34. RETIREMENT BENEFITS SCHEMES

The Group operates a Mandatory Provident Fund Scheme ("MPF Scheme") for all its qualifying employees in Hong Kong. The MPF Scheme is registered with the Hong Kong Mandatory Provident Fund Schemes Authority in accordance with the Hong Kong Mandatory Provident Fund Schemes Ordinance. The assets of the MPF Scheme are held separately from those of the Group, in funds under the control of an independent trustee. Pursuant to the rules of the MPF Scheme, the Group and its employees are both required to make contributions to the scheme at specific rates. Contributions of the Group to the MPF Scheme are charged to the consolidated statement of profit or loss as incurred.

In addition, the Group also participates in a defined contribution retirement benefit scheme which is operated by the SHKP Group for all qualifying employees. The assets of this scheme are held separately from those of the SHKP Group which are independently managed and administered in funds. Contributions to this scheme are made by both the Group and employees at rates ranging from 5% to 10% on the employees' salaries.

During the year, the retirement benefit scheme contributions incurred by the Group amounted to approximately HK\$8,384,000 (2025: HK\$9,617,000).

35. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	Lease liabilities HK\$'000 (Note 23)	Bank borrowings HK\$'000 (Note 25)	Shareholder's loans HK\$'000 (Note 26)	Commitment fee and interest payable HK\$'000	Dividend and distribution payable HK\$'000 (Note 12)	Total HK\$'000
At 1 July 2024	206,006	11,897,116	4,500,000	81,007	–	16,684,129
Financing cash flows	(23,895)	(116,500)	500,000	(802,918)	(448,576)	(891,889)
New leases entered into	3,029	–	–	–	–	3,029
Early termination of lease agreement	(408)	–	–	–	–	(408)
Finance costs incurred	5,919	29,800	–	724,776	–	760,495
Dividend and distribution declared	–	–	–	–	454,616	454,616
Unclaimed dividend forfeited	–	–	–	–	(2,495)	(2,495)
Settlement of provision for arrangement fee payable, net	–	16,500	–	–	–	16,500
At 30 June 2025	190,651	11,826,916	5,000,000	2,865	3,545	17,023,977
Financing cash flows	(27,433)	(858,750)	–	(543,257)	(489,086)	(1,918,526)
New leases entered into	495	–	–	–	–	495
Finance costs incurred	5,396	29,800	–	548,513	–	583,709
Dividend and distribution declared	–	–	–	–	489,692	489,692
Unclaimed dividend forfeited	–	–	–	–	(247)	(247)
At 30 June 2026	169,109	10,997,966	5,000,000	8,121	3,904	16,179,100

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

36. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

(a) Statement of the financial position of the Company:

	2026 HK\$'000	2025 HK\$'000
Non-current assets		
Investments in subsidiaries	1,386,369	1,384,284
Amounts due from subsidiaries	2,080,000	2,080,000
	3,466,369	3,464,284
Current assets		
Amounts due from subsidiaries	892,005	669,834
Prepayments	–	1,646
Cash and cash equivalents	17,772	25,014
	909,777	696,494
Current liability		
Accruals and other payables	5,982	5,522
Net current assets	903,795	690,972
Net assets	4,370,164	4,155,256
Capital and reserves		
Share capital	236,303	236,051
Reserve arising from issuance of convertible notes	172,002	172,002
Other reserves	3,961,859	3,747,203
Total equity	4,370,164	4,155,256

DIRECTORS:

Fung Yuk-lun, Allen

Lo Ngai, Helen

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

36. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY (continued)

(b) Movement of share capital and reserves of the Company:

	Share capital HK\$'000	Share premium HK\$'000	Reserve arising from issuance of convertible notes HK\$'000	Share option reserve HK\$'000	Retained profits HK\$'000	Total HK\$'000
At 1 July 2024	233,906	2,377,540	172,002	56,732	1,081,065	3,921,245
Profit and total comprehensive income for the year	–	–	–	–	553,450	553,450
Exercise of share options	2,145	154,773	–	(31,916)	–	125,002
Recognition of equity-settled share-based payments	–	–	–	8,182	–	8,182
Lapse of share options	–	–	–	(502)	–	(502)
Unclaimed dividend forfeited	–	–	–	–	2,495	2,495
Final dividend and distribution paid	–	–	–	–	(454,616)	(454,616)
At 30 June 2025	236,051	2,532,313	172,002	32,496	1,182,394	4,155,256
Profit and total comprehensive income for the year	–	–	–	–	686,327	686,327
Exercise of share options	252	13,646	–	(2,658)	–	11,240
Recognition of equity-settled share-based payments	–	–	–	19,433	–	19,433
Lapse of share options	–	–	–	(12,647)	–	(12,647)
Unclaimed dividend forfeited	–	–	–	–	247	247
Final dividend and distribution paid	–	–	–	–	(489,692)	(489,692)
At 30 June 2026	236,303	2,545,959	172,002	36,624	1,379,276	4,370,164

The Company's reserves available for distribution represent the aggregate of share premium and retained profits of HK\$3,925,235,000 (2025: HK\$3,714,707,000). Under the Companies Law of the Cayman Islands (2013 Revision), the share premium of the Company is available for paying distributions or dividends to the Company's shareholders subject to the provisions, if any, of its amended and restated memorandum and articles of association and provided that immediately following the date on which the distribution or dividend is proposed to be paid, the Company shall be able to pay its debts as they fall due in the ordinary course of business. In accordance with Article 142 of the Company's amended and restated articles of association, no dividend shall be declared or payable except out of the profits and reserves of the Company lawfully available for distribution, including share premium.

Notes to the Consolidated Financial Statements

For the year ended 30 June 2026

37. PARTICULARS OF PRINCIPAL SUBSIDIARIES

Particulars of the Company's principal subsidiaries at 30 June 2026 and 2025 are as follows:

Name of subsidiary	Issued and fully paid share capital	Attributable equity interest held by the Company		Principal activities
		2026	2025	
iAdvantage Limited*	Ordinary shares – HK\$2 Non-voting deferred shares – HK\$2	100%	100%	Data centre services provision and operation
SUNeVision Super e-Technology Services Limited*	Ordinary shares – HK\$11,000,002 Non-voting deferred shares – HK\$2	100%	100%	Design, supply, installation, operation, laying, cabling of ELV and IT system, and building access, voice, data, power supply systems and network, and other infrastructure networks, and provision of related repair and maintenance services
SUNeVision Super e-Network Limited*	Ordinary shares – HK\$2 Non-voting deferred shares – HK\$2	100%	100%	Provision of IT and optical fibre network and related maintenance services
Branhall Investments Limited	Ordinary shares – HK\$2 Redeemable shares – HK\$39,999,998	100%	100%	Property holding
Capital Way (H.K.) Limited*	HK\$1	100%	100%	Property holding and data centre services provision and operation
Cherington Assets Limited	US\$1	100%	100%	Holding of trademark
Easy Vision Development Limited*	HK\$1	100%	100%	Property holding and data centre services provision and operation
Full City (BVI) Limited	US\$1	100%	100%	Property holding
Gain Channel Limited*	HK\$1	100%	100%	Data centre services provision and operation
Grandwide Development Limited*	HK\$1	100%	100%	Provision of financing
Huge Profit Investments Ltd.	US\$7	100%	100%	Investment holding
iAdvantage Agency Services Limited*	HK\$2	100%	100%	Provision of treasury services
iAdvantage (DC Services) Limited*	HK\$2	100%	100%	Data centre services provision and operation
STT Limited*	HK\$1	100%	100%	Property holding and data centre services provision and operation
SUNeVision Investments Limited	US\$5	100%	100%	Investment holding
SUNeVision (Management Services) Limited*	HK\$2	100%	100%	Provision of management services
SUNeVision Secretarial Services Limited*	HK\$2	100%	100%	Provision of company secretary services
Top Merchant Investments Limited	US\$1	100%	100%	Property holding
Wealth Up Development Limited*	HK\$1	100%	100%	Property holding
Weelek Company Limited*	Ordinary shares – HK\$762,000,200 Non-voting deferred shares – HK\$200	100%	100%	Property holding



37. PARTICULARS OF PRINCIPAL SUBSIDIARIES (continued)

Notes:

- (i) Other than Huge Profit Investments Ltd., all subsidiaries are held by the Company indirectly.
- (ii) All subsidiaries were incorporated in the British Virgin Islands, except those identified with "*" which were incorporated in Hong Kong.
- (iii) Unless otherwise stated, the issued and fully paid share capital of the subsidiaries are ordinary shares.
- (iv) The non-voting deferred shares were held by SHKP Group, which practically carry no rights to dividends or to receive notice of or to attend or vote at any of the respective companies' general meetings or to participate in any distribution on their winding up.
- (v) All subsidiaries are private limited companies with their principal place of operation in Hong Kong.

The above table lists the subsidiaries which, in the opinion of the directors of the Company, principally affected the results or assets and liabilities of the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive length.

None of the subsidiaries had any debt securities outstanding at the end of the reporting period or at any time during the year.

Particulars of Properties Held by the Group

At 30 June 2026

Name	Address	Use	Lease term	Lot no.
MEGA-i	399 Chai Wan Road and 1 Sun Yip Street Chai Wan Hong Kong	Information technology and telecommunications industries	Long-term (Note)	Remaining Portion of Chai Wan Inland Lot No. 30
ONE	Units 10 to 13 and 15 to 19 on Level 31 and units 1 to 3, 5 to 13 and 15 to 19 on Level 36 Standard Chartered Tower Millennium City 1 388 Kwun Tong Road Kwun Tong Kowloon	Other specified uses	Medium-term	Kwun Tong Inland Lot No. 733
MEGA Two	8–12 Wong Chuk Yeung Street Fo Tan Sha Tin New Territories	Information technology and telecommunications industries	Medium-term	Sha Tin Town Lot No. 135
JUMBO	145–159 Yeung Uk Road Tsuen Wan New Territories	Other specified uses	Medium-term	Lot No. 476 in Demarcation District No. 443
MEGA Plus	Wan Po Road Area 85 Tseung Kwan O New Territories	High-tier data centre	Medium-term	Tseung Kwan O Town Lot No. 122
MEGA IDC	Wan Po Road Area 85 Tseung Kwan O New Territories	High-tier data centre	Medium-term	Tseung Kwan O Town Lot No. 131
MEGA Gateway	Tsuen Wan Town Lot No 428 Ma Kok Street Tsuen Wan New Territories	Information technology and telecommunications industries	Medium-term	Tsuen Wan Town Lot No. 428
HKIS-1	RBL 1158 Chung Hom Kok Hong Kong	External telecommunications station	Medium-term	Rural Building Lot No. 1158
HKIS-2	RBL 1219 Chung Hom Kok Hong Kong	External telecommunications station	Medium-term	Rural Building Lot No. 1219

Note: The property is held from the Government for a term of 75 years from 1 January 1963 renewable for a further term of 75 years.

SUNeVision Holdings Ltd.
新意網集團有限公司

Unit 3110, 31/F, Standard Chartered Tower
Millennium City 1, 388 Kwun Tong Road
Kwun Tong, Kowloon, Hong Kong

www.sunevision.com

