

Building with the Times



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DIRECTORY

DIRECTORS

Executive Directors

Mr. Lu Wing Chi, Jesse (*Chairman*)
Mr. Lambert Lu (*Chief Executive*)
Mr. Yap Shee Liam (*Chief Financial Officer*)

Independent Non-executive Directors

Mr. Walujo Santoso, Wally
Mr. Chan Kwok Wai
Mr. Lo Wai Tung Welman
Ms. Patricia Chan

AUDIT COMMITTEE

Mr. Chan Kwok Wai (*Chairman*)
Mr. Walujo Santoso, Wally
Mr. Lo Wai Tung Welman

NOMINATION COMMITTEE

Mr. Lu Wing Chi, Jesse (*Chairman*)
Mr. Walujo Santoso, Wally
Mr. Lo Wai Tung Welman
Ms. Patricia Chan

REMUNERATION COMMITTEE

Mr. Lo Wai Tung Welman (*Chairman*)
Mr. Lu Wing Chi, Jesse
Mr. Lambert Lu
Mr. Walujo Santoso, Wally
Ms. Patricia Chan

AUTHORISED REPRESENTATIVES

Mr. Lambert Lu
Ms. Chow Siu Yin, Dora

COMPANY SECRETARY

Ms. Chow Siu Yin, Dora

LEGAL ADVISERS

Johnson Stokes & Master
Clifford Chance
Conyers Dill & Pearman

INDEPENDENT AUDITOR

Deloitte Touche Tohmatsu
Registered Public Interest Entity Auditors

PRINCIPAL BANKERS

The Hongkong and Shanghai Banking
Corporation Limited
Bank of China (Hong Kong) Limited
Hang Seng Bank Limited

REGISTERED OFFICE

Richmond House
12 Par-la-Ville Road
Hamilton HM 08
Bermuda

PRINCIPAL PLACE OF BUSINESS

26/F., Everbright Centre
108 Gloucester Road
Wanchai, Hong Kong
Tel: (852) 2828 6363
Fax: (852) 2598 6861
E-mail: info@seagroup.com.hk

BRANCH REGISTRAR IN HONG KONG

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong
Tel: (852) 2980 1333
Fax: (852) 2810 8185

LISTING

The shares of the Company are listed and traded on the Main Board of The Stock Exchange of Hong Kong Limited.

STOCK CODE AND BOARD LOT

251/2,000 shares

WEBSITE

www.seagroup.com.hk

HIGHLIGHTS

For the six months ended 30 June 2026



THE CENDAS, Hong Kong (development managed by the Group)



Revenue

HK\$212.8 million
(2025: HK\$204.3 million)



Operating profit before fair value changes on investment properties

HK\$100.6 million
(2025: HK\$103.7 million)



Loss attributable to the Shareholders

HK\$136.9 million
(2025: HK\$159.4 million)



Net asset value ("NAV") and NAV per share of the Group attributable to the Shareholders as at 30 June 2026

HK\$7,611.8 million and HK\$12.6 respectively*



Interim dividend per share

HK2 cents

* After adjusting hotel property to fair market value

LOCATION OF THE GROUP'S PROPERTIES/PROJECTS

UNITED KINGDOM



London

CHINA



Hong Kong

UNITED KINGDOM London

- 20 Moorgate
- 33 Old Broad Street



CHINA Hong Kong

- 1 Shouson Hill Road East
- Crowne Plaza Hong Kong Causeway Bay
- Grand Victoria
- Jardine's Lookout
- Repulse Bay
- Winway Building



PROPERTY PORTFOLIO

At 30 June 2026

Particulars of Development Properties/Properties for Sale

Name	Location	Group's Interest (%)	Approximate Site Area (sq. ft.)	Approximate Gross Floor Area (sq. ft.)	Usage	Stage/Estimated Completion Year
HONG KONG						
Grand Victoria	6 Lai Ying Street and 8 Lai Ying Street, South West Kowloon, Hong Kong	14.5	208,262	987,812	Residential	Completed
Repulse Bay	Rural Building Lot No. 1203 at South Bay Road, Repulse Bay, Hong Kong	50	21,173	19,055	Residential	Site formation/2026

Particulars of Investment Properties/Hotel

Name	Location	Group's Interest (%)	Approximate Gross Floor Area (sq. ft.)	Usage	Lease Expiry
HONG KONG					
Crowne Plaza Hong Kong Causeway Bay	8 Leighton Road, Causeway Bay, Hong Kong	100	160,869	Hotel	6 November 2049
Winway Building	50 Wellington Street, Central, Hong Kong	58.83	60,000	Commercial	999 years commencing from 26 June 1843
Jardine's Lookout	No. 89-93 Tai Hang Road, Hong Kong (Inland Lot No. 7384)	100	22,000	Residential	125 years commencing from 25 April 1957
1 Shouson Hill Road East	1 Shouson Hill Road East, Deep Water Bay, Hong Kong	100	16,308	Residential	30 June 2047
Name	Location	Group's Interest (%)	Approximate Net Internal Area (sq. ft.)	Usage	Lease Expiry

UNITED KINGDOM

33 Old Broad Street	33-41 Old Broad Street and 1-6 Union Court, London EC2	100	191,165	Office	Freehold
20 Moorgate	20 Moorgate, London, EC2R 6DA	100	154,854	Office	Long Lease

MANAGEMENT DISCUSSION AND ANALYSIS



Grand Victoria, Hong Kong

Financial Summary

Revenue for the six months ended 30 June 2026 amounted to HK\$212.8 million (2025: HK\$204.3 million). The revenue was principally attributable to the recognition of rental income from investment properties, revenue from hotel operation and income from financial investment.

The ordinary operating profit of the Group amounted to HK\$100.6 million during the period (2025: HK\$103.7 million). The loss attributable to the Shareholders for the period amounted to HK\$136.9 million (2025: HK\$159.4 million), equivalent to a basic loss per share of HK22.7 cents (2025: HK26.5 cents). The loss attributable to the Shareholders in current period was mainly due to (i) a fair value loss on investment properties and (ii) the finance costs of bank borrowings. The finance costs were reduced by 12.9% comparing to 2025. The abovementioned fair value loss is non-cash item and has no immediate impact on the cashflow of the Group.

As at 30 June 2026, the Group's equity attributable to the Shareholders amounted to HK\$3,623.0 million (31 December 2025: HK\$3,831.2 million). The net asset value per share attributable to the Shareholders as at 30 June 2026 was HK\$6.0 as compared with HK\$6.4 as at 31 December 2025.

MANAGEMENT DISCUSSION AND ANALYSIS

The Group's property assets (including interests in two joint ventures and assets classified as held for sale) by geographical location at the period end were as follows:

	30 June 2026 HK\$' million	31 December 2025 HK\$' million
Hong Kong	3,882.5	3,999.7
The United Kingdom	3,830.0	3,900.6
Total	7,712.5	7,900.3

The Group's hotel property is stated at cost less accumulated depreciation charges at a carrying value of HK\$456.2 million as at 30 June 2026 (31 December 2025: HK\$466.2 million), whereas the market value as determined by valuation carried out by an independent property valuer is HK\$4,445.0 million (31 December 2025: HK\$4,450.0 million). For the purpose of providing supplementary information, if the carrying value of the Group's hotel property was restated to its market value, the adjusted total property assets, the adjusted net asset value and adjusted net asset value per share attributable to the Shareholders as at 30 June 2026 would be HK\$11,701.3 million (31 December 2025: HK\$11,884.1 million), HK\$7,611.8 million (31 December 2025: HK\$7,815.0 million) and HK\$12.6 (31 December 2025: HK\$13.0) respectively.

Interim Dividend

The Board has declared an interim dividend of HK2 cents per share for the six months ended 30 June 2026 (for the six months ended 30 June 2025: HK2 cents) to the Shareholders whose names appear on the register of members of the Company at the close of business on Friday, 25 September 2026. The relevant dividend warrants are expected to be despatched on or before Monday, 12 October 2026.

Business Review

Property Investment and Development

The Group continues to focus on property development and property investment projects. The strategy of the Group will be determined by the Board taking into consideration market opportunities, the Group's financial resources and its core competence. It is the Group's approach to review and optimize the project portfolios from time to time. Currently, the Group's core projects mainly consist of two residential projects in Hong Kong (No. 1 Shouson Hill Road East and Inland Lot No. 7384 at Jardine's Lookout), a commercial property in Hong Kong (a portion of Winway Building) and two joint venture residential development projects ("Grand Victoria" at West Kowloon Waterfront and Rural Building Lot No. 1203 at South Bay Road, Repulse Bay), and two investment properties in London, the United Kingdom (20 Moorgate and 33 Old Broad Street).



1 Shouson Hill Road East, Hong Kong

MANAGEMENT DISCUSSION AND ANALYSIS

Hong Kong

During the period, the Group continues its effort in the residential development project in West Kowloon Waterfront “Grand Victoria”¹. The Group holds 14.5% equity interest in the project. The development has been completed with certificate of compliance issued. More than 1,420 units of the project have been sold with total sale proceeds of more than HK\$23.5 billion. During the period, the Group received approximately HK\$50.9 million cash repatriated from the project. As at 30 June 2026, the Group’s interest in this joint venture was HK\$126.5 million (31 December 2025: HK\$177.7 million) (including loans to joint ventures) of which HK\$97.2 million to be received within one year from the period ended 30 June 2026 and classified under current assets.

Winway Building², one of the Group’s investment property, is at the prime location of the central business district of Hong Kong and is a high quality commercial property. The rental income generated from the property for the period ended 30 June 2026 remained relatively stable in this challenging time for office.

The Group owns a residential property project at Shouson Hill Road East for long term investment. During the period, the Group entered into two formal agreements with independent third parties to dispose of two houses for a total consideration of approximately HK\$348.0 million (before transaction cost and expense). Subsequent to the financial period end, the Group entered into an agreement with an independent third party to dispose of a house at a cash consideration of HK\$200.0 million (before transaction cost and expense). The transactions are scheduled for completion in the second half of 2026. Those disposals provide an attractive opportunity to realise the Group’s investment in the project and realise the cash of total HK\$548.0 million for general working capital and for future reinvestment.

The Group also focuses on developing luxury residential projects. The Group holds 50% equity interest in South Bay Road, Repulse Bay project which is located at traditional luxury residential area Repulse Bay, and is being developed into luxury residences with endless intoxicating sea views, featuring a stunning panoramic view of Repulse Bay. In addition, the Group also holds 100% of a land site located at Jardine’s Lookout for luxury residential development. The two development projects are progressing well according to their development schedules.



Grand Victoria, Hong Kong



THE CENDAS, Hong Kong (development managed by the Group)

¹ The Group is being a part of the consortium comprised of well-known property developers.

² The Group owns approximately 59% of the gross floor area of Winway Building.

MANAGEMENT DISCUSSION AND ANALYSIS



33 Old Broad Street, London



The United Kingdom

The Group owns two investment properties located in the heart of London in the United Kingdom.

20 Moorgate, London is almost fully let to the Prudential Regulation Authority (a regulatory body of the Bank of England) as headquarter under long-term lease agreements.

33 Old Broad Street, London is fully leased to Bank of Scotland and guaranteed by HBOS Plc (a wholly-owned subsidiary of the Lloyds Banking Group) for a fixed term until 2039 with fixed rental uplift every five years. The tenant completed significant renovation works at 33 Old Broad Street and moved in as the Lloyds Banking Group's new head office in 2025.

Given the strong lease covenants on our reputable tenants, the UK properties continue to provide stable cash flow to the Group, reflecting the Group's success in making investment strategy and the Group's capability to withstand in any market instability.

MANAGEMENT DISCUSSION AND ANALYSIS

Hotel Operation

Crowne Plaza Hong Kong Causeway Bay is a 29-storey five-star hotel comprising 263 guest rooms with ancillary facilities and is operated under the brand of Crowne Plaza of the InterContinental Hotels Group. During the period, the hotel's performance experienced a moderate improvement, primarily driven by a growth in both occupancy rates and average room rates, which collectively contributed to an increase in overall revenue.

The Group is taking all practicable measures to address the challenges and opportunities at hand. We understand the importance of delivering exceptional experience that exceed our guests' expectations. The Group will continue to improve the quality of its hotel services to ensure our guests have enjoyable experiences during their stays in our hotel.

Financial Investment

Adhering to prudent management of our capital, the Group continues to optimize its capital structure and decrease the gearing. As at 30 June 2026, the Group held bank balances (including assets classified as held for sale) and other investments of approximately HK\$2,290.7 million (31 December 2025: HK\$2,400.1 million), that comprised 92% bank and time deposits, and 8% listed equity and debt securities and unlisted investments.

Financial Resources and Liquidity

Treasury Policies

The Group adheres to prudent treasury policies. As at 30 June 2026, all of the Group's project borrowings are on a non-recourse basis, with no cross default covenants at corporate level.

During the period, the Group continued to maintain high financial flexibility and liquidity under the environment of high interest rates and economic rebound. Following the lifting of all tightening control by the Hong Kong Government and offering attractive incentives, Grand Victoria sustained the sales momentum, leading to the Group consistently receiving cash returns from the project. The Group's robust cash contributions from other investment projects and hotel operations further strengthen its ability to reduce gearing ratio and finance costs. Looking ahead, the Group does not anticipate significant refinancing needs until 2027. These factors demonstrate the Group's ample financial flexibility and liquidity.



Crowne Plaza Hong Kong Causeway Bay, Hong Kong



Pavilion at Crowne Plaza Hong Kong Causeway Bay, Hong Kong



Grand Victoria, Hong Kong

MANAGEMENT DISCUSSION AND ANALYSIS

Working Capital and Loan Facilities

As at 30 June 2026, the Group's total available fund amounted to HK\$5,467.6 million (31 December 2025: HK\$5,577.0 million) which included the Group's total pledged bank deposits, time deposits, bank balances and cash (including assets classified as held for sale) of HK\$2,241.0 million (31 December 2025: HK\$2,340.4 million) and unutilised facilities (including assets classified as held for sale) of HK\$3,226.6 million (31 December 2025: HK\$3,236.6 million). The total financial investments (including debt instruments at fair value through other comprehensive income, financial assets at fair value through profit or loss and equity instruments at fair value through other comprehensive income) amounted to HK\$179.9 million as at 30 June 2026 (31 December 2025: HK\$220.4 million).

Included in the Group's loan facilities is a committed revolving club loan with approximately HK\$1,000.0 million facility amount provided by 7 renowned financial institutions. The committed club loan provides the Group with abundant liquidity, ensuring financing flexibility for future business development.

The Group will continue enhancing its competitive strengths, in order to strive for stable and promising returns, and achieve mutually beneficial objectives.

As at 30 June 2026, the Group's bank borrowings (including liabilities associated with assets classified as held for sale) was HK\$6,232.5 million (31 December 2025: HK\$6,348.2 million). After netting off the pledged bank deposits, time deposits, bank balances, cash (including assets classified as held for sale) and the financial investments, the Group had a net debt position of HK\$3,811.6 million (31 December 2025: HK\$3,787.4 million) with gearing ratio of 32.6% (31 December 2025: 31.9%) (calculated on the basis of net debt as a percentage of the adjusted total property assets with hotel property adjusted to fair market value of HK\$4,445.0 million (31 December 2025: HK\$4,450.0 million)).

As at 30 June 2026, maturity of the Group's outstanding borrowings (including liabilities associated with assets classified as held for sale) was as follows:

	30 June 2026 HK\$' million	31 December 2025 HK\$' million
Due		
Within 1 year	1,495.5	1,144.7
1–2 years	2,770.5	684.1
3–5 years	1,724.2	4,146.2
Over 5 years	268.3	407.7
	6,258.5	6,382.7
Less: Unamortised front-end fee	(26.0)	(34.5)
	6,232.5	6,348.2

MANAGEMENT DISCUSSION AND ANALYSIS

Pledge of Assets

For the Company's subsidiaries operating in Hong Kong, the total bank borrowings drawn as at 30 June 2026 amounted to HK\$3,653.3 million (31 December 2025: HK\$3,739.4 million) which comprised of secured bank borrowings of HK\$2,444.9 million (31 December 2025: HK\$2,541.0 million) and unsecured bank borrowings of HK\$1,208.4 million (31 December 2025: HK\$1,198.4 million). The secured bank borrowings were secured by properties with carrying value of HK\$3,230.6 million (31 December 2025: HK\$3,300.2 million) and pledged cash of HK\$40.0 million (31 December 2025: HK\$52.4 million).

Subsidiaries of the Company operating in the United Kingdom pledged their investment properties with an aggregate carrying value of HK\$3,830.0 million as at 30 June 2026 (31 December 2025: HK\$3,900.6 million) and pledged cash of HK\$90.3 million (31 December 2025: HK\$108.4 million) to secure bank borrowings of HK\$2,605.2 million (31 December 2025: HK\$2,643.3 million).

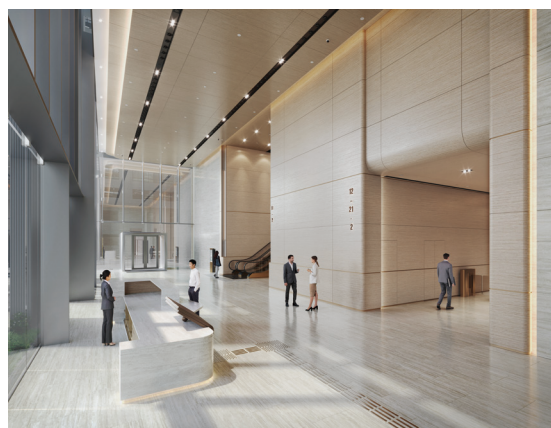
Staff and Emolument Policy

As at 30 June 2026, the Group had a total of approximately 176 employees (2025: 180 employees) in Hong Kong. Employee costs, including the emoluments of the directors of the Group, amounted to HK\$47.1 million for the period ended 30 June 2026 (2025: HK\$48.9 million).

The Group maintains a good working relationship with its employees and continues to recruit, retain and develop competent individuals committed for its long-term success and growth. Salary and benefits of employees are reviewed at least annually both in response to market conditions and trends, and in conjunction with individual appraisals based on qualifications, experience, skills, responsibilities, performance and development potentials. Discretionary bonuses are granted in line with the Group's financial results and employees' performance. Fringe benefits including medical insurance scheme, study and training allowances, examination leave and voluntary employer contributions to retirement schemes are offered to employees. In addition, to retain and motivate management staff and good performers, the Company has adopted a share option scheme and a share award scheme to grant options and awards to its employees (including Directors) on a discretionary basis. To further enhance employee relations and communications, recreational activities for general staff with senior management's participation are arranged.

Outlook

The global economy is facing another major shock. The war in the Middle East has driven up global energy costs, reigniting inflationary pressures and fostering market expectations of prolonged higher interest rates. According to the International Monetary Fund, global growth is projected at 3.0% in 2026 and 3.4% in 2027. However, structural risks remain predominantly tilted to the downside. These market challenges are further amplified by persistent trade policy friction driven by the heightened tariffs and sanctions, geopolitical strains, and weather-related shocks. On the upside, accelerated capital investment in and deployment of artificial intelligence ("AI") could serve as a vital tailwind for macroeconomic productivity. That said, the efficiency gains from AI adoption are anticipated to diverge significantly across different industries and regional economies.



THE CENDAS, Hong Kong (development managed by the Group)

MANAGEMENT DISCUSSION AND ANALYSIS

China's economy grew by 4.3% in the second quarter of 2026, slowing from 5.0% in the first quarter and missing market expectations of 4.5%. It marked the weakest annual growth since the fourth quarter of 2022. However, it will be supported by government controls to ease the impact of the Middle East crisis. Looking ahead through 2026, growth is expected to remain stable, with the policy focus shifting toward managing price volatility, lifting AI innovation, and boosting consumption while maintaining export strength. At the same time, China will continue to make strategic progress in technological innovation and advanced manufacturing.

The sentiment within Hong Kong's real estate market has experienced a sustained turnaround in 2026. Positive drivers include rising rental yields, a rebound in IPO activities, consistent talent inflows and the return of mainland Chinese buyers. All of these factors support growth in transaction volume and are leading to a gradual improvement in property prices. However, there are economic forecasts that the interest rate may increase in the remaining of 2026 as inflation remains persistent. The Chinese government has introduced new rules to control the outflow of citizens' funds and assets. Together with the ongoing geopolitical risks, the negative factors exert pressure and limit immediate price appreciation in the property market in Hong Kong.

Hong Kong's tourism industry continued to improve in the first half of 2026, with visitor arrivals rising by 13.0% year-on-year. Mainland visitor arrivals, which accounted for 77.0% of the total in the first half, grew notably by 15.5% over a year earlier. The government announced various measures to promote the development of the tourism sector, including scaling up flagship events, hosting international trade fairs and conferences, and strengthening cooperation with the Greater Bay Area and other Mainland cities. While the total number of visitors is expected to rise further, the sector will still face challenges from competition with other regional destinations and ongoing pricing pressures.

The UK's economy growth is estimated at 0.9% in 2026, held back by inflationary pressures and uncertain consumer spending. The recent political transition following the resignation of the UK Prime Minister introduces near-term uncertainty regarding the country's fiscal and economic policies. Although a gradual easing of monetary policy is widely anticipated, the outlook suggests a slow recovery. Increasing challenges remain for properties with shorter remaining lease terms, driven by higher refurbishment expenditures and potential valuation adjustments. The Group cautiously reviews its UK property portfolio on an ongoing basis.

Looking ahead to the rest of 2026, ongoing geopolitical tensions and trade conflicts are likely to continue presenting challenges to the business environment. Nevertheless, we remain confident in Hong Kong's resilience and long-term growth potential. The Group is fully committed to proactively capturing emerging opportunities while maintaining prudent financial discipline and a strong balance sheet, ensuring we are well positioned to create sustainable long-term value for our shareholders.



1 Shouson Hill Road East, Hong Kong

CORPORATE GOVERNANCE AND OTHER INFORMATION

Corporate Governance Practices

During the period for the six months ended 30 June 2026, the Company had applied the principles and complied with all the code provisions as set out in the CG Code contained in Appendix C1 to the Listing Rules. The Board continuous to monitor and review the Company's corporate governance practices to enhance its performance.

Risk Management and Internal Control

The Board has overall responsibility for maintaining and ensuring appropriate and effective implementation of the risk management and internal control systems of the Group to safeguard the Shareholders' interest and the Company's assets.

The review of the effectiveness of the Group's internal control systems covers financial, operational and compliance mechanisms and risk management functions (including the Group's ESG performance and reporting).

Securities Transactions by Directors and Employees

The Company has adopted the Model Code as set out in Appendix C3 to the Listing Rules as its own code of conduct regarding securities transactions by the Directors.

In response to the specific enquiry made by the Company, all Directors confirmed in writing that they had complied with the required standards as set out in the Model Code throughout the period for the six months ended 30 June 2026.

The Company has also adopted a code with no less exacting terms than the Model Code for the directors and employees of the Group (other than the Directors) to regulate their dealings in the securities of the Company, as they are likely to be in possession of inside information in relation to the Company or its securities because of their office or employment.

CORPORATE GOVERNANCE AND OTHER INFORMATION

Directors' Interests and Short Positions in Shares and Underlying Shares

As at 30 June 2026, the interests and short positions of the Directors in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code, were as follows:

1. Long positions in shares of the Company

Name of Directors	Number of ordinary shares held			Number of underlying shares held under equity derivatives		Approximate % of interest in the issued share capital
	Personal interests (held as beneficial owner)	Corporate interests (held by controlled corporations)	Family interests (interests of spouse)	Personal interests (held as beneficial owner)	Total interests	
Lu Wing Chi, Jesse	–	446,392,255 ⁽ⁱ⁾	–	–	446,392,255	74.14
Lambert Lu	550,000	338,779,740 ⁽ⁱⁱ⁾	–	–	339,329,740	56.36
Yap Shee Liam	648,000	–	–	–	648,000	0.11
Walujo Santoso, Wally	1,680,400	–	–	–	1,680,400	0.28
Chan Kwok Wai	–	–	–	–	–	–
Lo Wai Tung Welman	–	–	–	–	–	–
Patricia Chan	–	–	–	–	–	–

Notes:

- (i) Among these 446,392,255 shares, 107,612,515 shares were held by Port Lucky, 78,548,387 shares were held by Ambleside Glory and 260,231,353 shares were held by NLI. Port Lucky is 100% owned by SEA Fortune, which in turn is 100% owned by NYH. NYH is 100% owned by Mr. Lu Wing Chi, Jesse. Ambleside Glory is 100% owned by NLI, which in turn is owned by Mr. Lu Wing Chi, Jesse and Mr. Lambert Lu as to 60% and 40% respectively (as disclosed in the section of "Long positions in shares of associated corporation" as stated on page 16). By virtue of Mr. Lu Wing Chi, Jesse's interests in NLI, Port Lucky and Ambleside Glory, he is deemed to be interested in these shares.
- (ii) As disclosed in Note (i) above, among these 338,779,740 shares, 78,548,387 shares were held by Ambleside Glory and 260,231,353 shares were held by NLI. Ambleside Glory is 100% owned by NLI, which in turn is owned by Mr. Lu Wing Chi, Jesse and Mr. Lambert Lu as to 60% and 40% respectively. By virtue of Mr. Lambert Lu's interests in NLI and Ambleside Glory, he is also deemed to be interested in these shares.
- (iii) The total number of issued shares of the Company as at 30 June 2026 was 602,122,726 shares.

CORPORATE GOVERNANCE AND OTHER INFORMATION

2. Long positions in shares of associated corporation

Name of associated corporation	Name of Directors	Number of ordinary shares held			Total interests	Approximate % of interest in the issued share capital
		Personal interests (held as beneficial owner)	Corporate interests (held by controlled corporation)	Family interests (interests of spouse)		
NLI	Lu Wing Chi, Jesse	93,876	–	–	93,876	60.00
	Lambert Lu	62,584	–	–	62,584	40.00

Saved as disclosed herein, as at 30 June 2026, none of the Directors had any interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be recorded in the register 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.

Substantial Shareholders' and Other Persons' Interests and Short Positions in Shares and Underlying Shares

As at 30 June 2026, so far as is known to the Directors, the following substantial Shareholders and other persons (other than Directors) had interests or short positions in the shares and underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO:

Long positions in shares of the Company

Name of Shareholders	Number of ordinary shares		Total interests	Approximate % of interest in the issued share capital
	Held as beneficial owner	Held by controlled corporations		
NLI	260,231,353	78,548,387 ⁽ⁱ⁾	338,779,740	56.26
Ambleside Glory	78,548,387	–	78,548,387	13.05
NYH	–	107,612,515 ⁽ⁱⁱ⁾	107,612,515	17.87
SEA Fortune	–	107,612,515 ⁽ⁱⁱ⁾	107,612,515	17.87
Port Lucky	107,612,515	–	107,612,515	17.87

CORPORATE GOVERNANCE AND OTHER INFORMATION

Notes:

- (i) NLI holds 100% of the issued share capital of Ambleside Glory. The above 78,548,387 shares held by Ambleside Glory are also deemed to be interest of NLI and such shares are, therefore, duplicated between these shareholders for the purpose of the SFO.
- (ii) NYH holds 100% of the issued share capital of SEA Fortune, which in turn holds 100% of the issued share capital of Port Lucky. The above 107,612,515 shares held by Port Lucky are also deemed to be interest of SEA Fortune and NYH and such shares are, therefore, duplicated between these shareholders for the purpose of the SFO.
- (iii) Messrs Lu Wing Chi, Jesse and Lambert Lu, both being Directors, are also directors of NLI, Ambleside Glory, NYH, SEA Fortune and Port Lucky.
- (iv) The total number of issued shares of the Company as at 30 June 2026 was 602,122,726 shares.

Saved as disclosed herein, as at 30 June 2026, none of the substantial Shareholders and other persons (other than Directors) had any interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO.

Share Option Scheme and Share Award Scheme

The Shareholders passed ordinary resolutions at the annual general meeting of the Company on 24 May 2024 approving the adoption of a new share option scheme (the "2024 Share Option Scheme") and a new share award scheme (the "2024 Share Award Scheme") for a term of 10 years, subject to early termination by the Company in general meeting or by the Board.

Summaries of the principal terms of the 2024 Share Option Scheme and the 2024 Share Award Scheme are set out in the Company's annual report for the year ended 31 December 2025.

No share options and awards had been granted, exercised, vested, cancelled or lapsed under the 2024 Share Option Scheme and the 2024 Share Award Scheme as at 1 January 2026 and 30 June 2026. There were no outstanding options and unvested awards under the 2024 Share Option Scheme and the 2024 Share Award Scheme as at 1 January 2026 and 30 June 2026.

The total number of shares in respect of all options and awards available for grant under the 2024 Share Option Scheme, the 2024 Share Award Scheme and any other share schemes of the Company as at 1 January 2026 and 30 June 2026 was 60,212,272 shares of the Company, representing 10% of the total number of issued shares (excluding treasury shares) of the Company as at the date of adoption (the "Scheme Mandate Limit").

Within the Scheme Mandate Limit, the total number of shares in respect of all options and awards available for grant under the 2024 Share Option Scheme, the 2024 Share Award Scheme and any other share schemes of the Company to the services providers as at 1 January 2026 and 30 June 2026 was 3,010,613 shares of the Company, representing 0.5% of the total number of issued shares (excluding treasury shares) of the Company as at the date of adoption.

No share options and awards had been granted by the Company during the six months ended 30 June 2026. Accordingly, there were no shares of the Company that might be issued in respect of the share options and awards granted under all share schemes of the Company during the said period.

CORPORATE GOVERNANCE AND OTHER INFORMATION

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

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities (including sale of treasury shares) of the Company during the six months ended 30 June 2026.

Update of Directors' Information

Pursuant to Rule 13.51B(1) of the Listing Rules, the change in the directors' information since the disclosure made in the Company's 2025 annual report up to 21 August 2026 (being the date of approval of this report) is set out below:

- Mr. Lambert Lu joined The University of Hong Kong Foundation as an Honorary Advisor in June 2026.

Closure of Register of Members

The register of members of the Company will be closed from Wednesday, 23 September 2026 to Friday, 25 September 2026 (both days inclusive) during this period no transfer of shares will be registered.

In order to qualify for the interim dividend, all duly completed and stamped transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company's Branch Share Registrar in Hong Kong, Tricor Investor Services Limited of 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Tuesday, 22 September 2026.

Review of Condensed Consolidated Financial Statements

The condensed consolidated financial statements of the Group for the six months ended 30 June 2026 have not been audited but have been reviewed by the Audit Committee and by Deloitte in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants.

REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS



TO THE BOARD OF DIRECTORS OF S E A HOLDINGS LIMITED
(incorporated in Bermuda with limited liability)

Introduction

We have reviewed the condensed consolidated financial statements of S E A Holdings Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 20 to 50, which comprise the condensed consolidated statement of financial position as of 30 June 2026 and the related condensed consolidated statement of profit or loss, condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended, and notes to the condensed consolidated financial statements. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 "Interim Financial Reporting" ("HKAS 34") as issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA"). The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Scope of Review

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

Conclusion

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

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong
21 August 2026

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2026

		Six months ended 30 June 2026 HK\$'000 (unaudited)	2025 HK\$'000 (unaudited)
	NOTES		
Revenue	4		
– Renting of investment properties		109,884	108,296
– Hotel operation		89,768	82,165
– Return from financial investment			
– Interest income and others		13,196	13,868
Total revenue		212,848	204,329
Other income	5	14,543	14,157
Costs:			
Property and related costs	6	(2,009)	(2,222)
Staff costs		(47,131)	(48,891)
Depreciation		(20,828)	(21,475)
Other expenses	7	(56,870)	(42,179)
		(126,838)	(114,767)
Operating profit before fair value changes on investment properties		100,553	103,719
Fair value changes on investment properties		(107,775)	(102,665)
(Loss) profit after fair value changes on investment properties		(7,222)	1,054
Other gains and losses	8	2,163	2,902
Share of results of joint ventures		(571)	(12,776)
Finance costs	9	(131,151)	(150,568)
Loss before taxation	10	(136,781)	(159,388)
Income tax expense	11	(134)	–
Loss for the period		(136,915)	(159,388)
Loss for the period attributable to the Company's shareholders		(136,915)	(159,388)
		HK cents (unaudited)	HK cents (unaudited)
Basic and diluted loss per share for loss attributable to the Company's shareholders	13	(22.7)	(26.5)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Loss for the period	(136,915)	(159,388)
Other comprehensive (expense) income:		
<i>Item that will not be reclassified subsequently to profit or loss:</i>		
Fair value (loss) gain on equity instruments at fair value through other comprehensive income ("FVTOCI")	(46,140)	18,535
<i>Items that may be reclassified subsequently to profit or loss:</i>		
Fair value (loss) gain on debt instruments at FVTOCI	(2,282)	3,510
Reclassification to profit or loss upon disposal/ derecognition of debt instruments at FVTOCI	135	(1,059)
Exchange differences arising on translation of foreign operations	(4,873)	119,193
Other comprehensive (expense) income for the period	(53,160)	140,179
Total comprehensive expense for the period attributable to the Company's shareholders	(190,075)	(19,209)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2026

	NOTES	30.6.2026 HK\$'000 (unaudited)	31.12.2025 HK\$'000 (audited)
Non-current assets			
Investment properties	14	6,293,962	6,741,210
Property, plant and equipment	15	513,466	533,923
Investments in joint ventures	16	514,260	527,136
Equity instruments at FVTOCI	17	120,039	162,128
Debt instruments at FVTOCI	18	15,690	17,761
Financial assets at fair value through profit or loss ("FVTPL")	19	33,906	27,036
Pledged bank deposits		125,971	160,804
Other assets		5,704	5,704
		7,622,998	8,175,702
Current assets			
Inventories		1,097	1,245
Loans to joint ventures	16	97,223	127,212
Debt instruments at FVTOCI	18	2,456	5,710
Financial assets at FVTPL	19	7,843	7,784
Trade and other receivables, deposits and prepayments	20	38,197	38,936
Tax recoverable		2	2
Time deposits		363,596	572,479
Cash and cash equivalents		1,746,933	1,607,154
		2,110,529	2,179,633
Assets classified as held for sale	21	2,257,347 323,872	2,360,522 –
		2,581,219	2,360,522
Current liabilities			
Payables, rental deposits and accrued charges	22	132,695	133,983
Tax liabilities		14,946	15,056
Lease liabilities		11,413	11,284
Bank borrowings – due within one year	23	1,280,027	1,127,909
		1,439,081	1,288,232
Liabilities associated with assets classified as held for sale	21	200,767	–
		1,639,848	1,288,232
Net current assets		941,371	1,072,290
Total assets less current liabilities		8,564,369	9,247,992

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2026

	NOTES	30.6.2026 HK\$'000 (unaudited)	31.12.2025 HK\$'000 (audited)
Capital and reserves			
Share capital	24	60,212	60,212
Reserves		3,562,827	3,770,966
Total equity		3,623,039	3,831,178
Non-current liabilities			
Payables, rental deposits and accrued charges	22	5,076	5,300
Lease liabilities		172,661	179,660
Bank borrowings – due after one year	23	4,751,936	5,220,242
Deferred taxation	25	11,657	11,612
		4,941,330	5,416,814
Total equity and non-current liabilities		8,564,369	9,247,992

The condensed consolidated financial statements on pages 20 to 50 were approved and authorised for issue by the Board of Directors on 21 August 2026 and signed on its behalf by:

LU WING CHI, JESSE
 CHAIRMAN
 AND EXECUTIVE DIRECTOR

LAMBERT LU
 EXECUTIVE DIRECTOR
 AND CHIEF EXECUTIVE

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2026

	Attributable to the Company's shareholders							
	Share capital HK\$'000	Contributed surplus HK\$'000 (Note i)	Translation reserve HK\$'000	Capital redemption reserve HK\$'000	Investment revaluation reserve HK\$'000	Other reserves HK\$'000 (Note ii)	Retained profits HK\$'000	Total HK\$'000
At 1 January 2025 (audited)	60,212	277,707	(33,284)	4,451	(394,472)	27,769	3,981,071	3,923,454
Loss for the period	-	-	-	-	-	-	(159,388)	(159,388)
Exchange differences arising on translation of foreign operations	-	-	119,193	-	-	-	-	119,193
Fair value gain on equity instruments at FVTOCI	-	-	-	-	18,535	-	-	18,535
Fair value gain on debt instruments at FVTOCI	-	-	-	-	3,510	-	-	3,510
Reclassification to profit or loss upon disposal/derecognition of debt instruments at FVTOCI	-	-	-	-	(1,059)	-	-	(1,059)
Other comprehensive income for the period	-	-	119,193	-	20,986	-	-	140,179
Total comprehensive income (expense) for the period	-	-	119,193	-	20,986	-	(159,388)	(19,209)
Dividends paid (note 12)	-	-	-	-	-	-	(18,064)	(18,064)
At 30 June 2025 (unaudited)	60,212	277,707	85,909	4,451	(373,486)	27,769	3,803,619	3,886,181
Loss for the period	-	-	-	-	-	-	(27,307)	(27,307)
Exchange differences arising on translation of foreign operations	-	-	(36,952)	-	-	-	-	(36,952)
Fair value gain on equity instruments at FVTOCI	-	-	-	-	34,335	-	-	34,335
Fair value loss on debt instruments at FVTOCI	-	-	-	-	(10,857)	-	-	(10,857)
Reclassification to profit or loss upon disposal/derecognition of debt instruments at FVTOCI	-	-	-	-	(2,180)	-	-	(2,180)
Other comprehensive (expense) income for the period	-	-	(36,952)	-	21,298	-	-	(15,654)
Total comprehensive (expense) income for the period	-	-	(36,952)	-	21,298	-	(27,307)	(42,961)
Dividends paid (note 12)	-	-	-	-	-	-	(12,042)	(12,042)
Reclassification upon disposal of equity instruments at FVTOCI	-	-	-	-	98	-	(98)	-
At 31 December 2025 (audited)	60,212	277,707	48,957	4,451	(352,090)	27,769	3,764,172	3,831,178

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2026

	Attributable to the Company's shareholders							Total HK\$'000
	Share capital HK\$'000	Contributed surplus HK\$'000 (Note i)	Translation reserve HK\$'000	Capital redemption reserve HK\$'000	Investment revaluation reserve HK\$'000	Other reserves HK\$'000 (Note ii)	Retained profits HK\$'000	
Loss for the period	-	-	-	-	-	-	(136,915)	(136,915)
Exchange differences arising on translation of foreign operations	-	-	(4,873)	-	-	-	-	(4,873)
Fair value loss on equity instruments at FVTOCI	-	-	-	-	(46,140)	-	-	(46,140)
Fair value loss on debt instruments at FVTOCI	-	-	-	-	(2,282)	-	-	(2,282)
Reclassification to profit or loss upon disposal/derecognition of debt instruments at FVTOCI	-	-	-	-	135	-	-	135
Other comprehensive expense for the period	-	-	(4,873)	-	(48,287)	-	-	(53,160)
Total comprehensive expense for the period	-	-	(4,873)	-	(48,287)	-	(136,915)	(190,075)
Dividends paid (note 12)	-	-	-	-	-	-	(18,064)	(18,064)
At 30 June 2026 (unaudited)	60,212	277,707	44,084	4,451	(400,377)	27,769	3,609,193	3,623,039

Notes:

- (i) Contributed surplus represents the excess of the nominal value of the shares of the acquired subsidiaries over the nominal value of the Company's shares issued for the acquisition pursuant to the Group reorganisation in previous years.
- (ii) Other reserves represent mainly the excess of the consideration paid for acquisition of additional interest in subsidiaries from non-controlling interests over the carrying amount of the non-controlling interests.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
NOTE	(unaudited)	(unaudited)
Net cash from operating activities	122,960	118,877
Investing activities		
Interest received from bank deposits	3,060	3,899
Release of pledged bank deposits	31,677	46,994
Placement of pledged bank deposits	(780)	(1,352)
Release of time deposits upon maturity	574,571	–
Placement of time deposits	(363,326)	(349,738)
Disposal/redemption of debt instruments at FVTOCI	7	1,346
Purchase of property, plant and equipment	(371)	(6,855)
Additions to investment properties	(932)	(2,715)
Proceeds from disposal of property, plant and equipment	–	208
Proceeds from disposal of financial assets at FVTPL	–	34,156
Purchase of financial assets at FVTPL	(6,657)	(10,140)
Loan advance to a joint venture	(8,600)	(22,449)
Repayment from joint ventures in form of loan	50,894	151,960
Net cash from (used in) investing activities	279,543	(154,686)
Financing activities		
Drawdown of bank borrowings	450,000	717,500
Repayment of bank borrowings	(554,739)	(1,179,975)
Repayment of lease liabilities	(5,619)	(6,226)
Payment of bank borrowing front-end fee	(6,617)	–
Interest paid	(128,030)	(145,804)
Dividends paid	(18,029)	(18,053)
Net cash used in financing activities	(263,034)	(632,558)
Net increase (decrease) in cash and cash equivalents	139,469	(668,367)
Cash and cash equivalents at beginning of period	1,607,154	2,447,750
Effect of foreign exchange rate changes	518	5,683
Cash and cash equivalents at end of period	1,747,141	1,785,066
Represented by:		
Cash and cash equivalents	1,746,933	1,785,066
Cash and cash equivalents included in assets classified as held for sale	21 208	–
	1,747,141	1,785,066

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with HKAS 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) as well as with the applicable disclosure requirements of the Listing Rules.

2. ACCOUNTING POLICIES

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

Other than the application of amendments to HKFRS Accounting Standards, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2026 are the same as those presented in the Group’s annual financial statements for the year ended 31 December 2025.

Application of amendments to HKFRS Accounting Standards

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

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

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

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

3. SEGMENT INFORMATION

Information reported to the Executive Directors, being the chief operating decision makers ("CODM"), for the purposes of resource allocation and assessment of segment performance is mainly focused on the property development, property investment, hotel operation and financial investment.

The property investment segment includes a number of various property locations. Each location is considered as a separate operating segment by the CODM. For segment reporting, these individual operating segments have been aggregated into a single reportable segment as property investment provides the same nature of income with the same recognition criteria.

The financial investment segment includes interest income from time deposits and investment income from listed investments.

It is the Group's strategy to make financial investment, from time to time in order to generate stable financial investment income for the Group.

Segment revenues and results

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

For the six months ended 30 June 2026 (unaudited)

	Property development HK\$'000	Property investment HK\$'000	Hotel operation HK\$'000	Financial investment HK\$'000	Consolidated HK\$'000
SEGMENT REVENUE					
External revenue	–	109,884	89,768	13,196	212,848
SEGMENT RESULTS					
Segment (loss) profit	(2,050)	(14,317)	12,743	12,922	9,298
Unallocated interest income					3,060
Corporate expenses					(17,988)
Finance costs					(131,151)
Loss before taxation					(136,781)

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

3. SEGMENT INFORMATION *(continued)*

Segment revenues and results *(continued)*

For the six months ended 30 June 2025 (unaudited)

	Property development HK\$'000	Property investment HK\$'000	Hotel operation HK\$'000	Financial investment HK\$'000	Consolidated HK\$'000
SEGMENT REVENUE					
External revenue	–	108,296	82,165	13,868	204,329
SEGMENT RESULTS					
Segment (loss) profit	(13,076)	(478)	7,308	26,486	20,240
Unallocated interest income					3,899
Corporate expenses					(32,959)
Finance costs					(150,568)
Loss before taxation					(159,388)

Segment results of the property investment division for the six months ended 30 June 2026 included a decrease in fair value of investment properties of HK\$107,689,000 (for the six months ended 30 June 2025: HK\$103,693,000).

The accounting policies for operating segments are the same as the Group's accounting policies.

The Group does not allocate interest income generated from bank deposits, corporate expenses and finance costs to individual reportable segment profit or loss for the purposes of resource allocation and performance assessment by the CODM.

No segment assets and liabilities are presented as the information is not reportable to the CODM for resource allocation and assessment of performance.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

4. REVENUE

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Renting of investment properties (note i)	109,884	108,296
Hotel operation (note ii)	89,768	82,165
Return from financial investment		
– Interest income and others (note iii)	13,196	13,868
	212,848	204,329

Notes:

- Included in revenue generated from renting of investment properties, HK\$109,884,000 (for the six months ended 30 June 2025: HK\$108,296,000) is rental income from leasing of investment properties under operating leases in which the lease payments are fixed. No rental income from leasing of investment properties under operating leases in which the lease payments depend on an index or a certain rate is generated for both periods.
- For the six months ended 30 June 2026, revenue from hotel operation, which arose from contracts with customers comprises (i) hotel room revenue of HK\$76,041,000 (for the six months ended 30 June 2025: HK\$66,248,000) being recognised over time and based on output method; (ii) food and beverage sales of HK\$10,238,000 (for the six months ended 30 June 2025: HK\$10,811,000) and ancillary service of HK\$1,035,000 (for the six months ended 30 June 2025: HK\$776,000) being recognised at point in time. The remaining revenue of HK\$2,454,000 (for the six months ended 30 June 2025: HK\$4,330,000) is rental income from leasing of hotel's retail portion under operating lease in which the lease payments are either fixed or variable that are based on the percentage of monthly sales and minimum monthly fixed payments that are fixed over the lease terms, whichever is higher.
- Interest income and others include interest income from time deposits of HK\$13,132,000 (for the six months ended 30 June 2025: HK\$13,246,000), interest income from listed debt securities of HK\$38,000 (for the six months ended 30 June 2025: HK\$51,000) and dividend income from listed equity securities of HK\$26,000 (for the six months ended 30 June 2025: HK\$571,000).

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

5. OTHER INCOME

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Interest income from bank deposits	3,060	3,899
Management fee income (note 27)	7,612	7,917
Others	3,871	2,341
	14,543	14,157

6. PROPERTY AND RELATED COSTS

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Selling and marketing expenses	87	260
Direct operating expenses on investment properties	1,922	1,962
	2,009	2,222

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

7. OTHER EXPENSES

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Included in other expenses are:		
Hotel operating expenses	27,324	24,945
Legal and professional fees	10,727	3,535

8. OTHER GAINS AND LOSSES

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Net exchange gain (loss)	2,298	(9,979)
Gain on disposal of financial assets at FVTPL	–	11,822
(Loss) gain on disposal/derecognition of debt instruments at FVTOCI	(135)	1,059
	2,163	2,902

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

9. FINANCE COSTS

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Bank borrowings:		
Interest on bank borrowings	116,362	135,768
Amortisation of bank borrowings front-end fee	7,989	8,035
	124,351	143,803
Lease liabilities:		
Interest on lease liabilities	2,857	2,601
Other charges	3,943	4,164
	131,151	150,568

10. LOSS BEFORE TAXATION

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Loss before taxation has been arrived at after charging (crediting):		
Depreciation of property, plant and equipment (including depreciation of leased properties of HK\$4,344,000 (2025: HK\$4,777,000))	20,828	21,475
Gain on disposal of property, plant and equipment	–	(191)

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

11. INCOME TAX EXPENSE

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Current tax	–	–
Deferred tax: Current year	134	–
	134	–

12. DIVIDENDS

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Dividends recognised as a distribution during the period:		
Final dividend for the year ended 31 December 2025 of HK3 cents per share (2025: final dividend for the year ended 31 December 2024 of HK3 cents per share)	18,064	18,064

Subsequent to the end of the current interim period, the Directors have declared that an interim dividend of HK2 cents per share amounting to HK\$12,042,000 in aggregate (for the six months ended 30 June 2025: HK2 cents per share amounting to HK\$12,042,000 in aggregate) will be paid to the Shareholders whose names appear on the register of members of the Company on 25 September 2026.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

13. LOSS PER SHARE

The calculation of the basic loss per share attributable to the Shareholders is based on the following data:

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(unaudited)	(unaudited)
Loss for the purpose of basic loss per share:		
Loss for the period attributable to the Shareholders	(136,915)	(159,388)
	Number of shares	
	Six months ended 30 June	
	2026	2025
	(unaudited)	(unaudited)
Weighted average number of ordinary shares for the purpose of basic and diluted loss per share	602,122,726	602,122,726

As the Group incurred losses for the six months ended 30 June 2026 and 2025, the potential ordinary shares were not included in the calculation of diluted loss per share, as their inclusion would be antidilutive. Accordingly, diluted loss per share for the six months ended 30 June 2026 and 2025 is the same as basic loss per share.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

14. INVESTMENT PROPERTIES

The Group leases out various offices and retail stores under operating leases with rental receivable monthly. The leases typically run for an initial period of 1 to 35 years. Some of the lease contracts contain market review clauses.

Details of the valuation methodologies are as follows:

Valuer	Fair value as at 30 June 2026 HK\$'000 (unaudited)	Class of properties	Valuation methodology	Fair value hierarchy	Unobservable key inputs to the valuation	Sensitivity analysis
Completed investment properties						
Colliers International (Hong Kong) Limited [#] and Jones Lang Lasalle Limited ^{**}	1,732,400	Residential and commercial units in Hong Kong	The valuers have used the direct comparison approach and made reference to comparable sales evidence as available in the market adjusted by location, size, age and maintenance, etc.	Level 3	Hong Kong residential units' adjusting factors for nature, location and conditions of the properties ranging from 66.9% to 130.5% Hong Kong commercial units' adjusting factors for nature, location and conditions of the property ranging from 75.5% to 170.4%	A significant increase in the adjusting factors for location, size, age and maintenance of the properties used would result in a significant increase in fair value, and vice versa.
Knight Frank LLP [@] and Colliers International Property Consultants Limited [^]	3,829,962	Commercial building in the United Kingdom	The valuer has used the income capitalisation approach in which the valuations have reflected the current lease terms and capitalised the appropriate income stream, having regard to market comparable evidence.	Level 3	UK office capitalisation rates ranging from 4.8% to 6.1% per annum	A slight increase in the capitalisation rate used would result in a significant decrease in fair value, and vice versa.
Directors' estimation	6,600	Residential units in Hong Kong	The Directors have used the direct comparison approach and made reference to comparable sales evidence as available in the market adjusted by location, size, age and maintenance, etc.	Level 3	Hong Kong residential units' adjusting factors for nature, location and conditions of the properties ranging from 92.6% to 100.4%	A significant increase in the adjusting factors for location, size, age and maintenance of the properties used would result in a significant increase in fair value, and vice versa.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

14. INVESTMENT PROPERTIES *(continued)*

Details of the valuation methodologies are as follows: *(continued)*

Valuer	Fair value as at 30 June 2026 HK\$'000 (unaudited)	Class of properties	Valuation methodology	Fair value hierarchy	Unobservable key inputs to the valuation	Sensitivity analysis
Investment property under construction or development						
CBRE Advisory Hong Kong Limited*	725,000	Development property units in Hong Kong	The valuer has used the direct comparison approach and residual valuation method.	Level 3	Market unit rate for gross development value assessment and estimated cost to completion	A significant increase in the market unit rate of gross development value would result in a significant increase in the fair value of the investment properties under construction or development and vice versa. A significant increase in the estimated cost to completion would result in a significant decrease in the fair value of the investment properties under construction or development and vice versa.

* CBRE Advisory Hong Kong Limited is an independent professional valuer not connected to the Group and is a firm of registered valuers recognised by The Hong Kong Institute of Surveyors.

** Jones Lang Lasalle Limited is an independent professional valuer not connected to the Group and is a firm of registered valuers recognised by the Hong Kong Institute of Surveyors.

@ Knight Frank LLP is an independent professional valuer not connected to the Group and is regulated by the Royal Institution of Chartered Surveyors.

^ Colliers International Property Consultants Limited is an independent professional valuer not connected to the Group and is regulated by the Royal Institution of Chartered Surveyors.

Colliers International (Hong Kong) Limited is an independent professional valuer not connected to the Group and is a firm of registered valuers recognised by The Hong Kong Institute of Surveyors.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

14. INVESTMENT PROPERTIES *(continued)*

In estimating the fair value of investment properties, the Group uses market-observable data to the extent it is available. In respect of the valuation of investment properties carried out by independent qualified professional valuers at the end of each reporting period, the valuers have appropriate qualifications and recent experience in the valuation of properties in the relevant locations. The management works closely with the independent qualified professional valuers to establish the appropriate valuation techniques and inputs to the model.

There has been no change from the valuation technique used in the prior year. In estimating the fair value of the properties, the highest and best use of the properties is their current use.

There were no transfers into and out of Level 3 in the period presented.

During the current interim period, the Group paid approximately HK\$932,000 (for the six months ended 30 June 2025: HK\$2,715,000) for construction costs in relation to renovation projects for investment properties in Hong Kong.

During the current interim period, the Group leased its investment property to one of the Directors for a term of one year. The rental income recognised during the period amounted to HK\$120,000 (for the six months ended 30 June 2025: HK\$480,000).

During the current interim period, fair value loss of HK\$107,775,000 on investment properties was recorded (for the six months ended 30 June 2025: HK\$102,665,000). This includes a fair value loss on investment properties located in the United Kingdom of HK\$42,116,000 (for the six months ended 30 June 2025: HK\$51,065,000) and Hong Kong of HK\$65,659,000 (for the six months ended 30 June 2025: HK\$51,600,000), respectively.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

15. PROPERTY, PLANT AND EQUIPMENT

During the current interim period, the Group paid HK\$371,000 (for the six months ended 30 June 2025: HK\$6,855,000) for additions of property, plant and equipment.

16. INVESTMENTS IN JOINT VENTURES/LOANS TO JOINT VENTURES

The loans to joint ventures are unsecured, non-interest bearing with no fixed terms of repayment. Included in the loans to joint ventures is an amount of HK\$97,223,000 (31 December 2025: HK\$127,212,000) which is expected to be recovered within one year from the reporting period. The remaining amount of HK\$469,861,000 (31 December 2025: HK\$482,166,000) is not expected to be recovered within one year from the end of the reporting period. In the opinion of the Directors, the loans are considered as part of the Group's net investment in the joint ventures.

17. EQUITY INSTRUMENTS AT FVTOCI

	30.6.2026 HK\$'000 (unaudited)	31.12.2025 HK\$'000 (audited)
Listed and unlisted equity instruments	120,039	162,128

The above equity instruments represent ordinary shares of entities listed in Hong Kong, unlisted ordinary shares of an entity incorporated in B.V.I., unlisted perpetual security of an entity incorporated in the Cayman Islands and listed perpetual securities in Singapore. These investments are not held for trading. Instead, they are held for long-term strategic purposes. The Directors have elected to designate these investments in equity instruments at FVTOCI as they believe that recognising short-term fluctuations in these investments' fair value in profit or loss would not be consistent with the Group's strategy of holding these investments for long-term purposes and realising their performance potential in the long run.

Details of the fair value measurement are disclosed in note 28.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

18. DEBT INSTRUMENTS AT FVTOCI

	30.6.2026 HK\$'000 (unaudited)	31.12.2025 HK\$'000 (audited)
Listed debt securities		
– Debt securities overdue or maturing between December 2026 and December 2032 (31 December 2025: overdue or maturing between June 2026 and December 2032) with a fixed interest ranging from 0.0% to 9.5% (31 December 2025: from 0.0% to 9.5%) per annum	18,146	23,471
Analysed for reporting purposes as:		
Current assets	2,456	5,710
Non-current assets	15,690	17,761
	18,146	23,471

During the six months ended 30 June 2026, interest income generated from listed debt securities was HK\$38,000 (for the six months ended 30 June 2025: HK\$51,000) and fair value loss was HK\$2,282,000 (for the six months ended 30 June 2025: fair value gain of HK\$3,510,000), which were recognised in profit or loss and other comprehensive income, respectively.

In light of the current liquidity issues faced by property developers of the PRC, the management of the Group remains vigilant and continues to monitor closely the market situation, in particular to the credit ratings and market news of respective issuers, in reflecting a robust and timely expected credit loss ("ECL") assessment.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

18. DEBT INSTRUMENTS AT FVTOCI *(continued)*

The table below details the credit risk exposures of the Group's debt instruments at FVTOCI which are subject to ECL assessment:

	External credit rating	Internal credit rating	12-month ("12m") ECL or lifetime ECL	Gross carrying amount 30.6.2026 HK\$'000 (unaudited)	31.12.2025 HK\$'000 (audited)
Listed debt instruments	Unrated (31.12.2025: Unrated)	N/A	12m ECL (note i)	1,908	1,894
	C to Withdrawn rating (31.12.2025: C to Withdrawn rating)	N/A	Lifetime ECL (credit-impaired) (note ii)	9,939	5,949
	Withdrawn rating (31.12.2025: Withdrawn rating)	N/A	Purchased or originated credit-impaired ("POCI") (note iii)	6,299	15,628

Notes:

- (i) These debt instruments are classified as investment grade in the market. There is no significant increase in credit risk based on management's assessment.
- (ii) In view of the existence of objective evidence, such as default in repayment and significant financial difficulty of the issuers, the debt instruments were determined to be credit-impaired. All the credit-impaired listed debt instruments were issued by PRC property developers.

For debt instruments with credit ratings being withdrawn, the Group has made reference to the implied effective interest rate and credit spread to arrive at the rating as speculative grade.

- (iii) The Group had derecognised certain listed debt instruments issued by PRC property developers due to change of contractual terms under the debt restructuring plan resulting in a substantial modification. The modified listed debt securities were classified at initial recognition as POCI. These bonds originated at a deep discount reflect incurred credit losses. An effective interest rate based on the contractual cash flows net of ECL is used.

The basis of determining the inputs and assumptions of the estimation and techniques used in the ECL assessment for the condensed consolidated financial statements for the six months ended 30 June 2026 is the same as those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2025.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

18. DEBT INSTRUMENTS AT FVTOCI *(continued)*

The following table shows reconciliation of the impairment loss that has been recognised for debt instruments at FVTOCI:

	12m ECL HK\$'000	Lifetime ECL (credit- impaired) HK\$'000	POCI HK\$'000	Total HK\$'000
As at 1 January 2025 (audited)	54	856,509	23,450	880,013
Exchange adjustments	–	9,241	253	9,494
As at 30 June 2025 (unaudited)	54	865,750	23,703	889,507
Derecognition	–	(68,367)	(2,089)	(70,456)
Exchange adjustments	–	(7,257)	(199)	(7,456)
As at 31 December 2025 (audited)	54	790,126	21,415	811,595
Exchange adjustments	–	5,948	162	6,110
As at 30 June 2026 (unaudited)	54	796,074	21,577	817,705

The Group has established an ECL calculation methodology that is based on the probability of default assigned to each issuer according to their external credit ratings, financial performance and financial positions and the related historical credit losses experience, adjusted for forward-looking information, including the economic environment that the issuers operated in, such as forecast property market development, forecast changes in default rate of the respective credit rating published by external credit rating agencies, etc.

Details of fair value measurement are disclosed in note 28.

19. FINANCIAL ASSETS AT FVTPL

	30.6.2026 HK\$'000 (unaudited)	31.12.2025 HK\$'000 (audited)
Unlisted investments – Unit fund	41,749	34,820
Analysed for reporting purposes as:		
Current assets	7,843	7,784
Non-current assets	33,906	27,036
	41,749	34,820

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	30.6.2026 HK\$'000 (unaudited)	31.12.2025 HK\$'000 (audited)
Trade receivables (note)	1,472	3,269
Prepaid front-end fee	5,906	1,464
Deposits, prepayments and other receivables	30,819	34,203
	38,197	38,936

Note: Trade receivables from corporate customers and travel agents for the use of hotel facilities as well as the tenants for leasing of investment properties.

The Group allows an average credit period of 0 to 30 days to its corporate customers and travel agents in hotel operation as well as tenants for leasing of investment properties.

The following is an aging analysis of trade receivables presented based on the invoice date.

	30.6.2026 HK\$'000 (unaudited)	31.12.2025 HK\$'000 (audited)
0 to 30 days	1,459	2,632
31 to 60 days	8	378
61 to 90 days	5	38
Over 90 days	–	221
	1,472	3,269

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

21. ASSETS CLASSIFIED AS HELD FOR SALE AND LIABILITIES ASSOCIATED WITH ASSETS CLASSIFIED AS HELD FOR SALE

On 8 May 2026, the Group entered into a sale and purchase agreement to dispose of its 100% equity interests in Quartz Talent Limited and its wholly-owned subsidiary, High Team International Limited (collectively referred to as "Quartz Talent") that held an investment property in Hong Kong to an independent third party at a cash consideration of HK\$180,000,000 subject to adjustment on completion and before transaction costs and expenses. The disposal was completed on 21 August 2026.

On 1 June 2026, the Group entered into a sale and purchase agreement to dispose of its 100% equity interests in Full Tide Holdings Limited and its wholly-owned subsidiary, Sound Grace Limited (collectively referred to as "Full Tide") that held an investment property in Hong Kong to an independent third party at a cash consideration of HK\$168,000,000 subject to adjustment on completion and before transaction costs and expenses. The disposal was completed on 7 August 2026.

The assets and liabilities of Quartz Talent and Full Tide, which are expected to be sold within twelve months, have been classified as assets and liabilities held for sale and are presented separately in the condensed consolidated statement of financial position as at 30 June 2026 as below. The net proceeds of disposal are expected to exceed the net carrying amount of the relevant assets and liabilities and accordingly, no impairment loss has been recognised.

As at 30 June 2026, the assets and liabilities of Quartz Talent and Full Tide classified as held for sale are as follows:

	30.6.2026 HK\$'000 (unaudited)
Investment properties	317,030
Pledged bank deposits	4,289
Trade and other receivables, deposits and prepayments	2,345
Cash and cash equivalents	208
Assets classified as held for sale	323,872
Other payables	228
Bank borrowings – due within one year	200,539
Liabilities associated with assets classified as held for sale	200,767

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

22. PAYABLES, RENTAL DEPOSITS AND ACCRUED CHARGES

	30.6.2026 HK\$'000 (unaudited)	31.12.2025 HK\$'000 (audited)
Trade payables	734	1,143
Rental deposits	8,874	7,563
Rental received in advance	47,456	47,454
Other payables, other deposits and accrued charges	70,380	72,270
Interest payables	10,327	10,853
	137,771	139,283
Analysed for reporting purposes as:		
Current liabilities	132,695	133,983
Non-current liabilities	5,076	5,300
	137,771	139,283
The following is an aging analysis of trade payable presented based on the invoice date.		
0 to 60 days	734	1,143

The average credit period on purchase of goods is 60 days.

23. BANK BORROWINGS

	30.6.2026 HK\$'000 (unaudited)	31.12.2025 HK\$'000 (audited)
Secured	4,849,429	5,184,345
Unsecured	1,208,400	1,198,400
	6,057,829	6,382,745
Less: front-end fee	(25,866)	(34,594)
	6,031,963	6,348,151
Less: amounts due within one year shown under current liabilities	(1,280,027)	(1,127,909)
Amounts shown under non-current liabilities	4,751,936	5,220,242

During the current interim period, the Group repaid bank borrowings amounting to HK\$554,739,000 (for the six months ended 30 June 2025: HK\$1,179,975,000) and drew bank borrowings which carried interest at variable rates amounting to HK\$450,000,000 (for the six months ended 30 June 2025: HK\$717,500,000).

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

24. SHARE CAPITAL

	Number of ordinary shares of HK\$0.1 each	Nominal value HK\$'000
Authorised	1,000,000,000	100,000
Issued and fully paid:		
At 1 January 2025, 31 December 2025 and 30 June 2026 (note)	602,122,726	60,212

Note: Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company during the six months ended 30 June 2026 and the year ended 31 December 2025.

25. DEFERRED TAXATION

The balance at the end of the current interim period mainly represents deferred tax liabilities recognised on the net accelerated tax depreciation offset with tax loss recognised of HK\$11,657,000 (31 December 2025: HK\$11,612,000).

26. PLEDGE OF ASSETS

At the end of the current interim period, the Group had pledged the following assets to secure banking facilities granted to the Group:

- Fixed charges on investment properties (included assets classified as held for sale) with an aggregate carrying value of HK\$6,604,392,000 (31 December 2025: HK\$6,734,610,000) together with a floating charge over all the assets of the properties owning subsidiaries and benefits accrued to the relevant properties.
- Fixed charges on hotel properties with an aggregate carrying value of HK\$456,195,000 (31 December 2025: HK\$466,192,000) together with a floating charge over all the assets of the properties owning subsidiaries and benefits accrued to the hotel properties.
- Pledged bank deposits (included assets classified as held for sale) of HK\$130,260,000 (31 December 2025: HK\$160,804,000).

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

27. RELATED PARTY DISCLOSURES

Other than as disclosed in notes 14 and 16 and elsewhere in these condensed consolidated financial statements, the Group had also entered into the following transaction with a related party.

(I) Related company

	Note	Six months ended 30 June	
		2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Management fee income from a related company	(a)	7,612	7,917

Note:

- (a) Certain Directors, being the controlling shareholders of the Company, have significant influence over the related company through a series of controlled corporations. Accordingly, the related company is a related party of the Group.

(II) Compensation of key management personnel

The remuneration of the Directors who are the Group's key management personnel during the current interim period amounted to HK\$7,979,000 (for the six months ended 30 June 2025: HK\$7,852,000).

28. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENT

Fair value measurements and valuation processes

The management determines the appropriate valuation techniques and inputs for fair value measurements. In estimating the fair value, the Group uses market-observable data to the extent it is available.

The fair values of these financial assets and financial liabilities are determined (in particular, the valuation technique(s) and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (Level 1 to 3) based on the degree to which the inputs to the fair value measurements are observable.

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active market for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

28. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENT *(continued)*

Fair value of the Group's financial assets that are measured at fair value on a recurring basis

Financial assets	Fair value		Fair value hierarchy	Valuation technique(s) and key input(s)
	At 30 June 2026 HK\$'000 (unaudited)	At 31 December 2025 HK\$'000 (audited)		
Listed equity and perpetual securities classified as equity instruments at FVTOCI (note 17)	78,538	119,410	Level 1	The fair value is quoted price in an active market.
Unlisted equity investments classified as equity instruments at FVTOCI (note 17)	41,501	42,718	Level 3	The fair value is determined with reference to the comparable approach. Comparable approach determines the fair value with reference to the market value of the similar listed comparable adjusted by revaluation of certain underlying assets and discount for lack of marketability. A slight decrease in the discount for lack of marketability used would result in a slight increase in fair value, and vice versa.
Listed debt securities classified as debt instruments at FVTOCI (note 18)	15,822	17,406	Level 1	The fair value is quoted price in an active market.
Listed debt securities classified as debt instruments at FVTOCI (note 18)	2,324	6,065	Level 3	The fair value is based on discounted cash flow methodology with reference to the ECL rate ranging from 99% to 100% applied on estimated cash inflow from the listed debt securities. A 1% change positive/negative in the ECL rate used would result in increase/decrease in the fair value of HK\$9,711,000/HK\$1,331,000 (31 December 2025: HK\$9,602,000/HK\$1,273,000), respectively.

There were no transfers between Level 1, 2 and 3 during the period.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

28. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENT *(continued)*

Reconciliation of Level 3 Measurements

Equity securities classified as equity instruments at FVTOCI

	HK\$'000
At 1 January 2025	39,448
Fair value gain in other comprehensive income	2,838
Exchange adjustments	444
At 30 June 2025	42,730
Fair value gain in other comprehensive income	352
Exchange adjustments	(364)
At 31 December 2025	42,718
Fair value loss in other comprehensive income	(1,536)
Exchange adjustments	319
At 30 June 2026	41,501

Listed debt securities classified as debt instruments at FVTOCI

	HK\$'000
At 1 January 2025	6,940
Fair value gain in other comprehensive income	126
At 30 June 2025	7,066
Fair value loss in other comprehensive income	(1,001)
At 31 December 2025	6,065
Fair value loss in other comprehensive income	(3,741)
At 30 June 2026	2,324

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2026

28. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENT *(continued)*

Fair value of financial assets and financial liabilities that are not measured at fair value on a recurring basis (but fair value disclosures are required)

The fair values of the financial assets and financial liabilities not measured at fair value on a recurring basis have been determined in accordance with generally accepted pricing models based on a discounted cash flow analysis.

Except as mentioned above, the Directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the condensed consolidated financial statements approximate their corresponding fair values.

29. CAPITAL COMMITMENTS

	30.6.2026 HK\$'000 (unaudited)	31.12.2025 HK\$'000 (audited)
Capital expenditure contracted for but not provided in the condensed consolidated financial statements:		
– redevelopment of investment properties	43,203	47,466

30. EVENTS AFTER THE REPORTING PERIOD

Subsequent to the end of the reporting period, the Group entered into a sale and purchase agreement to dispose of its 100% equity interests in Allied Eagle Global Limited and its wholly-owned subsidiary, One Valley View Limited that held an investment property in Hong Kong to an independent third party at a cash consideration of HK\$200,000,000, subject to adjustment on completion and before transaction costs and expenses.

GLOSSARY

In this interim report, unless the context otherwise requires, the following expression shall have the following meanings:

"Ambleside Glory"	Ambleside Glory Limited, a company incorporated in the British Virgin Islands with limited liability;
"Audit Committee"	the audit committee of the Company;
"Board"	the board of Directors;
"CG Code"	the Corporate Governance Code;
"Chairman"	the chairman of the Board;
"Chief Executive"	the chief executive of the Company;
"Chief Financial Officer"	the chief financial officer of the Company;
"Company" or "SEA"	S E A Holdings Limited, an exempted company incorporated in Bermuda with limited liability, the shares of which are listed and traded on the Main Board of the Stock Exchange (Stock code: 251);
"controlling shareholder"	has the meanings ascribed to it under the Listing Rules;
"Deloitte"	Deloitte Touche Tohmatsu, Certified Public Accountants;
"Director(s)"	the director(s) of the Company;
"ESG"	environmental, social and governance;
"Executive Director(s)"	the executive Director(s);
"Group"	the Company and its subsidiaries;
"HK\$"	the lawful currency of Hong Kong for the time being;
"HKAS"	Hong Kong Accounting Standards;
"HKFRS"	Hong Kong Financial Reporting Standards;
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC;
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange;
"Model Code"	the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules;
"NLI"	Nan Luen International Limited, an exempted company incorporated in Bermuda with limited liability;

GLOSSARY

"Nomination Committee"	the nomination committee of the Company;
"NYH"	NYH Limited, an exempted company incorporated in Bermuda with limited liability;
"Port Lucky"	Port Lucky Limited, a company incorporated in the British Virgin Islands with limited liability;
"PRC" or "Mainland" or "China"	The People's Republic of China;
"Remuneration Committee"	the remuneration committee of the Company;
"SEA Fortune"	SEA Fortune Ventures Limited, a company incorporated in the British Virgin Islands with limited liability;
"SFO"	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong);
"Shareholders"	the shareholders of the Company;
"Stock Exchange"	The Stock Exchange of Hong Kong Limited;
"UK"	The United Kingdom; and
"%"	per cent.

26/F Everbright Centre 108 Gloucester Road Wanchai Hong Kong
香港灣仔告士打道 108 號光大中心 26 樓
T 電話：+852 2828 6363 F 傳真：+852 2598 6861
www.seagroup.com.hk

爪哇控股有限公司
SEA Holdings Limited

(Incorporated in Bermuda with limited liability)
(於百慕達註冊成立之有限公司)

