CROCODILE

2026 Interim Report 中期報告

Crocodile Garments Limited | 鱷魚恤有限公司

Stock Code | 股份代號 122

CORPORATE INFORMATION

Place of Incorporation
Hong Kong

Board of Directors
Executive Directors
Lam Wai Shan, Vanessa
(Chairman and Chief Executive Officer)
Lee Po On
(Alternate Director to Ms. Lam Wai Shan, Vanessa)
Tsang Wing Pong

Non-executive Directors
Chow Bing Chiu
Lam Suk Ying, Diana
Lam Howard
Lam Wai Kei, Vicky

Independent Non-executive Directors
Leung Shu Yin, William *(Deputy Chairman)*
Fung Cheuk Nang, Clement
Woo King Hang

Executive Committee
Lam Wai Shan, Vanessa *(Chairman)*
Chow Bing Chiu
Tsang Wing Pong

Audit Committee
Leung Shu Yin, William *(Chairman)*
Fung Cheuk Nang, Clement
Woo King Hang

Nomination Committee
Lam Wai Shan, Vanessa *(Chairman)*
Fung Cheuk Nang, Clement
Woo King Hang

Remuneration Committee
Leung Shu Yin, William *(Chairman)*
Lam Wai Shan, Vanessa
Fung Cheuk Nang, Clement

Authorised Representatives
Tsang Wing Pong
Hui Mei Yin

Company Secretary
Hui Mei Yin

Share Registrar and Transfer Office
Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

Independent Auditor
Ernst & Young
Certified Public Accountants
Registered Public Interest Entity Auditor under the Accounting and Financial Reporting Council Ordinance

Solicitors
Woo Kwan Lee & Lo
Deacons
MinterEllison LLP
Vincent T.K. Cheung, Yap & Co.

Principal Bankers
Hang Seng Bank Limited
DBS Bank (Hong Kong) Limited
Chong Hing Bank Limited

Registered Office Address
25th Floor, Crocodile Center
79 Hoi Yuen Road
Kwun Tong
Kowloon, Hong Kong

Listing Information
Place of Listing
The Main Board of The Stock Exchange of Hong Kong Limited

Stock Code
122

Board Lot
2,000 shares

Website
www.crocodile.com.hk

RESULTS

The board of directors ("**Board**" and "**Directors**", respectively) of Crocodile Garments Limited ("**Company**") presents the unaudited consolidated results of the Company and its subsidiaries ("**Group**") for the six months ended 30 June 2026 together with the comparative figures for the six months ended 30 June 2025 as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2026

		Six months ended 30 June	
	Notes	**2026 (Unaudited) HK$'000**	2025 (Unaudited) HK$'000
Revenue	*4*	**44,909**	49,461
Cost of sales		**(9,520)**	(10,442)
Gross profit		**35,389**	39,019
Other income	*4*	**5,176**	6,374
Selling and distribution expenses		**(19,694)**	(17,684)
Administrative expenses		**(24,453)**	(25,222)
Fair value losses on investment properties		**(5,811)**	(2,849)
Other gains, net	*5*	**4,518**	4,042
Finance costs	*6*	**(13,197)**	(16,145)
Share of profit of an associate		**135**	101
Loss before tax	*7*	**(17,937)**	(12,364)
Income tax credit	*8*	**431**	712
Loss for the period attributable to owners of the Company		**(17,506)**	(11,652)
			(Restated)
Loss per share attributable to owners of the Company	*10*		
– Basic *(HK cents)*		**(16.91)**	(16.40)
– Diluted *(HK cents)*		**(16.91)**	(16.40)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	HK$'000
Loss for the period	**(17,506)**	(11,652)
Other comprehensive income		
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	**7,139**	4,550
Total comprehensive expenses for the period attributable to the owners of the Company	**(10,367)**	(7,102)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	Notes	30 June 2026 (Unaudited) HK$'000	31 December 2025 (Audited) HK$'000
Non-current assets			
Property, plant and equipment		**39,122**	41,469
Investment properties	*11*	**1,623,519**	1,622,977
Right-of-use assets		**78,855**	76,107
Financial assets at fair value through profit or loss		**57,166**	55,260
Interest in an associate		**46,460**	46,325
Amount due from an associate		**6,756**	7,476
Deposits and prepayments	*12*	**3,457**	2,113
Total non-current assets		**1,855,335**	1,851,727
Current assets			
Inventories		**16,394**	17,787
Trade and other receivables, deposits and prepayments	*12*	**14,872**	14,184
Financial assets at fair value through profit or loss		**85,301**	107,558
Pledged bank deposits		**27**	2,742
Cash and cash equivalents		**116,244**	124,598
Total current assets		**232,838**	266,869
Current liabilities			
Trade payables, other payables and deposits received	*14*	**25,488**	27,895
Financial liabilities at fair value through profit or loss		**222**	354
Interest-bearing bank borrowings	*13*	**162,122**	166,365
Margin loans payable		**3,406**	5,523
Lease liabilities		**8,182**	7,683
Total current liabilities		**199,420**	207,820
Net current assets		**33,418**	59,049
Total assets less current liabilities		**1,888,753**	1,910,776
Non-current liabilities			
Other payables and deposits received	*14*	**13,337**	11,250
Financial liabilities at fair value through profit or loss		**309**	4,421
Interest-bearing bank borrowings	*13*	**486,531**	498,511
Provision		**753**	753
Lease liabilities		**7,832**	4,982
Deferred tax liabilities		**17,528**	18,029
Total non-current liabilities		**526,290**	537,946
Net assets		**1,362,463**	1,372,830
Equity			
Equity attributable to owners of the Company			
Share capital	*15*	**421,614**	421,614
Reserves		**940,849**	951,216
Total equity		**1,362,463**	1,372,830

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2026

	Attributable to owners of the Company				
	Share capital HK$'000	Translation reserve HK$'000	Asset revaluation reserve HK$'000	Retained profits HK$'000	Total equity HK$'000
At 1 January 2025	374,636	2,117	216,301	830,893	1,423,947
Loss for the period	–	–	–	(11,652)	(11,652)
Other comprehensive income for the period:					
Exchange differences on translation of foreign operations	–	4,550	–	–	4,550
Total comprehensive income/(expenses) for the period	–	4,550	–	(11,652)	(7,102)
At 30 June 2025 (Unaudited)	374,636	6,667	216,301	819,241	1,416,845
At 1 January 2026	**421,614**	**9,511**	**218,812**	**722,893**	**1,372,830**
Loss for the period	–	–	–	(17,506)	(17,506)
Other comprehensive income for the period:					
Exchange differences on translation of foreign operations	–	7,139	–	–	7,139
Total comprehensive income/(expenses) for the period	–	7,139	–	(17,506)	(10,367)
At 30 June 2026 (Unaudited)	**421,614**	**16,650**	**218,812**	**705,387**	**1,362,463**

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	HK$'000
Operating activities		
Net cash from/(used in) operating activities	**11,545**	(27,722)
Investing activities		
Interest received	**796**	1,560
Withdrawal of pledged bank deposits	**2,715**	677
Purchase of items of property, plant and equipment	**(666)**	(1,132)
Repayment from an associate	**900**	-
Principal portion of finance lease received	**221**	-
Net cash from investing activities	**3,966**	1,105
Financing activities		
Repayment of long-term bank borrowings	**(11,223)**	(9,937)
Decrease in short-term bank borrowings	**(5,000)**	(4,000)
Advances from/(repayment of) margin loans	**(2,117)**	381
Repayment of lease liabilities	**(6,318)**	(6,921)
Net cash used in financing activities	**(24,658)**	(20,477)
Net decrease in cash and cash equivalents	**(9,147)**	(47,094)
Cash and cash equivalents at the beginning of the period	**124,598**	155,897
Effect of foreign exchange rate changes, net	**793**	435
Cash and cash equivalents at the end of the period, represented by bank balances and cash	**116,244**	109,238

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six months ended 30 June 2026

(1) BASIS OF PREPARATION

The unaudited condensed consolidated interim financial statements of the Group for the six months ended 30 June 2026 has been prepared in accordance with Hong Kong Accounting Standard ("**HKAS**") 34 "Interim Financial Reporting" as issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**") and with the disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

These financial statements have been prepared under the historical cost convention, except for the investment properties and financial assets/(liabilities) at fair value through profit or loss ("**FVTPL**") which have been measured at fair values.

These financial statements are presented in Hong Kong dollars ("**HK$**") and all values are rounded to the nearest thousand except otherwise indicated.

Other information

The financial information relating to the year ended 31 December 2025 that is included in the condensed consolidated interim financial statements as comparative information does not constitute the Company's statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

The Company has delivered the financial statements for the year ended 31 December 2025 to the Registrar of Companies in accordance with section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance.

The Company's independent auditor has reported on those financial statements for the year ended 31 December 2025. The independent auditor's report was unqualified; did not include a reference to any matters to which the independent auditor drew attention by way of emphasis of matter without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance.

The condensed consolidated interim financial statements has not been audited by the Company's independent auditor but has been reviewed by the Company's audit committee.

(2) CHANGES IN ACCOUNTING POLICIES

Except as described below, the accounting policies and methods of computation used in the condensed consolidated interim financial statements for the six months ended 30 June 2026 are the same as those followed in the preparation of the Group's audited consolidated financial statements for the year ended 31 December 2025.

In the current interim period, the Group has applied, for the first time, the following amended HKFRS Accounting Standards as issued by the HKICPA for the preparation of the Group's condensed consolidated financial statements.

Amendments to HKFRS 9 and HKFRS 7	*Amendments to the Classification and Measurement of Financial Instruments*
Amendments to HKFRS 9 and HKFRS 7	*Contracts Referencing Nature-dependent Electricity*
Annual Improvements to HKFRS Accounting Standards – Volume 11	Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7

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

(3) OPERATING SEGMENT INFORMATION

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

(i) the garment and related accessories business;

(ii) the property investment and letting business; and

(iii) treasury management.

Segment revenue and results

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment results, which is a measure of adjusted loss before tax. During the six months ended 30 June 2026, the directors have reassessed the basis of adjusted loss before tax for reportable operating segments and considered that it is more appropriate to be measured consistently with the Group's loss before tax except that depreciation of property, plant and equipment for corporate use, finance costs, certain other income, other gains, net and corporate expenses are excluded from such measurement. The directors believe that the current presentation could provide better understanding to the users of the financial statements to evaluate the Group's operating performance. Accordingly, the comparative figures in segment results have been restated.

(3) OPERATING SEGMENT INFORMATION *(continued)*

For the six months ended 30 June

	Garment and related accessories business		Property investment and letting business		Treasury management		Total	
	2026 (Unaudited) HK$'000	2025 (Unaudited) HK$'000	**2026 (Unaudited) HK$'000**	2025 (Unaudited) HK$'000	**2026 (Unaudited) HK$'000**	2025 (Unaudited) HK$'000	**2026 (Unaudited) HK$'000**	2025 (Unaudited) HK$'000
Revenue from external customers	**20,043**	20,729	**24,866**	28,732	**–**	–	**44,909**	49,461
Other income from external customers	**4,053**	3,745	**180**	205	**–**	–	**4,233**	3,950
Group's total revenue and other income	**24,096**	24,474	**25,046**	28,937	**–**	–	**49,142**	53,411
Reportable segment profit/(loss) before loss on investment in preference shares, property revaluation and share of profit of an associate	**(5,006)**	(3,818)	**18,448**	24,270	**7,007**	4,348	**20,449**	24,800
Loss on investment in preference shares	**–**	–	**(2,097)**	(895)	**–**	–	**(2,097)**	(895)
Fair value losses on investment properties	**–**	–	**(5,811)**	(2,849)	**–**	–	**(5,811)**	(2,849)
Share of profit of an associate	**–**	–	**135**	101	**–**	–	**135**	101
Reportable segment profit/(loss)	**(5,006)**	(3,818)	**10,675**	20,627	**7,007**	4,348	**12,676**	21,157
Unallocated corporate income							**943**	2,424
Unallocated corporate expenses							**(15,399)**	(16,700)
Depreciation of property, plant and equipment for corporate use							**(2,960)**	(3,100)
Finance costs							**(13,197)**	(16,145)
Loss before tax							**(17,937)**	(12,364)

(4) REVENUE AND OTHER INCOME

An analysis of revenue is as follows:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	HK$'000
Revenue from contracts with customers		
Sales of goods transferred at a point of time	**20,043**	20,729
Revenue from other sources		
Gross rental income	**24,866**	28,732
Total	**44,909**	49,461

(i) Disaggregated revenue information

During the six months ended 30 June 2026 and 2025, all revenue from contracts with customers were from the segment of garment and related accessories business.

An analysis of other income is as follows:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	HK$'000
Royalty income	**4,045**	3,732
Bank interest income	**699**	1,372
Interest income on amount due from an associate	**180**	201
Interest income on finance lease	**2**	7
Others	**250**	1,062
Total other income	**5,176**	6,374

(5) OTHER GAINS, NET

An analysis of other gains, net is as follows:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	HK$'000
Impairment of trade and other receivables	**(407)**	–
Loss on disposal of items of property, plant and equipment	**(3)**	–
Net gains/(losses) on financial instruments at FVTPL		
– interest rate swaps	**4,369**	(73)
– investment in preference shares	**(2,097)**	(895)
– others	**2,638**	4,421
Gain on a finance lease arrangement	**–**	605
Foreign exchange differences, net	**18**	(15)
Others	**–**	(1)
Total other gains, net	**4,518**	4,042

(6) FINANCE COSTS

An analysis of finance costs is as follows:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	HK$'000
Interest on bank borrowings	**12,943**	15,751
Interest on lease liabilities	**254**	394
Total	**13,197**	16,145

(7) LOSS BEFORE TAX

The Group's loss before tax is arrived at after charging:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	HK$'000
Cost of inventories sold	**8,910**	9,816
Direct operating expenses (including repairs and maintenance) arising from rental-earning investment properties	**2,046**	928
Provision for slow-moving inventories	**–**	168
Depreciation of property, plant and equipment	**3,019**	2,658
Depreciation of right-of-use assets	**6,913**	7,133

(8) INCOME TAX

No Hong Kong current tax has been provided for the six months ended 30 June 2026 and 2025 as the Group either has unused tax losses available to offset against assessable profits or there was no estimated assessable profit for both periods.

Tax on the profits assessable in Mainland China has been calculated at the rates of tax prevailing in the jurisdiction in which the Group operates.

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	HK$'000
Current tax – Mainland China		
Charge for the period	**58**	–
Deferred	**(489)**	(712)
Total tax credit for the period	**(431)**	(712)

(9) DIVIDENDS

The Board does not recommend the payment of any dividend in respect of the six months ended 30 June 2026 (2025: Nil).

(10) LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY

The calculation of the basic loss per share amount is based on the loss for the period attributable to owners of the Company, and the weighted average number of ordinary shares of approximately 103,517,513 (2025: 71,065,777 (restated)) outstanding during the period, as adjusted to reflect the rights issue on 5 December 2025.

No adjustment has been made to the basic loss per share amounts presented for the six months ended 30 June 2026 and 2025 in respect of a dilution as the Company had no dilutive potential ordinary shares in issue.

(11) INVESTMENT PROPERTIES

	30 June 2026 (Unaudited) HK$'000	31 December 2025 (Audited) HK$'000
At the beginning of the period/year	**1,622,977**	1,678,512
Net loss from a fair value adjustment	**(5,811)**	(73,128)
Transfer from property, plant and equipment	**–**	10,650
Transfer from right-of-use assets	**–**	21,715
Transfer to property, plant and equipment	**–**	(7,030)
Transfer to right-of-use assets	**–**	(14,335)
Exchange realignment	**6,353**	6,593
At the end of the period/year	**1,623,519**	1,622,977

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

The Group's investment properties were principally estimated by the Directors on 30 June 2026 and 31 December 2025 based on valuations performed by Vincorn Consulting and Appraisal Limited and Guangdong Zhishang Real Estate Land Assets Appraisal and Consultation Co., Ltd. (31 December 2025: Vincorn Consulting and Appraisal Limited and Zhongshan Xiangshan Zhi Qin Asset Appraisal Firm), independent professionally qualified valuers, at HK$1,623,519,000 (31 December 2025: HK$1,622,977,000).

At 30 June 2026, certain investment properties of approximately HK$1,424,183,000 (31 December 2025: HK$1,426,783,000) of the Group were pledged to banks to secure the bank loans granted to the Group.

(12) TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	Note	30 June 2026 (Unaudited) HK$'000	31 December 2025 (Audited) HK$'000
Trade receivables		**11,432**	11,214
Impairment		**(8,009)**	(7,696)
Net carrying amount	*(a)*	**3,423**	3,518
Other receivables		**37,533**	35,596
Impairment		**(32,645)**	(31,539)
Net carrying amount		**4,888**	4,057
Finance lease receivable		**–**	221
Deposits and prepayments		**10,018**	8,501
Total		**18,329**	16,297
Analysed into:			
Non-current portion		**3,457**	2,113
Current portion		**14,872**	14,184
Total		**18,329**	16,297

Note:

(a) For the retail business, other than cash sales made at retail shops of the Group, the Group allows credit periods of 30 to 60 days for receivables from department stores in which sales counters are located while the average credit period on credit cards sales and sales by other electronic payment methods is 7 days. For the property investment and letting business, monthly rentals are payable in advance by tenants in accordance with the leases. Overdue balances are regularly reviewed by management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral over these balances. Trade receivables are non-interest-bearing. The Group seeks to maintain strict control over its outstanding receivables to minimise credit risk.

An ageing analysis of trade receivables at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

	30 June 2026 (Unaudited) HK$'000	31 December 2025 (Audited) HK$'000
0 to 90 days	**1,740**	1,952
91 to 180 days	**535**	470
181 to 365 days	**744**	867
Over 365 days	**404**	229
	3,423	3,518

(13) INTEREST-BEARING BANK BORROWINGS

	30 June 2026 (Unaudited)			31 December 2025 (Audited)		
	Effective interest rate (%)	**Maturity**	**HK$'000**	Effective interest rate (%)	Maturity	HK$'000
Current						
Bank loans – secured	**3.94-4.45**	**On demand/ 2026-2027**	**162,122**	4.08-4.60	On demand/ 2026	166,365
Non-current						
Bank loans – secured	**4.45**	**2027-2042**	**486,531**	4.60	2027-2042	498,511
Total			**648,653**			664,876

	30 June 2026 (Unaudited) HK$'000	31 December 2025 (Audited) HK$'000
Analysed into:		
Bank loans repayable:		
Within one year or on demand	**162,122**	166,365
In the second year	**23,336**	22,578
In the third to fifth years, inclusive	**76,561**	74,302
Beyond five years	**386,634**	401,631
Total	**648,653**	664,876

(14) TRADE PAYABLES, OTHER PAYABLES AND DEPOSITS RECEIVED

	Notes	**30 June 2026 (Unaudited) HK$'000**	31 December 2025 (Audited) HK$'000
Trade payables	*(a)*	**644**	1,718
Other payables and accruals	*(b)*	**22,304**	21,909
Deposits received		**15,877**	15,518
Subtotal		**38,825**	39,145
Less: Non-current portion		**(13,337)**	(11,250)
Current portion		**25,488**	27,895

Notes:

(a) An ageing analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

	30 June 2026 (Unaudited) HK$'000	31 December 2025 (Audited) HK$'000
0 to 90 days	**644**	1,718

Trade payables are non-interest-bearing and are normally settled on terms between 30 and 90 days.

(b) Other payables are non-interest-bearing and have an average term of three months.

(15) SHARE CAPITAL

Shares

	30 June 2026 (Unaudited) HK$'000	31 December 2025 (Audited) HK$'000
Issued and fully paid:		
103,517,513 (31 December 2025: 103,517,513) ordinary shares	**421,614**	421,614

A summary of movements in the Company's share capital is as follows:

	Number of shares in issue	Share capital HK$'000
At 1 January 2025	71,065,777	374,636
Rights issue (note)	32,451,736	48,678
Share issue expenses	–	(1,700)
At 31 December 2025 (Audited), 1 January 2026 and 30 June 2026 (Unaudited)	**103,517,513**	**421,614**

Note:

A rights issue of one rights share for every two existing shares held by members on the register of members on 5 December 2025 was made, at an issue price of HK$1.5 per rights share, resulting in the issue of 32,451,736 shares for a total cash consideration, before expenses, of HK$48,678,000.

(16) FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

The carrying amounts and fair values of the Group's financial instruments, other than those with carrying amounts that reasonably approximate to fair values, are as follows:

	Carrying amounts		Fair values	
	30 June 2026 (Unaudited) HK$'000	31 December 2025 (Audited) HK$'000	30 June 2026 (Unaudited) HK$'000	31 December 2025 (Audited) HK$'000
Financial assets				
Financial assets at fair value through profit or loss	**142,467**	162,818	**142,467**	162,818
Financial liabilities				
Financial liabilities at fair value through profit or loss	**531**	4,775	**531**	4,775

(16) FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS *(continued)*

Fair value hierarchy

The following tables illustrate the fair value measurement hierarchy of the Group's financial instruments:

Assets measured at fair value:

As at 30 June 2026 (Unaudited)

	Fair value measurement using			
	Quoted prices in active markets (Level 1) HK$'000	**Significant observable inputs (Level 2) HK$'000**	**Significant unobservable inputs (Level 3) HK$'000**	**Total HK$'000**
Financial assets at fair value through profit or loss	**24,422**	**86,892**	**31,153**	**142,467**

As at 31 December 2025 (Audited)

	Fair value measurement using			
	Quoted prices in active markets (Level 1) HK$'000	Significant observable inputs (Level 2) HK$'000	Significant unobservable inputs (Level 3) HK$'000	Total HK$'000
Financial assets at fair value through profit or loss	35,843	95,822	31,153	162,818

Liabilities measured at fair value:

As at 30 June 2026 (Unaudited)

	Fair value measurement using			
	Quoted prices in active markets (Level 1) HK$'000	**Significant observable inputs (Level 2) HK$'000**	**Significant unobservable inputs (Level 3) HK$'000**	**Total HK$'000**
Financial liabilities at fair value through profit or loss	**–**	**531**	**–**	**531**

(16) FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS *(continued)*

Fair value hierarchy *(continued)*

Liabilities measured at fair value: *(continued)*

As at 31 December 2025 (Audited)

	Fair value measurement using			
	Quoted prices in active markets (Level 1) HK$'000	Significant observable inputs (Level 2) HK$'000	Significant unobservable inputs (Level 3) HK$'000	Total HK$'000
Financial liabilities at fair value through profit or loss	–	4,775	–	4,775

(17) RELATED PARTY TRANSACTIONS

(a) The Group had the following transactions with related parties during the period:

		Six months ended 30 June	
	Notes	**2026 (Unaudited) HK$'000**	2025 (Unaudited) HK$'000
Lease payment, interest expense and building management fee paid or payable to related companies in Hong Kong	*(i), (ii)*	**348**	348
Lease payment and interest expense paid or payable to related companies in Mainland China	*(i), (ii)*	**663**	621
Rental income and management fee income received or receivable from a related company	*(i), (ii)*	**901**	1,290
Interest income received or receivable from an associate		**180**	201

Notes:

(i) The members of the key management personnel of the related companies are director(s) and/or substantial shareholder(s) of the Company.

(ii) These transactions were entered into based on terms stated in the respective agreements or contracts and were charged on the basis mutually agreed by the respective parties.

(17) RELATED PARTY TRANSACTIONS *(continued)*

(b) Compensation of key management personnel of the Group:

	Six months ended 30 June	
	2026	2025
	(Unaudited)	(Unaudited)
	HK$'000	HK$'000
Short term employee benefits	**4,623**	4,571
Post-employment benefits	**45**	45
Total compensation paid to key management personnel	**4,668**	4,616

INTERIM DIVIDEND

The Board has resolved not to declare an interim dividend for the six months ended 30 June 2026.

MANAGEMENT DISCUSSION AND ANALYSIS

Financial Performance

For the six months ended 30 June 2026 ("**Period**"), the Group recorded a loss attributable to owners of the Company of HK$18 million (2025: loss of HK$12 million). The increase in loss was mainly attributable to the transitional drop of rental income of HK$4 million throughout the process of filling the core property's vacant units during the Period. Despite the loss recorded, the Group's overall business fundamentals and financial position remained stable, as discussed further below.

The Group recorded revenue of HK$45 million for the Period (2025: HK$49 million) at an overall gross profit margin of approximately 79% (2025: approximately 79%). Accordingly, gross profit amounted to HK$35 million during the Period (2025: HK$39 million).

Revenue from the "Garment and Related Accessories Business" decreased by 3% to HK$20 million during the Period (2025: HK$21 million). Nevertheless, cost of inventories sold decreased to HK$9 million from HK$10 million. Accordingly, the gross profit margin of the garment business improved by approximately 2.9 percentage points to 55.5% from 52.6%, mainly driven by an improved product mix with a higher proportion of higher-margin products. This improvement was achieved despite the strengthening of the Renminbi against the Hong Kong dollar during the Period, which increased cost pressure as the Group principally sources its products from Mainland China. The segment recorded a reportable segment loss of HK$5 million during the Period (2025: HK$4 million), partly due to additional expenses incurred in connection with the closure of three retail shops during the Period, including dismantling and other related closure costs.

For the Period, the "Property Investment and Letting Business" segment recorded a lower rental income to HK$25 million (2025: HK$29 million). The decline was mainly attributable to the continuing impact of the departure of a key tenant from the Group's core property upon lease expiry in the second half of 2025. While the relevant premises remained vacant, the Group as landlord was required to absorb additional building management fees and related costs that would normally be borne by tenants. Reflecting the lower rental income and higher fair value losses on both investment properties and investment in preference shares, reportable segment profit decreased to HK$11 million for the Period (2025: HK$21 million).

Global investment markets experienced volatility during the Period amid uncertainty over the future path of interest rates and heightened geopolitical tensions, including the conflict involving Iran. Adopting a prudent approach to portfolio management, the Group recorded reportable segment profit of HK$7 million in its "Treasury Management" segment (2025: HK$4 million). This result included a fair value gain of HK$4 million on interest rate swap arrangements established to mitigate interest rate risk during the Period (2025: loss of HK$0.1 million). Finance costs decreased by 18% to HK$13 million from HK$16 million, reflecting the Group's active reduction of debt following the completion of the Rights Issue in December 2025.

Financial Performance *(continued)*

Total reportable segment profit amounted to HK$13 million for the Period (2025: HK$21 million). After taking into account net unallocated corporate expenses and depreciation of property, plant and equipment for corporate use totaling HK$17 million (2025: HK$17 million) and finance costs of HK$13 million (2025: HK$16 million), the Group recorded a loss before tax and a loss attributable to owners of the Company amounted to HK$18 million for the Period (2025: HK$12 million).

"Garment and Related Accessories Business" Segment

Hong Kong and Macau

During the Period, Hong Kong's retail market showed signs of recovery, but consumer demand remained selective and competition remained intense. According to the latest available figures published by the Census and Statistics Department, the value of total retail sales in Hong Kong rose by 9.6% year on year in the first six months of 2026. However, wearing apparel lagged, increasing by only 4.9% year-on-year, and in June 2026 alone the figure grew just 0.8% year-on-year. The figures further show that the apparel market remains under pressure from structural changes in consumer behaviour, including shoppers travelling to nearby mainland cities and a longer-term shift in tourist spending away from non-essential fashion purchases toward experiences.

Against this backdrop, retail revenue in Hong Kong and Macau recorded a similar level of HK$19 million as last corresponding period (2025: HK$19 million). The Group continued to improve retail-shop profitability by containing costs and rental expenses, maintaining an optimal inventory level and product mix, implementing targeted promotions and rationalising underperforming locations. The Group also continued to negotiate actively with landlords to secure more favourable terms. As of 30 June 2026, the Group operated 11 retail shops in Hong Kong and Macau (31 December 2025: 14), following the closure of three retail shops during the Period.

The Mainland

The Group continued to focus its Mainland business primarily on royalty income from franchisees, while maintaining only five self-operated shops as of 30 June 2026. These locations serve as essential showrooms for franchisees. Consequently, retail revenue from self-operated shops in the Mainland represented 8% (2025: 7%) of segment turnover for the six months ended 30 June 2026.

Royalty Income

The Group's licensing of the "Crocodile" brand in Hong Kong, Macau and the Mainland contributed a steady royalty income of approximately HK$4 million for the Period (2025: HK$4 million).

"Property Investment and Letting Business" Segment

Hong Kong's commercial property market remained challenging during the Period, with subdued demand for conventional office space, elevated vacancy and an oversupply of premises. To offset the reduction in office rental demand, the Group continued to improve its tenant mix by introducing more service-retail uses and tenants from the non-profit, medical and healthcare sectors. For tenancy renewals completed during the Period, rental adjustments were generally limited to single-digit decreases, reflecting the downturn in the office rental market. That said, the shift in tenant mix may help partially ease downward pressure on rents from the existing office segment.

Total rental income for the Period was HK$25 million (2025: HK$29 million), mainly attributable to the transitional impact of the departure of a key tenant from the Group's core property upon lease expiry in late 2025. During periods of vacancy, the Group was required to absorb building management fees and government rent and rates that would normally be borne by tenants, leading to increase in direct operating expenses from property leasing segment increased to HK$2 million (2025: HK$1 million). Before property revaluation, loss on investment in preference shares and share of profit of an associate, reportable segment profit decreased to HK$18 million (2025: HK$24 million). Also, the Group's non-core investment properties, mainly industrial buildings, were revalued downward after taking account into the deterioration in comparable sales prices (including certain forced-sales value), resulting in a total of fair value loss on investment properties and preference shares of HK$8 million (2025: HK$4 million).

"Treasury Management" Segment

Amid uncertainty over the future path of interest rates and heightened geopolitical tensions, the Group maintained a cautious and liquidity-focused investment approach. Its investment portfolio comprised mainly private investments and funds diversified across industries, and was therefore not concentrated in any single industry. During the Period, management realised a portion of the portfolio and retained the proceeds in cash, prioritising liquidity while monitoring market developments. This led to a decrease in investment gains to HK$3 million (2025: HK$4 million).

The Group's cautious and liquidity-focused investment approach was also supported by positive contributions from its interest rate hedging arrangements. The mark-to-market valuation of interest rate swap arrangements previously established to mitigate interest rate risk resulted in a fair value gain of HK$4 million during the Period (2025: loss of HK$0.1 million). Overall, the Group's prudent treasury management strategy generated a reportable segment profit of HK$7 million for the Period (2025: HK$4 million).

Prospects

Looking ahead, the Group is dedicated to maintaining adaptability in the face of ongoing global and local economic uncertainties. The retail landscape continues to undergo structural changes, including changing consumer preferences and increasing competition. Retail operations are being managed shop by shop. In response to these challenges, the Group will continue to streamline its cost structure while strengthening its core competitiveness through efficient inventory management, operational enhancements and product development.

To enhance its market position, the Group will continue to maintain the market presence and brand recognition of the “Crocodile” brand by improving its product mix, enhancing its brand image and exploring opportunities to introduce products designed exclusively for the Hong Kong market. The Group is also enhancing its customer relationship management system. During the first half of 2026, the Group successfully launched its own membership application, which helps it to better understand customers’ purchasing patterns and preferences and to support future product development and marketing initiatives. With its 75th anniversary approaching in 2027, “Crocodile” will continue to reinforce its identity as a Hong Kong heritage brand.

As a landlord of investment properties, the property investment and letting business provides rental income and cash flow that support the Group’s operations. In response to softer demand for conventional office space, the Group is gradually repositioning portions of its properties toward service-retail uses and improving its tenant mix by introducing non-profit, medical and healthcare tenants for its commitment to social responsibility. The Group will continue to review opportunities to improve the utilisation and value of its property portfolio and may, where appropriate, consider disposing of or otherwise reducing its exposure to non-core properties.

For treasury management, the Group will continue to adopt a cautious investment strategy in view of persistent policy, market and geopolitical uncertainties. Should interest rates remain elevated or increase, the Group will continue to make use of appropriate hedging arrangements, including interest rate swaps, to mitigate interest rate risk and maintain the stability of its treasury portfolio. The Group will also maintain a diversified investment approach while preserving adequate cash resources and liquidity so that it can respond promptly to changes in market conditions and suitable investment opportunities.

Contingent Liabilities

As at 30 June 2026, the Group had no material contingent liabilities.

Rights Issue

The rights issue announced by the Company in October 2025 on the basis of one rights share for every two existing shares of the Company at a subscription price of HK$1.5 each (the "**Rights Issue**") was completed in December 2025. The closing price per share as quoted on the Stock Exchange on 22 October 2025, being the date on which the Rights Issue was proposed, was HK$1.94. Upon completion of the Rights Issue, the Company received net proceeds (after deduction of rights issue expenses) of approximately HK$47 million ("**Net Proceeds**"). The Company intended to apply the Net Proceeds for repayment of bank borrowings and interest payments of the Group.

As of 30 June 2026, the intended and actual uses of the Net Proceeds under the Rights Issue are set out below:

	Intended use of the Net Proceeds as disclosed in the prospectus dated 21 November 2025 *HK$' million*	**Actual use of the Net Proceeds up to year end date of 31 December 2025** *HK$' million*	**Actual use of the Net Proceeds during the six months ended 30 June 2026** *HK$' million*	**Unutilised Net Proceeds as of 30 June 2026** *HK$' million*	**Intended and actual timeline for the use of the Net Proceeds**
Repayment of bank borrowings and interest payments of the Group	Approximately 47.0	Approximately 1.8	Approximately 29.3	Approximately 15.9	From December 2025 to December 2026

Liquidity, Financial Resources and Foreign Exchange Risk Exposure

The Group's financing and treasury activities are centrally managed and controlled at the corporate level. The main objective is to utilise the funding efficiently and to restrain the financial risks effectively. The Group maintains a conservative approach in financial management by constantly monitoring its interest rate and foreign exchange exposures. Except for financial assets and liabilities at FVTPL (including interest rate swap), the Group has not employed other financial instruments as of 30 June 2026.

The Group earns revenue and incurs cost mainly in Hong Kong dollars, Renminbi and United States dollars. The Group considers the foreign exchange risk is not high as the Group will consider the foreign exchange effect of the terms of purchase and sale contracts dealt with foreign enterprises and trading of overseas securities.

Cash and cash equivalents held by the Group amounted to HK$116 million as at 30 June 2026 (31 December 2025: HK$125 million) and were mainly denominated in Hong Kong dollars, Renminbi and United States dollars. Decrease was mainly due to the principal repayment of bank loans of HK$16 million and interest payments of HK$13 million, which was replenished by the disposal of certain financial instruments at FVTPL of HK$22 million during the Period. The pledged bank deposits of approximately HK$0.1 million (31 December 2025: HK$3 million) represent deposits pledged to banks to secure margin loans and are therefore classified as current assets. The cash and cash equivalents denominated in Renminbi as at 30 June 2026 were equivalent to HK$12 million (31 December 2025: HK$11 million) which is not freely convertible into other currencies. However, under the regulations on foreign exchange controls of the Mainland, the Group is permitted to exchange Renminbi for other currencies in respect of approved transactions through banks authorised to conduct foreign exchange business.

Liquidity, Financial Resources and Foreign Exchange Risk Exposure *(continued)*

As at 30 June 2026, the total outstanding borrowings including margin loans of the Group amounted to HK$652 million (31 December 2025: HK$670 million). The total outstanding borrowings comprised secured bank term loan of HK$509 million of which HK$22 million was short-term and secured short-term bank revolving loans of HK$140 million.

As at 30 June 2026, interests on bank borrowings are charged at floating rates. The bank borrowings and margin loans payable of the Group are denominated principally in Hong Kong dollars and Japanese Yen. The Group has entered into interest rate swap arrangements to secure a marginally lower interest rate, reducing the interest rate risk.

Charges on Assets

As at 30 June 2026, the Group has charged certain of its assets, including own-used properties, investment properties, right-of-use assets, certain financial assets at FVTPL and pledged bank deposits, with total carrying values of HK$1,559 million (31 December 2025: HK$1,587 million), to its bankers to secure the borrowings, margin loans payable and banking facilities granted to the Group.

Gearing

The Group's gearing revealed by the debt-to-equity ratio (expressed as a percentage of total bank borrowings and margin loans payable to total net assets) as at 30 June 2026 was approximately 48% (31 December 2025: 49%). In view of the volatile worldwide economic and financial landscapes, the Group continues to be prudent for business development to contain its gearing within a suitable range for controlling its risk exposure and finance costs.

Capital Commitments

The Group had no material capital commitments as at 30 June 2026.

Major Investments, Acquisitions and Disposals

The Group had no major investments, acquisitions or disposals during the Period.

Employees and Remuneration Policy

The total number of employees of the Group, including part-time sales staff, was 90 as at 30 June 2026 (31 December 2025: 94). Pay rates of the employees are largely based on industry practice and the performance of individual employee. In addition to salary and bonus payments, other staff benefits include subsidised medical care, free hospitalisation insurance plans, provident fund benefits, subsidised meals, staff discount on purchases, internal staff training and external training program subsidies.

CORPORATE GOVERNANCE AND OTHER INFORMATION

CORPORATE GOVERNANCE

Compliance with Corporate Governance Code

The Company has complied with all applicable code provisions set out from time to time in the Corporate Governance Code contained in Part 2 of Appendix C1 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("**Listing Rules**" and "**Stock Exchange**", respectively) throughout the six months ended 30 June 2026 ("**Period**") save for the deviation disclosed below:

Code provision C.2.1 in respect of the roles of chairman and chief executive should be separate and should not be performed by the same individual.

The Board is collectively responsible for the management and operations of the Company. Ms. Lam Wai Shan, Vanessa was appointed the Chairman of the Board ("**Board Chairman**") and the Chief Executive Officer of the Company ("**CEO**") since January 2021. As the Board Chairman, Ms. Lam provides leadership to the Board to ensure the Board works effectively and performs its responsibilities. As the CEO, Ms. Lam has in-depth experience in the garment and retail industry. Coupled with her extensive business network and connections and numerous awards in the industry, she is responsible for leading the development and execution of long-term strategies for the Company's business. Hence, the Board believes that it is in the best interest of the Company for Ms. Lam to assume the roles of both the Board Chairman and the CEO.

Securities Transactions by Directors and Designated Employees

The Company adopted a Code of Practice for Securities Transactions by Directors and Designated Employees ("**Securities Code**") on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers in Appendix C3 to the Listing Rules. The Company has made specific enquiry of all Directors and they have confirmed in writing their compliance with the required standard set out in the Securities Code throughout the Period.

OTHER INFORMATION

Share Capital

As at 30 June 2026, the total number of issued shares of the Company ("**Share(s)**") was 103,517,513 Shares. Details of the share capital information of the Company are set out in Note 15 to the Condensed Consolidated Interim Financial Statements.

Share Option Scheme

During the Period, the Company has no share option scheme.

OTHER INFORMATION *(continued)*

Directors' and Chief Executive's Interests

As at 30 June 2026, the following Directors and chief executive of the Company who held office as of that day and their respective close associates (as defined in the Listing Rules) were interested, or were deemed to be interested, in the following long or short positions in the Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong ("**SFO**")) on that date (a) as required to be notified to the Stock Exchange and the Company pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions, if any, which they were taken or deemed to have under such provisions of the SFO); or (b) as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO ("**Register of Directors and Chief Executives**"); or (c) as notified to the Stock Exchange and the Company pursuant to the Securities Code; or (d) as otherwise known by the Directors:

(1) Interests in the Company

Long positions in the Shares and underlying Shares

		Number of shares		Number of underlying Shares		
Name of Directors	Capacity	Personal interests	Corporate interests	Personal interests	Total interests	Approximate percentage of total issued Shares (Note 1)
Ms. Lam Wai Shan, Vanessa	Beneficial owner and interest in controlled corporations	2,796,328	55,260,337	–	58,056,665 (Note 2)	56.08%
Ms. Lam Wai Kei, Vicky	Beneficial owner	4,196,175	–	–	4,196,175 (Note 3)	4.05%
Mr. Lee Po On	Beneficial owner	23,437	–	–	23,437 (Note 4)	0.02%
Mr. Tsang Wing Pong	Beneficial owner	176	–	–	176 (Note 5)	0.00017%

OTHER INFORMATION *(continued)*

Directors' and Chief Executive's Interests *(continued)*

(1) Interests in the Company *(continued)*

Notes:

1. The total number of issued Shares as at 30 June 2026 (that is 103,517,513 Shares) has been used for the calculation of the approximate percentage. Certain figures included in the above table have been subject to rounding adjustments. Accordingly, figures shown as approximate percentage may not represent precise arithmetic aggregations.

2. Ms. Lam Wai Shan, Vanessa (Board Chairman, Executive Director and Chief Executive Officer) ("**Ms. Vanessa Lam**") was personally interested in 2,796,328 Shares and was deemed to be interested in 55,260,337 Shares through the corporations controlled by her, namely Honorman Limited ("**Honorman**") and Rich Promise Limited ("**Rich Promise**"). Please also read notes under sections headed "Interests in the associated corporations" and "Substantial Shareholders' Interests", in this Interim Report for details.

3. Ms. Lam Wai Kei, Vicky (Non-executive Director) ("**Ms. Vicky Lam**") was personally interested in 4,196,175 Shares.

4. Mr. Lee Po On (Alternate Director to Ms. Vanessa Lam) was personally interested in 23,437 Shares.

5. Mr. Tsang Wing Pong (Executive Director) was personally interested in 176 Shares.

(2) Interests in the associated corporations

Long positions in the Shares and underlying Shares

Name of Directors	Name of associated corporations	Capacity	Personal interests	Corporate interests	Total	Percentage of total issued shares
Ms. Vanessa Lam	Honorman (Notes 1&3)	Beneficial owner	51 Class A	–	51 Class A	72%
		Beneficial owner	57 Class B	–	57 Class B	
	Rich Promise (Notes 2&3)	Interest in controlled corporation	–	10,000	10,000	100%
Ms. Vicky Lam	Honorman (Note 1)	Beneficial owner	23 Class B	–	23 Class B	15.33%
Mr. Lam Howard	Honorman (Notes 1&3)	Beneficial owner	19 Class B	–	19 Class B	12.67%

OTHER INFORMATION *(continued)*

Directors' and Chief Executive's Interests *(continued)*

(2) Interests in the associated corporations *(continued)*

Notes:

At as 30 June 2026:

1. The total share capital of Honorman was HK$150 made up by 51 Class A shares and 99 Class B shares. Ms. Vanessa Lam owned 51 Class A shares and 57 Class B shares of Honorman, while Mr. Lam Howard and Ms. Vicky Lam hold 19 Class B shares and 23 Class B shares, respectively.

2. The total issued share of Rich Promise was 10,000 ordinary shares, which was owned as to 100% by Honorman, which in turn was owned as to 72% by Ms. Vanessa Lam, 12.67% by Mr. Lam Howard and 15.33% by Ms. Vicky Lam.

3. Ms. Vanessa Lam and Mr. Lam Howard are the directors of both Honorman and Rich Promise.

Save as disclosed above, as at 30 June 2026, none of the Directors and the chief executive of the Company and their respective close associates had, or was deemed to have, any interest in the long and short positions in the Shares, underlying Shares and/or debentures of the Company or any of its associated corporations, which was required to be notified to the Stock Exchange and the Company pursuant to the SFO, or recorded in the Register of Directors and Chief Executives or notified to the Stock Exchange and the Company under the Securities Code or otherwise known by the Directors.

OTHER INFORMATION *(continued)*

Substantial Shareholders' Interests

As at 30 June 2026, so far as it is known by or otherwise notified by any Director or the chief executive of the Company, other than person(s) who is/are Directors or chief executive of the Company, the particulars of the corporation or individual who had 5% or more interests in the following long positions in the Shares and underlying Shares as recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO ("**Register of Shareholders**") or were entitled to exercise, or control the exercise of, 10% or more of the voting power at any general meeting of the Company ("**Voting Entitlements**") (i.e. within the meaning of substantial shareholders of the Listing Rules) were as follows:

Long positions in the Shares and underlying Shares

Name of Substantial Shareholders	Capacity	Nature of interests	Number of Shares and underlying Shares held	Approximate percentage of total issued Shares (Note 1)
Honorman	Beneficial owner and interest in controlled corporation	Corporate	55,260,337 (Note 2)	53.38%
Rich Promise	Beneficial owner	Corporate	53,122,500 (Note 2)	51.32%
Lau Shing Ngon	Beneficial owner	Personal	6,003,681	5.79%

Notes:

1. The total number of issued Shares as at 30 June 2026 (that is 103,517,513 Shares) has been used for the calculation of the approximate percentage. Certain figures included in the above table have been subject to rounding adjustments. Accordingly, figures shown as approximate percentage may not represent precise arithmetic aggregations.

2. Honorman was interested in 2,137,837 Shares directly and was deemed to be interested in 53,122,500 Shares indirectly held through its 100% owned subsidiary Rich Promise. Ms. Vanessa Lam was deemed to be interested in 2,137,837 Shares and 53,122,500 Shares held through their controlled corporations, Honorman and Rich Promise.

Save as disclosed above, the Directors are not aware of any other corporation or individual, other than person(s) who is/are Directors or chief executive of the Company whose interests are set out in the section entitled "Directors' and Chief Executive's Interests", which/who, as at 30 June 2026, had the Voting Entitlements or 5% or more interests or short positions in the Shares or underlying Shares as recorded in the Register of Shareholders.

Purchase, Sale or Redemption of the Company's Listed Securities

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

OTHER INFORMATION *(continued)*

Update of Directors' and Chief Executive Officer's Information

Pursuant to Rule 13.51B(1) of the Listing Rules, changes in Directors and Chief Executive Officer's information since the disclosure made in the Company's annual report 2025 and up to the date of this Interim Report are set out as follows:

1. Changes of Directors

   1.1 Mr. Lam Kin Hong, Matthew retired as an Executive Director at the close of 2026 Annual General Meeting on 27 May 2026 (the "**2026 AGM**").

   1.2 Mr. Tsang Wing Pong was appointed as an Executive Director at the 2026 AGM and was appointed as a member of the Executive Committee with effect from 27 May 2026.

   1.3 Ms. Vicky Lam was appointed as a Non-executive Director of the Company at the 2026 AGM.

2. Subsequent disclosure of the relationships with Directors and Substantial Shareholders following the above changes of Directors:

   2.1 Ms. Vanessa Lam is a niece of Ms. Lam Suk Ying, Diana (Non-executive Director). She is also an elder sister of Ms. Vicky Lam and Mr. Lam Howard (both are Non-executive Directors).

   2.2 Ms. Lam Suk Ying, Diana is an aunt of Ms. Vanessa Lam (Board Chairman, Executive Director and Chief Executive Officer, and a Substantial Shareholder), Ms. Vicky Lam and Mr. Lam Howard (both are Non-executive Directors).

   2.3 Mr. Lam Howard is a younger brother of Ms. Vanessa Lam (Board Chairman, Executive Director and Chief Executive Officer, and a Substantial Shareholder) and Ms. Vicky Lam (Non-executive Director). He is a nephew of Ms. Lam Suk Ying, Diana (Non-executive Director).

   2.4 Ms. Vicky Lam is a younger sister of Ms. Vanessa Lam (Board Chairman, Executive Director and Chief Executive Officer, and a Substantial Shareholder) and an elder sister of Mr. Lam Howard (Non-executive Director). She is a niece of Ms. Lam Suk Ying, Diana (Non-executive Director).

3. Director's information

   3.1 Mr. Woo King Hang resigned as an independent non-executive director of Digital Domain Holdings Limited, a company listed on the Main Board of the Stock Exchange, with effect from 4 July 2026.

OTHER INFORMATION *(continued)*

Update of Directors' and Chief Executive Officer's Information *(continued)*

4. Directors' remuneration for the six months ended 30 June 2026 are as follows:

	Fees HK$'000	Salaries, allowances and benefits in kinds HK$'000	Pension scheme contributions HK$'000	Total remuneration HK$'000
For the six months ended 30 June 2026				
Executive Directors:				
Ms. Lam Wai Shan, Vanessa	5	2,192	9	2,206
Mr. Lam Kin Hong, Matthew*	4	–	–	4
Mr. Tsang Wing Pong#	1	186	2	189
	10	2,378	11	2,399
Non-executive Directors:				
Mr. Chow Bing Chiu	78	–	–	78
Ms. Lam Suk Ying, Diana	78	–	–	78
Mr. Lam Howard	78	–	–	78
Ms. Lam Wai Kei, Vicky^	15	58	2	75
	249	58	2	309
Independent Non-executive Directors:				
Mr. Leung Shu Yin, William	78	–	–	78
Mr. Fung Cheuk Nang, Clement	78	–	–	78
Mr. Woo King Hang	78	–	–	78
	234	–	–	234
	493	2,436	13	2,942

* Mr. Lam Kin Hong, Matthew retired on 27 May 2026.

\# Mr. Tsang Wing Pong was appointed as an Executive Director on 27 May 2026, which his remuneration calculated on a pro-rata basis for the period from 27 May 2026 to 30 June 2026.

^ Ms. Vicky Lam was appointed as a Non-executive Director on 27 May 2026, with her remuneration, including the salary for her role as Chief Operating Officer (Property) of a subsidiary of the Company, calculated on a pro-rata basis for the period from 27 May 2026 to 30 June 2026.

Saved as disclosed above, there is no other information required to be disclosed under Rule 13.51B(1) of the Listing Rules.

OTHER INFORMATION *(continued)*

Change of Authorised Representatives

Ms. Vanessa Lam ceased to act as an Authorised Representative of the Company ("**Authorised Representative**") under Rule 3.05 of the Listing Rules with effect from 27 May 2026. Mr. Tsang Wing Pong has been appointed as an Authorised Representative in place of Ms. Vanessa Lam with effect from 27 May 2026.

Review of Interim Report

The Audit Committee of the Company, currently comprises three Independent Non-executive Directors, namely Mr. Leung Shu Yin, William (Chairman), Mr. Fung Cheuk Nang, Clement and Mr. Woo King Hang, has reviewed this Interim Report (containing the unaudited Condensed Consolidated Interim Financial Statements) of the Company for the Period, the accounting principles and practices adopted by the Company as well as the financial reporting matters.

Appreciation

On behalf of the Board, I would like to thank all members of staff and management for their dedication and continuous support and look forward to sharing the prosperous future of Crocodile with them and all the Shareholders and customers.

By order of the Board
Lam Wai Shan, Vanessa
Chairman, Executive Director and
Chief Executive Officer

Hong Kong, 26 August 2026

CROCODILE