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China Motor Bus Co., Ltd.

(Incorporated in Hong Kong with limited liability)

(Stock code: 026)

ANNOUNCEMENT OF THE FINAL RESULTS FOR THE YEAR ENDED 30 JUNE 2026

CHAIRMAN'S STATEMENT

GROUP RESULTS AND DIVIDENDS

The Board announces that the operating profit of the Group for the year ended 30 June 2026 amounted to HK\$52 million, compared with HK\$77 million in the previous year. This mainly reflected the effect of a decrease in rental income which primarily resulted from the disposal of an investment property in December 2024 and lower interest income, partly offset by unclaimed dividends forfeited. The audited consolidated loss after taxation attributable to shareholders narrowed to HK\$120 million for the year from HK\$185 million in the previous year, mainly due to the decrease in the net valuation losses on investment properties held by the Group and the joint ventures, partly offset by the non-recurring profit of HK\$109 million on disposal of an investment property recognised in the previous year. The loss after taxation attributable to shareholders was largely due to a valuation loss of HK\$209 million, representing the Group's share of the valuation loss in South Island Place, an office property held by a joint venture company. The net valuation losses on investment properties were non-cash in nature, and as such, had no effect on the operating cash flow of the Group. The overall financial position of the Group remains healthy.

The Directors will recommend to shareholders at the forthcoming Ordinary Yearly Meeting to be held on Friday, 27 November 2026 the payment of a final dividend of HK\$0.1 per share. The Directors will also recommend to the shareholders the payment of a special dividend of HK\$1.70 per share. These two dividends, together with the first interim dividend of HK\$0.10 per share, a special dividend of HK\$1.00 per share, and a second interim dividend of HK\$0.30 per share, will make a total dividend for the year of HK\$3.20 per share, compared with HK\$7.10 per share for the previous year, which was determined after considering the disposal of an investment property in December 2024.

HIGHLIGHTS OF PROPERTY DEVELOPMENT AND INVESTMENTS ARE SUMMARIZED BELOW:-

The Headland Residences, Chai Wan Inland Lot No. 178, 99 Sheung On Street, Chai Wan (the “Property”)

The Property, which comprises a Site A and a Site B connected by a footbridge over Sheung On Street, is under development by a wholly owned subsidiary of Windcharm Property Holdings Limited, a joint venture vehicle which is held 20% by the Group and 80% by Swire Properties Limited.

On completion, the Property, named “The Headland Residences”, will have an aggregate residential and retail gross floor area of 64,500 sq. m., comprising of one residential tower with 258 residential flats and a covered public transport interchange on Site A, and two residential towers with a total of 592 residential flats, retail accommodation on the ground floor, and a carpark in the basement floors (providing, among others, 260 carparking spaces) on Site B. The development also includes a clubhouse featuring 30 premium indoor and outdoor amenities, a 25-meter outdoor swimming pool, a children’s swimming pool, children’s playing area, gymnasium and a unique Roman Bath.

The development is proceeding according to plan with construction milestones achieved. At Site B, the occupation permit for Tower 2 and Tower 3 was issued on 29 August 2025 and consent to assign was granted on 30 June 2026. At Site A, the occupation permit for Tower 1 was issued on 3 June 2026 while the pre-sale consent was granted on 10 August 2026. Interior fitting out works and landscape works are in progress at Site A, while operation of the public transport interchange commenced on 18 July 2026.

Pre-sale of units of The Headland Residences commenced on 6 September 2025 and out of a total of 482 units which were selected and released for sale, 405 units have been sold, leveraging the improving residential market sentiment. Following the grant of consent to assign for Tower 2 and Tower 3, flat units handover has been in progress since July 2026. The impact of the sale of these units will therefore be felt in next year’s financial statements.

Selected units at Site B have been made available as “on-site” show flats for viewing by potential purchasers from 6 August 2026. Potential purchasers visiting the show flats are able to appreciate the superior lay-out and high quality of the units and their fittings, finishes and appliances, as well as the large and luxurious clubhouse, the expansive scenic views from the upper floors, and the extensive and frequent public transport network provided by the public transport interchange and other routes serving the development, which should further stimulate the sale of flats. In the coming future, additional units will be selected and launched to the market in a timely and measured manner with a view to satisfying customer demand and maximizing the value of the project.

South Island Place (8 Wong Chuk Hang Road, Aberdeen, Hong Kong)

South Island Place, a modern 28-storey Grade A office building with a gross floor area of 35,535 sq. m., is held by Hareton Limited, a joint venture company whose shares are held as to 50% by the Company (through Heartwell Limited, its wholly owned subsidiary) and as to the remaining 50% by Swire Properties Limited (through Amber Sky Ventures Limited, its wholly owned subsidiary).

As at 30 June 2026, approximately 95% of the office space in South Island Place has been let to high quality tenants.

Island Place, North Point, Island Lodge, North Point and 3 Jordan Road, Kowloon

As at 30 June 2026, the Group's offices at Island Place were 44% occupied while the Group's residential units at Island Place were 100% occupied. At Island Lodge, both the Group's residential units and retail units were 100% occupied. The Group's investment property at 3 Jordan Road, which comprises furnished apartments and retail units, had an occupancy rate of 91%.

UK Property

Scorpio House, the Group's investment property in Central London, remains fully let. Following a rent review during the financial year, a rental increase of 31% was agreed for a further five years with the lease expiring on 15 October 2030.

FUTURE OUTLOOK

According to figures released by Government on 14 August 2026, Hong Kong's Real Gross Domestic Product (GDP) for the first half of 2026 grew by 5.1% over a year earlier, and the local economy is expected to continue to see solid growth in the second half of 2026. The real GDP growth forecast for 2026 as a whole has been revised upwards by Government, from 2.5% - 3.5% in the May round of review, to 3.5% - 4.5% in its latest review.

Hong Kong's residential property market has seen a strong recovery over the last 12 months and is probably now in a consolidation phase. Although the private residential price index dropped by 0.5% in July 2026, prices are still up 7.3% for the first 7 months of the year and 11.6% higher compared to one year ago. The Headland Residences development has benefitted from the improved residential market sentiment and sales results have been strong. Out of a total of 850 units in the development, 482 units have been released for sale, and 405 units, or 84% of the total number of units released, have now been sold. Although the residential market may see a temporary slowdown in the short term, the Board expects growth to return after the end of the present consolidation phase.

For the local retail property market, some tourist-driven shopping districts have seen a good recovery, but neighbourhood shopping centres and retail spaces at residential estates have continued to be under pressure from shifting local consumption habits. Overall, the Board expects a stable outlook for the Group's retail properties in the near term. For the local office market, a significant new supply, with over 1.24 million square feet in 2026 and 1.58 million square feet projected for 2027, has entered the market, and there is also a divergence in leasing demand between core areas and non-core areas, with de-centralized areas continuing to face downward pressure. For the investment market, there is now a growing demand for converting older commercial properties into alternative asset classes such as student accommodation and education-related facilities. The Board expects the rental down-cycle for office properties will only ease when the supply of new office space is gradually absorbed.

In the UK, the Treasury has warned that the UK economy may grow by just 0.9% this year and could be as low as 0.3% in 2027 if disruption in the Strait of Hormuz continues. Business sentiment has remained fragile as the country awaits Chancellor of the Exchequer John Healey's first Budget in October this year.

As previously reported in the Company's interim report in February this year, the Group has seen a reduction in the turnover for its investment properties this current financial year, as compared to the previous year, attributed largely to a reduction in the Group's UK rental income following the disposal of one investment property of the Group in the UK. However, the Board expects the Group's financial income and its overall revenue to increase in the next financial year and beyond, when funds invested by the Group into The Headland Residences development will gradually be repaid.

The Directors will continue to monitor the market and evaluate opportunities to enhance shareholder value.

Dr. Henry NGAN
Chairman

Hong Kong, 24 September 2026



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The Board of Directors announces that the audited consolidated loss of the Group for the year ended 30 June 2026 amounted to HK\$120 million, compared with a consolidated loss of HK\$185 million for the previous year.

CONSOLIDATED INCOME STATEMENT

for the year ended 30 June 2026

(Expressed in Hong Kong dollars)

		2026	2025
	Note	HK\$000's	HK\$000's
Turnover	2	40,568	53,063
Finance income	4	44,897	62,540
Other income	5	7,233	1,614
Staff costs	6(a)	(18,346)	(17,201)
Depreciation		(3,391)	(3,347)
Other operating expenses	6(b)	(18,940)	(19,950)
Operating profit	2	52,021	76,719
Share of results of joint ventures	7	(159,187)	(207,164)
Share of results of associates		(8,862)	(3,140)
Profit on disposal of an investment property	8	-	109,249
Net valuation losses on investment properties		(3,510)	(127,948)
Release of exchange reserve upon cessation of a subsidiary's foreign operation		-	(24,704)
Loss before taxation	6	(119,538)	(176,988)
Income tax	9	(636)	(7,516)
Loss after taxation attributable to shareholders		<u>(120,174)</u>	<u>(184,504)</u>
Loss per share			
Basic and diluted	10	<u>HK\$ (2.66)</u>	<u>HK\$ (4.08)</u>

Details of dividends payable to equity shareholders of the Company are set out in note 13(a).

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**for the year ended 30 June 2026**

(Expressed in Hong Kong dollars)

	2026	2025
	HK\$000's	HK\$000's
Loss for the year	<u>(120,174)</u>	<u>(184,504)</u>
Other comprehensive income for the year		
Items that are or may be reclassified subsequently to profit or loss:		
Exchange differences arising on consolidation	(31,656)	91,347
Release of exchange reserve upon cessation of a subsidiary's foreign operation	-	24,704
Other comprehensive income for the year	<u>(31,656)</u>	<u>116,051</u>
Total comprehensive income for the year attributable to shareholders	<u><u>(151,830)</u></u>	<u><u>(68,453)</u></u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2026

(Expressed in Hong Kong dollars)

	Note	2026 HK\$000's	2025 HK\$000's
Non-current assets			
Fixed assets		1,557,601	1,569,938
Interest in joint ventures		2,043,777	2,262,964
Interest in associates		1,553,059	1,600,841
Other investments		11,771	13,950
		<u>5,166,208</u>	<u>5,447,693</u>
Current assets			
Debtors, deposits and prepayments	11	7,369	7,554
Current tax recoverable		2,711	-
Deposits with banks		1,322,198	1,345,462
Cash at banks and in hand		97,408	99,973
		<u>1,429,686</u>	<u>1,452,989</u>
Current liabilities			
Creditors and accruals	12	37,540	40,780
Current tax payable		2,651	4,322
		<u>40,191</u>	<u>45,102</u>
Net current assets		<u>1,389,495</u>	<u>1,407,887</u>
Total assets less current liabilities		<u>6,555,703</u>	<u>6,855,580</u>
Non-current liability			
Deferred taxation		46,241	49,587
NET ASSETS		<u>6,509,462</u>	<u>6,805,993</u>
CAPITAL AND RESERVES			
Share capital	13(b)	92,537	92,537
Other reserves		6,416,925	6,713,456
TOTAL EQUITY		<u>6,509,462</u>	<u>6,805,993</u>

Notes

1. Basis of preparation

The financial statements have been prepared in accordance with all applicable HKFRS Accounting Standards, which collective term includes all applicable individual Hong Kong Financial Reporting Standards (“HKFRSs”), Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the requirements of the Hong Kong Companies Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The HKICPA has issued certain new or amended HKFRS Accounting Standards that are first effective for the current accounting period of the Group. None of these developments have had a material effect on how the Group’s results and financial position for the current and prior periods have been prepared or presented.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

The financial information relating to the years ended 30 June 2026 and 2025 included in this preliminary announcement of annual results 2026 do not constitute the Company’s statutory annual consolidated financial statements for those years 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 Companies Ordinance is as follows:

The Company has delivered the financial statements for the year ended 30 June 2025 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Companies Ordinance and will deliver the financial statements for the year ended 30 June 2026 in due course.

The Company’s auditor has reported on the financial statements of the Group for both years. The auditor’s reports were unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its reports; and did not contain a statement under sections 406(2), 407(2) or (3) of the Companies Ordinance.

2. Turnover

The principal activities of the Group are property development and investment.

Turnover represents rental income.

	2026 HK\$000's	2025 HK\$000's
Rentals from investment properties	40,568	53,063
	=====	=====

The analysis of geographical location of the operations of the Group during the year is as follows:

	Group turnover		Operating profit	
	2026	2025	2026	2025
	HK\$000's	HK\$000's	HK\$000's	HK\$000's
<i>Geographical locations of operations</i>				
Hong Kong	30,866	34,954	20,387	34,448
United Kingdom	<u>9,702</u>	<u>18,109</u>	<u>31,634</u>	<u>42,271</u>
	40,568	53,063	52,021	76,719
	=====	=====	=====	=====

In addition, the turnover of the joint ventures attributable to the Group for the year amounted to HK\$94,785,000 (2025: HK\$98,457,000).

3. Segment reporting

The Group manages its businesses according to the nature of the operations and the services provided. Management has determined that the reportable operating segments for measuring performance and allocating resources are the same as those reported previously. The segments are property development and investment and treasury management.

Property development and investment segment encompasses activities relating to the development, construction, sale and marketing of the Group's trading properties primarily in Hong Kong and property leasing. Currently, the Group's properties portfolio, which consists of retail, office and apartments, are primarily located in Hong Kong and London.

3. Segment reporting (continued)

Treasury management segment includes activities for managing the Group's listed investments, financial assets and other treasury operations.

Management evaluates performance primarily based on operating profit as well as the equity share of results of joint ventures and associates of each segment.

Segment assets principally comprise all tangible assets and current assets directly attributable to each segment with the exception of income tax receivables and corporate assets. Segment liabilities include all liabilities directly attributable to and managed by each segment with the exception of income tax liabilities, dividends payable and other corporate liabilities.

(a) Segment results

	Property development and investment		Treasury management		Unallocated		Consolidated	
	2026	2025	2026	2025	2026	2025	2026	2025
	HK\$000's	HK\$000's	HK\$000's	HK\$000's	HK\$000's	HK\$000's	HK\$000's	HK\$000's
Turnover	40,568	53,063	-	-	-	-	40,568	53,063
Finance income	-	-	44,897	62,540	-	-	44,897	62,540
Other income	-	-	-	-	7,233	1,614	7,233	1,614
Total revenue	40,568	53,063	44,897	62,540	7,233	1,614	92,698	117,217
Segment results	30,009	42,475	44,897	62,540	-	-	74,906	105,015
Net unallocated expenses							(22,885)	(28,296)
Operating profit							52,021	76,719
Share of results of joint ventures	(159,187)	(207,164)	-	-	-	-	(159,187)	(207,164)
Share of results of associates	(8,862)	(3,140)	-	-	-	-	(8,862)	(3,140)
Profit on disposal of an investment property	-	109,249	-	-	-	-	-	109,249
Net valuation losses on investment properties	(3,510)	(127,948)	-	-	-	-	(3,510)	(127,948)
Release of exchange reserve upon cessation of a subsidiary's foreign operation	-	(24,704)	-	-	-	-	-	(24,704)
Income tax							(636)	(7,516)
Loss after taxation attributable to shareholders							(120,174)	(184,504)
Depreciation for the year	(167)	(152)	-	-	(3,224)	(3,195)	(3,391)	(3,347)

3. Segment reporting (continued)

(b) Geographical information

The Group participates in two principal economic environments, Hong Kong (place of domicile) and the United Kingdom.

	Hong Kong		United Kingdom	
	2026	2025	2026	2025
	HK\$000's	HK\$000's	HK\$000's	HK\$000's
Turnover	30,866	34,954	9,702	18,109
	=====	=====	=====	=====

4. Finance income

	2026	2025
	HK\$000's	HK\$000's
Dividend income from other investments	568	682
Exchange (losses)/gains	(3,623)	1,434
Interest income	44,752	58,008
Net unrealised gains on other investments	3,144	2,416
Net realised gains on other investments	<u>56</u>	<u>-</u>
	44,897	62,540
	=====	=====

5. Other income

	2026	2025
	HK\$000's	HK\$000's
Management fee	496	496
Unclaimed dividends forfeited	6,672	525
Sundry income	<u>65</u>	<u>593</u>
	7,233	1,614
	=====	=====

6. Loss before taxation

Loss before taxation is arrived at after charging/(crediting):

	2026 HK\$000's	2025 HK\$000's
(a) Staff costs		
Contributions to defined contribution retirement scheme	380	371
Salaries, wages and other benefits	<u>17,966</u>	<u>16,830</u>
	<u>18,346</u>	<u>17,201</u>
(b) Other operating expenses		
Auditor's remuneration		
- audit services	4,955	4,775
- tax services	701	569
Legal and professional fees	1,612	2,857
Property expenses	8,572	8,062
Rent and rates	402	421
Others	<u>2,698</u>	<u>3,266</u>
	<u>18,940</u>	<u>19,950</u>
(c) Other items		
Rental income less outgoings which includes	(30,932)	(45,001)
- gross rental income from investment properties	(40,568)	(53,063)
Foreign exchange loss on release of exchange reserve		
upon cessation of a subsidiary's foreign operation	-	24,704
Auditor's remuneration in relation to the disposal of		
Albany House	<u>-</u>	<u>1,081</u>

7. Share of results of joint ventures

	2026 HK\$000's	2025 HK\$000's
Share of revenue	94,785	98,457
Share of operating profit	61,122	65,361
Share of valuation losses on investment properties	(210,456)	(261,925)
Share of taxation	(9,853)	(10,600)
	(159,187)	(207,164)

8. Profit on disposal of an investment property

On 13 September 2024, Oxney Investments Limited (“Oxney”), an indirectly wholly owned subsidiary, entered into a sale and purchase agreement with an independent third party, pursuant to which Oxney conditionally agreed to sell the investment property, Albany House, at a cash consideration of GBP47,000,000. The disposal of Albany House with the carrying amount of HK\$344,925,000 was completed on 13 December 2024, resulting in a profit on disposal of HK\$109,249,000 after deducting the relevant transaction cost recorded in the year ended 30 June 2025.

9. Income tax

The provision for Hong Kong Profits Tax is calculated in accordance with the two-tiered profits tax rates regime. Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of a qualifying corporation will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. The profits of corporations not qualifying for the two-tiered profits tax rates regime (i.e. other subsidiaries of the Group) will continue to be taxed at a flat rate of 16.5%.

Taxation for overseas subsidiaries is similarly calculated at the appropriate current rates of taxation ruling in the relevant countries.

	2026 HK\$000's	2025 HK\$000's
Current tax – Provision for Hong Kong Profits Tax		
Tax for the year	2,060	2,865
Current tax - Overseas		
Tax for the year	1,537	3,477
Under/(over)-provision in respect of prior years	183	(121)
	1,720	3,356
Deferred tax		
Origination and reversal of temporary differences	(3,144)	1,295
	636	7,516

10. Loss per share

The calculation of basic and diluted loss per share is based on loss attributable to shareholders of HK\$120,174,000 (2025: HK\$184,504,000) and the weighted average of 45,218,856 (2025: 45,236,990) shares in issue during the year.

11. Debtors, deposits and prepayments

Included in debtors, deposits and prepayments are trade debtors with the following ageing analysis, based on the invoice date:

	2026 HK\$000's	2025 HK\$000's
Within 1 month	448	345
1 to 3 months	53	364
Over 3 months	<u>11</u>	<u>442</u>
Total trade debtors	512	1,151
Deposits, prepayments and other receivables	1,426	1,417
Interest receivable	<u>5,431</u>	<u>4,986</u>
	<u>7,369</u>	<u>7,554</u>

A defined credit policy is maintained within the Group.

12. Creditors and accruals

Included in creditors and accruals are trade creditors with the following ageing analysis, based on the invoice date:

	2026 HK\$000's	2025 HK\$000's
Within 1 month	53	21
1 to 3 months	-	-
Over 3 months	<u>201</u>	<u>201</u>
Total trade creditors	254	222
Other payables and accruals	<u>37,286</u>	<u>40,558</u>
	<u>37,540</u>	<u>40,780</u>

13. Capital, reserves and dividends

(a) Dividends

Dividends payable to equity shareholders of the Company attributable to the year:

	2026 HK\$000's	2025 HK\$000's
First interim dividend declared and paid of HK\$0.10 (2025: HK\$0.10) per share	4,522	4,522
Special dividend declared and paid of HK\$1.00 (2025: HK\$4.90) per share	45,219	221,572
Second interim dividend declared after the end of the reporting period of HK\$0.30 (2025: HK\$0.30) per share	13,566	13,566
Final dividend proposed after the end of the reporting period of HK\$0.10 (2025: HK\$0.10) per share	4,522	4,522
Special dividend proposed after the end of the reporting period of HK\$1.70 (2025: HK\$1.70) per share	<u>76,872</u>	<u>76,872</u>
	<u>144,701</u>	<u>321,054</u>
	=====	=====

Dividends declared or proposed after the end of the reporting period have not been recognised as liabilities at the end of the reporting period.

(b) Issued share capital

	2026		2025	
	No. of shares	Amount HK\$000's	No. of shares	Amount HK\$000's
Ordinary shares, issued and fully paid:				
At 1 July	45,218,856	92,537	45,276,856	92,537
Shares repurchased and cancelled	-	-	(58,000)	-
At 30 June	<u>45,218,856</u>	<u>92,537</u>	<u>45,218,856</u>	<u>92,537</u>

In accordance with section 135 of the Hong Kong Companies Ordinance, the ordinary shares of the Company do not have a par value.

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

14. Review of results

The annual results for the year ended 30 June 2026 have been reviewed by the Company's audit committee. The figures in respect of the announcement of the Group's results for the year ended 30 June 2026 have been agreed by the Company's auditor to the amounts set out in the consolidated financial statements for the year.

ADDITIONAL INFORMATION

Dividends

The Directors will recommend to shareholders at the forthcoming Ordinary Yearly Meeting to be held on Friday, 27 November 2026 the payment of a final dividend of HK\$0.10 per share and a special dividend of HK\$1.70 per share. These two dividends, together with the first interim dividend of HK\$0.10 per share, a special dividend of HK\$1.00 per share, and a second interim dividend of HK\$0.30 per share, will make a total dividend for the year of HK\$3.20 per share, compared with HK\$7.10 per share for the previous year, which was determined after considering the disposal of an investment property in December 2024.

Subject to the approval by shareholders at the forthcoming Ordinary Yearly Meeting, the final dividend and the special dividend will be payable on 29 January 2027.

Closure of Register

For ascertaining the shareholders' entitlement to attend and vote at the Ordinary Yearly Meeting to be held on Friday, 27 November 2026, the Register of Members of the Company will be closed from Tuesday, 24 November 2026 to Friday, 27 November 2026, both days inclusive. To qualify to attend and vote at the Ordinary Yearly Meeting, all transfer documents accompanied by the relevant share certificates should be lodged with the Company's Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Monday, 23 November 2026. Shareholders whose names appear on the Register of Members on Friday, 27 November 2026, being the record date of the meeting, will be entitled to attend and vote at the Ordinary Yearly Meeting.

For ascertaining the shareholders' entitlement to the proposed final dividend and the special dividend, the Register of Members of the Company will be closed from Friday, 8 January 2027 to Monday, 11 January 2027, both days inclusive. To qualify for the proposed final dividend and the special dividend, all transfer documents accompanied by the relevant share certificates should be lodged with the Company's Registrar, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Thursday, 7 January 2027. The proposed final dividend and special dividend are expected to be paid on Friday, 29 January 2027 to Shareholders whose names appear on the Register of Members of the Company at the close of business on Monday, 11 January 2027, being the record date of the proposed final dividend and special dividend.

Purchase, sale or redemption of the Company's listed securities

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares, if applicable) during the year.

Disclosure pursuant to Rules 13.20 and 13.22 under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules")

At 30 June 2026, the Group had the following loans to its affiliated companies (as defined under the Listing Rules):

<i>Name of affiliated company</i>	<i>Group's attributable interest</i>	<i>Amount of unutilised loan facility HK\$000's</i>	<i>Amount of advances made by the Group under the loan facility HK\$000's</i>	<i>Amount of other advances made by the Group HK\$000's</i>	<i>Total financial assistance made available by the Group HK\$000's</i>
Hareton Limited	50%	1,020,650	779,350	205,407	2,005,407
Joyful Sincere Limited*	20%	390,288	1,567,712	-	1,958,000

*via Windcharm Property Holdings Limited

The financial assistance and other advances mentioned in the above are unsecured, interest-free and have no fixed terms of repayment, except that a certain portion of the financial assistance to Joyful Sincere Limited would bear interest of 4.5% p.a. if and to the extent that Joyful Sincere Limited shall have surplus funds after payment of development costs and other liabilities as stipulated in a Funding Agreement dated 29 May 2015.

The combined statement of financial position of the above affiliated companies, excluding advances made by shareholders of HK\$9,808,074,000, at 30 June 2026 is as follows:

	HK\$000's
Non-current assets	3,386,547
Current assets	9,454,586
Current liabilities	(1,714,385)
	7,740,201
Non-current liabilities	(83,369)
	11,043,379

Attributable interest to the Group at 30 June 2026 in the above affiliated companies amounted to HK\$3,191,535,000 (2025: HK\$3,450,149,000).

Corporate Governance Code

In the opinion of the Directors, the Company complied with the applicable code provisions set out in the Corporate Governance Code, as stated in Appendix C1 to the Listing Rules throughout the year ended 30 June 2026, with one exception as regards code provision D.2.2, which providing that the Company should have an internal audit function. Given the structure and size of the Group's business, the Board at present believes that there is no need to establish an internal audit function.

Forward-looking Statements

Certain statements contained in this document may be viewed as “forward-looking statements”. Such forward-looking statements are subject to known and unknown risks, uncertainties and other factors beyond the Company's control, which may cause the actual performance or results of operations of the Company to be materially different from those implied by such forward-looking statements. The Company does not intend to update these forward-looking statements. Neither the Company nor the directors, employees or agents of the Company assume any liabilities in the event that any of the forward-looking statements does not materialise or turns out to be incorrect.

By Order of the Board

Dr. Henry Ngan

Chairman

Hong Kong, 24 September 2026

As at the date hereof, the Board of Directors of the Company comprises three Executive Directors, namely Dr. Henry NGAN, Michael John MOIR and YUNG Shun Loy Jacky, and one Non-executive Director, Dr. Sarah NGAN, and four Independent Non-executive Directors, namely Anthony Grahame STOTT, Stephen TAN, Dr. CHAU Ming Tak and Lynne Jane ARNETT.