



# SANDMARTIN INTERNATIONAL HOLDINGS LIMITED

聖馬丁國際控股有限公司\*

INCORPORATED IN BERMUDA WITH LIMITED LIABILITY

於百慕達註冊成立之有限公司

STOCK CODE 股份代號：482

## 2026

INTERIM  
REPORT  
中期報告



\* For identification purpose only  
僅供識別

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# CORPORATE INFORMATION

## 公司資料

### EXECUTIVE DIRECTORS

Mr. Xu Haohao (*Chairman*)  
(appointed on 9 July 2026)  
Mr. Hung Tsung Chin  
Mr. Chen Wei Chun

### NON-EXECUTIVE DIRECTOR

Mr. Kuo Jen Hao (ceased to act as Chairman with effect from 9 July 2026)

### INDEPENDENT NON-EXECUTIVE DIRECTORS

Ms. Chen Wei-Hui  
Mr. Lu Ming-Shiuan  
Mr. Wu Chia Ming

### AUDIT COMMITTEE

Ms. Chen Wei-Hui (*Committee Chairperson*)  
Mr. Lu Ming-Shiuan  
Mr. Wu Chia Ming

### REMUNERATION COMMITTEE

Mr. Wu Chia Ming (*Committee Chairman*)  
Ms. Chen Wei-Hui  
Mr. Lu Ming-Shiuan

### NOMINATION COMMITTEE

Mr. Lu Ming-Shiuan (*Committee Chairman*)  
Ms. Chen Wei-Hui  
Mr. Wu Chia Ming

### HEAD OFFICE

Industrial Zone No. 3,  
No. 16 Qianjin Erlu,  
Xin Qian Jin Village,  
Tanzhou Town, Zhongshan, Guangdong Province,  
the People's Republic of China

### PRINCIPAL PLACE OF BUSINESS IN HONG KONG

31/F,  
148 Electric Road, North Point,  
Hong Kong

### REGISTERED OFFICE

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

### 執行董事

徐昊昊先生 (*主席*)  
(於二零二六年七月九日獲委任)  
洪聰進先生  
陳偉鈞先生

### 非執行董事

郭人豪先生 (自二零二六年七月九日起  
不再擔任主席)

### 獨立非執行董事

陳葦憶女士  
盧明軒先生  
吳嘉明先生

### 審核委員會

陳葦憶女士 (*委員會主席*)  
盧明軒先生  
吳嘉明先生

### 薪酬委員會

吳嘉明先生 (*委員會主席*)  
陳葦憶女士  
盧明軒先生

### 提名委員會

盧明軒先生 (*委員會主席*)  
陳葦憶女士  
吳嘉明先生

### 總辦事處

中華人民共和國  
廣東省中山市坦洲鎮  
新前進村  
前進二路16號  
第三工業區

### 香港主要營業地點

香港  
北角電氣道148號  
31樓

### 註冊辦事處

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

## CORPORATE INFORMATION *(Continued)*

### 公司資料 (續)

#### COMPANY SECRETARY

Ms. Tung Wing Yee Winnie

#### AUTHORISED REPRESENTATIVES

Mr. Hung Tsung Chin

Ms. Tung Wing Yee Winnie

#### PRINCIPAL BANKERS

CTBC Bank Co., Ltd.

China Guangfa Bank Co., Ltd.

Land Bank of Taiwan Co., Ltd.

#### AUDITOR

BDO Limited

*Certified Public Accountants*

*Registered Public Interest Entity Auditor*

#### SHARE REGISTRAR AND TRANSFER OFFICE

*Hong Kong*

Boardroom Share Registrars (HK) Limited

Room 2103B, 21/F.,

148 Electric Road, North Point,

Hong Kong

*Bermuda*

Conyers Corporate Services (Bermuda) Limited

Richmond House, 12 Par-la-Ville Road

Hamilton HM 08

Bermuda

#### CORPORATE WEBSITE

[www.sandmartin.com.hk](http://www.sandmartin.com.hk)

#### STOCK CODE

482

#### 公司秘書

董穎怡女士

#### 授權代表

洪聰進先生

董穎怡女士

#### 主要往來銀行

中國信託商業銀行股份有限公司

廣發銀行股份有限公司

台灣土地銀行股份有限公司

#### 核數師

香港立信德豪會計師事務所有限公司

執業會計師

註冊公眾利益實體核數師

#### 股份登記及過戶處

香港

寶德隆證券登記有限公司

香港

北角電氣道148號

21樓2103B室

*百慕達*

Conyers Corporate Services (Bermuda) Limited

Richmond House, 12 Par-la-Ville Road

Hamilton HM 08

Bermuda

#### 公司網站

[www.sandmartin.com.hk](http://www.sandmartin.com.hk)

#### 股份代號

482

# CHAIRMAN'S LETTER TO SHAREHOLDERS

## 主席致股東報告

Dear shareholders of the Company (the **"Shareholders"**),

On behalf of the board (the **"Board"**) of the directors (the **"Directors"**) of Sandmartin International Holdings Limited (the **"Company"**, together with its subsidiaries collectively referred to as the **"Group"**), I hereby present the unaudited consolidated interim results of the Group for the six months ended 30 June 2026.

The financial performance of the Group was not satisfactory for the six months ended 30 June 2026. As a result of the tight monetary policy globally, although the revenue of the Group's products has increased, the gross profit margin has declined when compared with the same corresponding period in 2025. The Group has taken some measures to mitigate the unfavourable impacts, including but not limited to sourcing from different suppliers to increase the gross profit margin.

The ongoing China-US trade war still has some negative impacts on certain segments of the operations of the Group and the Group mitigates the impacts by sourcing from suppliers in Southeast Asia, for the purpose of avoiding the excessive tariffs imposed by the United States (the **"US"**) on products from The People's Republic of China (the **"PRC"** or **"China"**).

The geo-political and geo-economic tensions are yet to be resolved. Given these volatilities and challenges, the Group will continue to adopt a prudent approach in managing its cash flow position and will make every endeavour to identify business opportunities with promising potential in the manufacturing segments in emerging markets or even other sectors so as to diversify our income source to weather adverse economic cycle.

各位本公司股東（「股東」）：

本人謹代表聖馬丁國際控股有限公司\*（「本公司」，連同其附屬公司統稱為「本集團」）董事（「董事」）會（「董事會」）呈報本集團截至二零二六年六月三十日止六個月的未經審核綜合中期業績。

本集團截至二零二六年六月三十日止六個月的財務表現並不理想。受全球緊縮貨幣政策影響，雖然本集團產品的收益較二零二五年同期有所增加，惟毛利率有所下降。本集團已採取若干措施以減輕該等不利影響，包括但不限於向多名供應商採購以提升毛利率。

中美貿易戰持續對本集團若干分部的營運仍有一定的負面影響，而本集團透過向東南亞供應商採購減輕其影響，以避免美利堅合眾國（「美國」）對中華人民共和國（「中國」）的產品徵收額外關稅。

地緣政治及地緣經濟的緊張局勢至今仍未得到解決。鑑於上述波動因素及挑戰，本集團將繼續採取審慎態度管理現金流狀況，並將竭力於新興市場之製造分部，甚至其他行業，物色具潛力之商機，以期拓展收入來源，應對不利之經濟週期。

## CHAIRMAN'S LETTER TO SHAREHOLDERS *(Continued)*

### 主席致股東報告 (續)

To strengthen the financial position of the Group, on 24 October 2025, the Company proposed inter alia, capital reorganisation involving the share consolidation and capital reduction of the Company on the basis that ten issued and unissued shares were consolidated into one adjusted share with par value of HK\$0.1 each in the share capital of the Company (the “**Share Consolidation**”) and the rights issue on the basis of one rights share for every one adjusted share in issue on the record date (the “**Rights Issue**”). The capital reorganisation became effective on 25 March 2026 and the Rights Issue completed on 8 May 2026. For further details, please refer to the section headed “**Capital Reorganisation and Rights Issue**” in the Financial Review Section.

Looking ahead, the Board recognises that the Group is still in the process of identifying effective avenues for future business growth. We remain committed to pursuing innovation and exploring opportunities that can strengthen the Group's revenue base and long-term profitability in the age of Artificial Intelligence.

On behalf of the Board, I would like to take this opportunity to express our gratitude to our invaluable business partners, Shareholders, management and employees for their continuous support and contribution to the Group. We look forward to sharing the rewards ahead with you.

**Xu Haohao**  
*Chairman*

為加強本集團的財務狀況，於二零二五年十月二十四日，本公司建議（其中包括）股本重組，當中涉及本公司按本公司股本中每十股已發行及未發行股份合併為一股每股面值0.1港元的經調整股份的基準進行的股份合併（「**股份合併**」）及股本削減，以及按於記錄日期每持有一股已發行經調整股份獲發一股供股股份的基準進行供股（「**供股**」）。股本重組已於二零二六年三月二十五日生效，而供股則已於二零二六年五月八日完成。進一步詳情，請參閱財務回顧章節中「**股本重組及供股**」一節。

展望未來，董事會認識到本集團仍在尋找有效的業務增長途徑。我們將繼續致力於推動創新，並積極探索可加強本集團在人工智能時代的收入基礎及長遠盈利能力的機會。

本人謹代表董事會藉此機會對寶貴的業務夥伴、股東以及管理層及僱員一直以來的鼎力支持及對本集團的貢獻衷心致謝，期望日後能與各位分享成果。

**主席**  
**徐昊昊**

# BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS

## 業務概覽及管理層討論與分析

### FINANCIAL HIGHLIGHT AND BUSINESS REVIEW

The Group recorded a decrease in gross profit margin from 11.60% for the six months ended 30 June 2025 to 8.07% for the six months ended 30 June 2026 due to the increase in material costs, global shortage of chips and integrated circuits.

### MEDIA ENTERTAINMENT PLATFORM RELATED PRODUCTS

In response to the challenging economic environment, the Group's media entertainment platform related products segment continued to explore new business opportunities in emerging markets. The revenue of this segment increased by approximately 45.29% as compared with the six months ended 30 June 2025.

- The segment revenue of media entertainment platform related products was approximately HK\$35.0 million (six months ended 30 June 2025: approximately HK\$24.1 million).
- The segment results from operations were approximately HK\$2.8 million (six months ended 30 June 2025: approximately HK\$5.5 million).
- The segment margin was approximately 7.93%, as compared with the segment margin of approximately 22.67% for the six months ended 30 June 2025.

### Outlook

The Group is exploring new business opportunities for this segment. The China-US trade war is not expected to have material adverse impact on this segment as this segment does not have customers in the US.

### 財務摘要及業務回顧

本集團毛利率由截至二零二五年六月三十日止六個月的11.60%下降至截至二零二六年六月三十日止六個月的8.07%，乃由於材料成本上升及全球芯片與集成電路短缺所致。

### 媒體娛樂平台相關產品

為應對充滿挑戰的經濟環境，本集團的媒體娛樂平台相關產品分部繼續於新興市場發掘新商機。此分部的收益較截至二零二五年六月三十日止六個月增加約45.29%。

- 媒體娛樂平台相關產品的分部收益約為35,000,000港元(截至二零二五年六月三十日止六個月：約24,100,000港元)。
- 分部營運業績約為2,800,000港元(截至二零二五年六月三十日止六個月：約5,500,000港元)。
- 分部利潤率約為7.93%，而截至二零二五年六月三十日止六個月的分部利潤率約為22.67%。

### 前景

本集團正為此分部開拓新商機。由於此分部並無位於美國的客戶，故預期中美貿易戰不會對此分部造成重大不利影響。

## BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

### 業務概覽及管理層討論與分析 (續)

#### OTHER MULTIMEDIA PRODUCTS

Owing to explore new business opportunities in emerging markets, the revenue of the Group's other multimedia products segment was higher than expected. Major products of this segment included cables, multimedia accessories and wireless mobile phone chargers for vehicles. Segment revenue increased by approximately 35.10% as compared with the six months ended 30 June 2025.

- The segment revenue of other multimedia products was approximately HK\$58.7 million (six months ended 30 June 2025: approximately HK\$43.4 million).
- The segment results from operations were approximately HK\$6.7 million (six months ended 30 June 2025: approximately HK\$6.1 million).
- The segment margin was approximately 11.48%, as compared with the segment margin of approximately 14.13% for the six months ended 30 June 2025.

#### Outlook

We are enhancing our product portfolio and developing new businesses to cope with the new demand from customers. The China-US trade war and increase in freight charges have certain impacts on this segment as some of the customers are located in the US and the impact is partially mitigated by sourcing from suppliers outside the PRC, such as Southeast Asia and adjusting logistics structure.

#### 其他多媒體產品

由於在新興市場探索新商機，本集團其他多媒體產品分部之收益高於預期。此分部的主要產品包括電纜、多媒體配件及車載無線手機充電器。分部收益較截至二零二五年六月三十日止六個月增加約35.10%。

- 其他多媒體產品的分部收益約為58,700,000港元 (截至二零二五年六月三十日止六個月：約43,400,000港元)。
- 分部營運業績約為6,700,000港元 (截至二零二五年六月三十日止六個月：約6,100,000港元)。
- 分部利潤率約為11.48%，而截至二零二五年六月三十日止六個月的分部利潤率約為14.13%。

#### 前景

我們正在豐富產品組合和開拓新業務，以滿足客戶的新需求。由於部分客戶位於美國，故中美貿易戰及貨運費用上漲對此分部造成一定影響，而有關影響因向中國以外地區 (例如東南亞) 的供應商進行採購以及調整物流架構而得以局部緩和。

# BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

## 業務概覽及管理層討論與分析 (續)

### SATELLITE TV EQUIPMENT AND ANTENNA PRODUCTS

The segment margin of the Group's satellite TV equipment and antenna products segment showed a decline notwithstanding the gradual recovery of economy from the Pandemic in the North America.

- The segment revenue of satellite TV equipment and antenna products was approximately HK\$137.6 million (six months ended 30 June 2025: approximately HK\$157.8 million).
- The segment results from operations were approximately HK\$3.5 million (six months ended 30 June 2025: approximately HK\$8.4 million).
- The segment margin was approximately 2.57%, as compared with the segment margin of approximately 5.30% for the six months ended 30 June 2025.

#### Outlook

Low noise blocking down converters ("LNBs") are receiving devices mounted on satellite dishes used for reception, which collect microwaves from the satellite dishes and facilitate the transmission of satellite TV signals. Apart from the sales of LNBs to the customers in North America, we are exploring business opportunities in other areas such as cross-selling LNBs to other existing customers of the Group. The China-US trade war has some impacts on this segment as some of the Group's customers are located in the US. Such impacts are minimized by sourcing from suppliers outside the PRC, such as South Asia.

### 衛星電視設備及天線產品

儘管北美洲經濟從疫情中逐漸復甦，但本集團的衛星電視設備及天線產品分部的分部利潤率出現下降。

- 衛星電視設備及天線產品的分部收益約為137,600,000港元(截至二零二五年六月三十日止六個月：約157,800,000港元)。
- 分部營運業績約為3,500,000港元(截至二零二五年六月三十日止六個月：約8,400,000港元)。
- 分部利潤率約為2.57%，而截至二零二五年六月三十日止六個月的分部利潤率約為5.30%。

#### 前景

低雜訊降頻器(「LNBs」)是安裝在衛星天線用以接收來自於衛星天線無線電波的接收設備，有助傳輸衛星電視信號。除向北美洲的客戶銷售LNBs外，我們正於其他地區發掘商機，例如向本集團其他現有客戶進行LNBs交叉銷售。由於本集團部分客戶位於美國，故中美貿易戰已對此分部造成一些影響。有關影響因向中國以外地區(例如南亞)的供應商進行採購而有所減輕。

# BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

## 業務概覽及管理層討論與分析 (續)

### GEOGRAPHICAL RESULTS

#### Asia

- The Group's revenue from Asia for the six months ended 30 June 2026 was approximately HK\$125.1 million, as compared with the six months ended 30 June 2025 of approximately HK\$69.9 million.
- Approximately 79.0% increase in the Group's revenue from Asia compared with the six months ended 30 June 2025.
- The Group's revenue from Asia shares approximately 54.1% of the Group's total revenue for the six months ended 30 June 2026 (six months ended 30 June 2025: approximately 31.0%).

#### Europe

- The Group's revenue from Europe for the six months ended 30 June 2026 was approximately HK\$19.7 million, as compared with the six months ended 30 June 2025 of approximately HK\$30.0 million.
- Approximately 34.3% decrease in the Group's revenue from Europe compared with the six months ended 30 June 2025.
- The Group's revenue from Europe shares approximately 8.5% of the Group's total revenue for the six months ended 30 June 2026 (six months ended 30 June 2025: approximately 13.3%).

#### Middle East

- The Group's revenue from Middle East for the six months ended 30 June 2026 was approximately HK\$8.2 million, as compared with the six months ended 30 June 2025 of approximately HK\$10.4 million.
- Approximately 21.2% decrease in the Group's revenue from Middle East compared with the six months ended 30 June 2025.
- The Group's revenue from Middle East shares for approximately 3.5% of the Group's total revenue for the six months ended 30 June 2026 (six months ended 30 June 2025: approximately 4.6%).

### 地域分部業績

#### 亞洲

- 於截至二零二六年六月三十日止六個月本集團亞洲收益約為125,100,000港元，而於截至二零二五年六月三十日止六個月約為69,900,000港元。
- 本集團亞洲收益與截至二零二五年六月三十日止六個月相比增加約79.0%。
- 於截至二零二六年六月三十日止六個月本集團亞洲收益佔本集團的總收益約54.1%（截至二零二五年六月三十日止六個月：約31.0%）。

#### 歐洲

- 於截至二零二六年六月三十日止六個月本集團歐洲收益約為19,700,000港元，而於截至二零二五年六月三十日止六個月約為30,000,000港元。
- 本集團歐洲收益與截至二零二五年六月三十日止六個月相比減少約34.3%。
- 於截至二零二六年六月三十日止六個月本集團歐洲收益佔本集團的總收益約8.5%（截至二零二五年六月三十日止六個月：約13.3%）。

#### 中東

- 於截至二零二六年六月三十日止六個月本集團中東收益約為8,200,000港元，而於截至二零二五年六月三十日止六個月約為10,400,000港元。
- 本集團中東收益與截至二零二五年六月三十日止六個月相比減少約21.2%。
- 於截至二零二六年六月三十日止六個月本集團中東收益佔本集團的總收益約3.5%（截至二零二五年六月三十日止六個月：約4.6%）。

## BUSINESS OVERVIEW AND MANAGEMENT DISCUSSION AND ANALYSIS (Continued)

### 業務概覽及管理層討論與分析 (續)

#### North America

- The Group's revenue from North America for the six months ended 30 June 2026 was approximately HK\$72.1 million, as compared with the six months ended 30 June 2025 of approximately HK\$113.2 million.
- Approximately 36.3% decrease in the Group's revenue from North America compared with the six months ended 30 June 2025.
- The Group's revenue from North America shares approximately 31.2% of the Group's total revenue for the six months ended 30 June 2026 (six months ended 30 June 2025: approximately 50.2%).

#### South America

- The Group's revenue from South America for the six months ended 30 June 2026 was approximately HK\$6.0 million, as compared with the six months ended 30 June 2025 of approximately HK\$1.6 million.
- Approximately 275.0% increase in the Group's revenue from South America compared with the six months ended 30 June 2025.
- The Group's revenue from South America shares approximately 2.6% of the Group's total revenue for the six months ended 30 June 2026 (six months ended 30 June 2025: approximately 0.7%).

#### Outlook

As our businesses in Asia and North America accounted for the majority of the Group's revenue, we shall focus on these regions in the future.

#### 北美洲

- 於截至二零二六年六月三十日止六個月本集團北美洲收益約為72,100,000港元，而於截至二零二五年六月三十日止六個月約為113,200,000港元。
- 本集團北美洲收益與截至二零二五年六月三十日止六個月相比減少約36.3%。
- 於截至二零二六年六月三十日止六個月本集團北美洲收益佔本集團的總收益約31.2%（截至二零二五年六月三十日止六個月：約50.2%）。

#### 南美洲

- 於截至二零二六年六月三十日止六個月本集團南美洲收益約為6,000,000港元，而於截至二零二五年六月三十日止六個月約為1,600,000港元。
- 本集團南美洲收益與截至二零二五年六月三十日止六個月相比增加約275.0%。
- 於截至二零二六年六月三十日止六個月本集團南美洲收益佔本集團的總收益約2.6%（截至二零二五年六月三十日止六個月：約0.7%）。

#### 前景

由於我們在亞洲及北美洲的業務分佔本集團大部分的收益，因此，我們日後將專注於此等地區。

#### REVENUE

Revenue for the six months ended 30 June 2026 was approximately HK\$231.2 million, representing an increase of approximately 2.6% compared with approximately HK\$225.3 million for the six months ended 30 June 2025. The increase in revenue was mainly due to the new business opportunities in Asian market.

#### LOSS ATTRIBUTABLE TO OWNERS OF THE COMPANY

Loss attributable to owners of the Company was approximately HK\$22.1 million for the six months ended 30 June 2026, compared with loss of approximately HK\$40.2 million for the six months ended 30 June 2025.

#### LOSS PER SHARE

Calculation of basic loss per share for the six months ended 30 June 2026 was based on the loss attributable to owners of the Company and the weighted average number of 160,342,788 ordinary shares of the Company (the "Shares") (30 June 2025: 126,977,664 Shares) in issue. Basic loss per Share was HK13.78 cents for the six months ended 30 June 2026, as compared with loss per Share of HK31.63 cents for the six months ended 30 June 2025.

#### FINANCE COSTS

The Group's finance costs for the six months ended 30 June 2026 were approximately HK\$10.9 million, compared to approximately HK\$14.2 million for the six months ended 30 June 2025.

#### INCOME TAX EXPENSE

Income tax expense for the six months ended 30 June 2026 was approximately HK\$2.5 million (30 June 2025: approximately HK\$1.0 million).

#### 收益

截至二零二六年六月三十日止六個月的收益約為231,200,000港元，較截至二零二五年六月三十日止六個月約225,300,000港元增加約2.6%。收益增加主要由於亞洲市場的新業務機遇所致。

#### 本公司擁有人應佔虧損

截至二零二六年六月三十日止六個月，本公司擁有人應佔虧損約為22,100,000港元，而截至二零二五年六月三十日止六個月的虧損則為約40,200,000港元。

#### 每股虧損

截至二零二六年六月三十日止六個月的每股虧損乃根據本公司擁有人應佔虧損及已發行之本公司普通股（「股份」）加權平均數160,342,788股（二零二五年六月三十日：126,977,664股）計算。截至二零二六年六月三十日止六個月的每股基本虧損為13.78港仙，而截至二零二五年六月三十日止六個月為每股虧損31.63港仙。

#### 財務成本

截至二零二六年六月三十日止六個月，本集團的財務成本約為10,900,000港元，而截至二零二五年六月三十日止六個月約為14,200,000港元。

#### 所得稅支出

截至二零二六年六月三十日止六個月的所得稅支出約為2,500,000港元（二零二五年六月三十日：約1,000,000港元）。

## FINANCIAL REVIEW (Continued)

### 財務回顧(續)

#### TRADE AND BILLS RECEIVABLES

#### 應收貿易賬款及應收票據

|                                          |                | 2026<br>二零二六年<br>HK\$'000<br>千港元 | 2025<br>二零二五年<br>HK\$'000<br>千港元 |
|------------------------------------------|----------------|----------------------------------|----------------------------------|
| Balance at 1 January                     | 於一月一日的結餘       | 87,729                           | 90,244                           |
| Balance at 30 June                       | 於六月三十日的結餘      | 58,717                           | 71,463                           |
| Average balance                          | 平均結餘           | 73,223                           | 80,854                           |
| Revenue for the six months ended 30 June | 截至六月三十日止六個月的收益 | 231,234                          | 225,269                          |
| Average turnover days                    | 平均週轉天數         | 58                               | 66                               |

As at 30 June 2026, the trade and bills receivables of the Group, net of allowance of doubtful debts were approximately HK\$94.8 million (31 December 2025: approximately HK\$107.8 million). The trade receivables turnover days were within the average credit period of 60 days to 120 days to the customers of the Group.

於二零二六年六月三十日，本集團的應收貿易賬款及應收票據扣除呆賬撥備後約為94,800,000港元（二零二五年十二月三十一日：約107,800,000港元）。應收貿易賬款的週轉天數屬於本集團授予客戶的平均信貸期60天至120天以內。

#### TRADE AND BILLS PAYABLES

#### 應付貿易賬款及應付票據

|                                                |                  | 2026<br>二零二六年<br>HK\$'000<br>千港元 | 2025<br>二零二五年<br>HK\$'000<br>千港元 |
|------------------------------------------------|------------------|----------------------------------|----------------------------------|
| Balance at 1 January                           | 於一月一日的結餘         | 170,576                          | 175,721                          |
| Balance at 30 June                             | 於六月三十日的結餘        | 188,633                          | 144,734                          |
| Average balance                                | 平均結餘             | 179,605                          | 160,228                          |
| Cost of sales for the six months ended 30 June | 截至六月三十日止六個月的銷售成本 | 212,563                          | 199,129                          |
| Average turnover days                          | 平均週轉天數           | 154                              | 147                              |

As at 30 June 2026, the trade and bills payables of the Group were approximately HK\$188.6 million (31 December 2025: approximately HK\$170.6 million). The increase in trade payables turnover days was due to the tightening of settlement with the Group's suppliers to retain more cash for better cash flow management.

於二零二六年六月三十日，本集團的應付貿易賬款及應付票據約為188,600,000港元（二零二五年十二月三十一日：約170,600,000港元）。應付貿易賬款的週轉天數增加，乃由於收緊與本集團供應商的結算以保留更多現金作最佳的現金流量管理。

## FINANCIAL REVIEW (Continued)

### 財務回顧(續)

#### LIQUIDITY AND FINANCIAL RESOURCES

As at 30 June 2026, the overall cash and cash equivalent of the Group was approximately HK\$122.5 million (31 December 2025: approximately HK\$76.5 million). The Group managed its capital structure and liquidity to finance its operations by using bank and other borrowings and funds generated from operations.

The Group's current ratio (ratio of current assets to current liabilities) was 0.53 as at 30 June 2026 (31 December 2025: 0.49).

As at 30 June 2026, the Group's total borrowings were approximately HK\$279.4 million (31 December 2025: approximately HK\$386.0 million), out of which approximately HK\$130.7 million (31 December 2025: approximately HK\$214.7 million) were due within one year and the rest of approximately HK\$148.7 million (31 December 2025: approximately HK\$171.3 million) were due over one year. Approximately 38.06% of the Group's bank and other borrowings were denominated in US dollars ("US\$") and the rest of them were denominated in Renminbi ("RMB"), Vietnamese Dongs and New Taiwan dollars. The effective interest rates on the Group's variable interest rate bank and other borrowings ranged from 1.3% to 12.0% per annum for the six months ended 30 June 2026. The gearing ratio (total borrowings over total assets of the Group) decreased from approximately 55.34% as at 31 December 2025 to approximately 39.06% as at 30 June 2026.

#### CHARGES ON THE GROUP'S ASSETS

As at 30 June 2026, the Group's general banking facilities (including bank loans and other borrowings) were secured by the following assets of the Group: (i) bank deposits of approximately HK\$4.5 million, (ii) property, plant and equipment with a carrying value of approximately HK\$5.2 million, (iii) investment properties of approximately HK\$365.8 million, (iv) trade receivables of approximately HK\$24.9 million and (v) pledge of the Company's interest in Pro Brand Technology, Inc.

#### 流動資金及財務資源

於二零二六年六月三十日，本集團的整體現金及現金等價物約為122,500,000港元（二零二五年十二月三十一日：約76,500,000港元）。本集團利用銀行及其他借貸及經營產生的資金，以管理其資本結構及流動資金作資助其營運。

於二零二六年六月三十日，本集團的流動比率（流動資產與流動負債的比率）為0.53（二零二五年十二月三十一日：0.49）。

於二零二六年六月三十日，本集團的借貸總額約為279,400,000港元（二零二五年十二月三十一日：約386,000,000港元），其中約130,700,000港元（二零二五年十二月三十一日：約214,700,000港元）於一年內到期，其餘約148,700,000港元（二零二五年十二月三十一日：約171,300,000港元）超過一年到期。本集團約38.06%的銀行及其他借貸以美元（「美元」）計值，其餘以人民幣（「人民幣」）、越南盾及新台幣計值。截至二零二六年六月三十日止六個月，本集團浮息銀行及其他借貸的實際年利率介乎1.3%至12.0%。資本負債比率（本集團借貸總額除以資產總值）由二零二五年十二月三十一日約55.34%下降至二零二六年六月三十日約39.06%。

#### 本集團的資產押記

於二零二六年六月三十日，本集團的一般銀行信貸（包括銀行貸款及其他借貸）以下列本集團資產作抵押：(i)銀行存款約4,500,000港元；(ii)賬面值約為5,200,000港元的物業、廠房及設備；(iii)投資物業約365,800,000港元；(iv)應收貿易賬款約24,900,000港元；及(v)質押本公司於博百科技有限公司\*(Pro Brand Technology, Inc.)的權益。

## FINANCIAL REVIEW (Continued)

### 財務回顧(續)

#### CAPITAL REORGANISATION AND RIGHTS ISSUE

References are made to the announcements of the Company dated 24 October 2025, 14 November 2025, 25 November 2025, 5 December 2025, 8 December 2025, 24 December 2025, 16 January 2026, 6 February 2026, 12 February 2026, 23 March 2026, 24 March 2026, 27 April 2026 and the circular of the Company dated 27 February 2026 in relation to, among other things, the capital reorganisation and Rights Issue of the Company and the prospectus of the Company dated 9 April 2026 (the “**Rights Issue Prospectus**”) in relation to, among other things, the Rights Issue. Unless otherwise specified herein, capitalised terms used herein shall have the same meanings as those defined in the Rights Issue Prospectus.

The capital reorganisation of the share capital of the Company involving (i) the Share Consolidation, (ii) the Capital Reduction, (iii) the Share Subdivision, (iv) the Share Premium Reduction, and (v) the transfer of all the credit arising from the Capital Reduction and Share Premium Reduction to the contributed surplus account of the Company (the “**Capital Reorganisation**”). Whereby, the Share Consolidation, the Capital Reduction and the Share Premium Reduction on the basis that every ten issued and unissued Existing Shares of a par value of HK\$0.10 each shall be consolidated into one Consolidated Share of a par value of HK\$1.00 each in the share capital of the Company. Immediately after the Share Consolidation and Capital Reduction, the issued share capital of the Company was reduced by (i) rounding down the number of Consolidated Shares in the issued share capital of the Company to the nearest whole number by cancelling any fraction of a Consolidated Share in the issued share capital of the Company; and (ii) cancelling the paid up capital of the Company to the extent of HK\$0.90 on each of the then issued Consolidated Shares such that the par value of each issued Consolidated Share was reduced from HK\$1.00 to HK\$0.10. The credit arising from the Capital Reduction was credited to the contributed surplus account of the Company within the meaning of the Companies Act and then was applied towards offsetting the accumulated losses of the Company as at the effective date of the Capital Reorganisation, thereby reducing the accumulated losses of the Company. The Capital Reorganisation was approved by the Shareholders at the Special General Meeting held on 23 March 2026 and became effective on 25 March 2026.

As a result, the amount of HK\$110,736,335.25 standing to the credit of the share premium account of the Company was reduced to nil and that the credit arising therefrom was transferred to the contributed surplus account of the Company.

#### 股本重組及供股

茲提述本公司日期為二零二五年十月二十四日、二零二五年十一月十四日、二零二五年十一月二十五日、二零二五年十二月五日、二零二五年十二月八日、二零二五年十二月二十四日、二零二六年一月十六日、二零二六年二月六日、二零二六年二月十二日、二零二六年三月二十三日、二零二六年三月二十四日、二零二六年四月二十七日的公告及本公司日期為二零二六年二月二十七日的通函，內容有關(其中包括)本公司的股本重組及供股，以及本公司日期為二零二六年四月九日的章程(「**供股章程**」)，內容有關(其中包括)供股。除本報告另有指明外，本報告所用詞彙與供股章程所界定者具有相同涵義。

本公司股本的股本重組涉及(i)股份合併；(ii)股本削減；(iii)股份拆細；(iv)股份溢價削減，及(v)將股本削減及股份溢價削減所產生之所有進賬款項轉撥至本公司之實繳盈餘賬(「**股本重組**」)。其中包括按本公司股本中每十股每股面值0.10港元之已發行及未發行現有股份合併為一股本公司股本中每股面值1.00港元之合併股份之基準進行的股份合併、股本削減及削減股份溢價。緊隨股份合併及股本削減後，本公司之已發行股本已透過以下方式進行削減：(i)註銷本公司已發行股本中任何零碎合併股份，將本公司已發行股本中之合併股份數目向下湊整至最接近整數；及(ii)按每股當時已發行合併股份0.90港元註銷本公司繳足股本，致使每股已發行合併股份之面值由1.00港元削減至0.10港元。因股本削減而產生之進賬額計入本公司之實繳盈餘賬(定義見公司法)，其後用於抵銷本公司於股本重組生效日期之累計虧損，從而減少本公司之累計虧損。股本重組經股東於二零二六年三月二十三日舉行的股東特別大會上批准，自二零二六年三月二十五日起生效。

因此，本公司股份溢價賬之進賬金額110,736,335.25港元被削減至零，而由此產生的進賬額被轉撥至公司的實繳盈餘賬。

## FINANCIAL REVIEW (Continued)

### 財務回顧(續)

Upon the Capital Reorganisation becoming effective, according to the Rights Issue Prospectus, the Company proposed to issue 123,040,372 Rights Shares by way of Rights Issue, on the basis of one Rights Shares for every one Share held by the Qualifying Shareholders on the Record Date at the Subscription Price of HK\$0.75 per Rights Share. The adjusted closing price was HK\$0.73 per Adjusted Share (after taking into account the effect of the Capital Reorganisation and based on the closing price of HK\$0.073 per Existing Share as quoted on the Stock Exchange) on the Last Trading Day (i.e. 24 October 2025)

The Rights Issue was completed on 11 May 2026, and an aggregate of 122,350,771 Rights Shares were allotted and issued to the Qualifying Shareholders accordingly, which carried an aggregate nominal value of HK\$12,235,077.10. The gross proceeds raised from the Rights Issue (before expenses) were approximately HK\$91.8 million and the net proceeds from the Rights Issue after deducting the relevant expenses were approximately HK\$88.9 million. The net price per Rights Share was approximately HK\$0.723. The Company intended to apply the net proceeds from the Rights Issue for partial repayment of outstanding loans of the Company and general working capital of the Group. As at the date of this report, the Company had fully utilised the net proceeds in accordance with the said intention. Details of the results of the Rights Issue are disclosed in the announcement of the Company dated 8 May 2026.

### SIGNIFICANT INVESTMENTS HELD AND FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

Saved as disclosed in the section headed "COOPERATION AGREEMENT AND JV AGREEMENT IN RELATION TO THE REDEVELOPMENT", there were no significant investments held as at 30 June 2026 nor were there other plans for material investments on capital assets as at the date of this report.

### FOREIGN EXCHANGE EXPOSURE

The Group's sales and purchases were denominated mainly in US\$ and RMB. The Group was exposed to certain foreign currency exchange risks but it does not expect future currency fluctuations to cause material operation difficulties because the recent pressure from depreciation of RMB was manageable. However, the management continuously assesses the foreign exchange risks, with an aim to minimise the impact of foreign exchange fluctuations on business operations. For the six months ended 30 June 2026, the Group did not commit to any financial instruments to hedge its exposure to foreign currency risk.

於股本重組生效後，根據供股章程，本公司建議以供股方式發行123,040,372股供股股份，基準為於記錄日期每持有一股股份之合資格股東可獲發一股供股股份，認購價為每股供股股份0.75港元。最後交易日（即二零二五年十月二十四日）的經調整收市價為每股經調整股份0.73港元（經計及股本重組的影響，並以在聯交所報每股現有股份的收市價0.073港元為基準）。

供股已於二零二六年五月十一日完成，合共122,350,771股供股股份已據此配發及發行予合資格股東，該等股份之總面值為12,235,077.10港元。供股所得款項總額（扣除開支前）約為91,800,000港元，而經扣除相關開支後之供股所得款項淨額約為88,900,000港元。每股供股股份之淨價約為0.723港元。本公司擬將供股所得款項淨額用作償還本公司部分尚未償還之貸款及本集團之一般營運資金。於本報告日期，本公司已按上述擬定用途悉數動用該等所得款項淨額。供股結果之詳情披露於本公司日期為二零二六年五月八日之公告。

### 持有的重大投資以及重大投資或資本資產的未來計劃

除「有關重建的合作協議及合資協議」一節所披露者外，於二零二六年六月三十日，本公司並無持有重大投資，而截至本報告日期亦無其他資本資產重大投資計劃。

### 外匯風險

本集團的銷售額及購貨額主要以美元及人民幣列值。本集團面對若干外幣匯兌風險，惟由於近期人民幣貶值的壓力可予管理，故預期未來貨幣波動不會造成重大經營困難。然而，管理層持續評估外匯風險，旨在將外匯波動對業務營運的影響減至最低。截至二零二六年六月三十日止六個月，本集團並無使用金融工具對沖外匯風險。

## FINANCIAL REVIEW (Continued)

### 財務回顧(續)

#### LITIGATIONS

##### Lawsuit in India

In October 2020, Aggressive Digital Systems Private Ltd. (“AD”, a non-wholly owned subsidiary of the Company) received a summons to the National Company Law Tribunal (“NCLT”) at Chandigarh in India that was filed by Aggressive Electronics Manufacturing Services Private Limited (“AEMS”, a minority shareholder of AD) and Mr. Neeraj Bharara (collectively the “Petitioners”) against Top Dragon Development Limited (a wholly owned subsidiary of the Company and the shareholder of AD), AD and certain directors of AD (collectively the “Respondents”) alleging that the Respondents made undue acts either of oppression or mismanagement and claiming for losses caused to the Petitioners arising from such undue acts. The last hearing was originally scheduled on 30 April 2026 at NCLT and was further adjourned. The date of next hearing is scheduled on 1 October 2026.

After consulting the Company's legal counsel in India and taking into account the possible factors including, but not limited to, the possible amount involved in the case, the Board considered that it is not probable that the Group will incur any material losses resulting from this litigation. Accordingly, no provision was made in the consolidated financial statements of the Group as at 30 June 2026 and 31 December 2025.

#### SUBSEQUENT EVENTS

With effect from 9 July 2026, Mr. Xu Haohao was appointed as an executive Director and the Chairman of the Board, while Mr. Kuo Jen Hao ceased to be the Chairman of the Board and remained as a non-executive Director.

With effect from 31 July 2026, the address of the Company's head office was changed to Industrial Zone No. 3, No. 16 Qianjin Erlu, Xin Qian Jin Village, Tanzhou Town, Zhongshan, Guangdong Province, the PRC, and the Company's principal place of business in Hong Kong was changed to 31/F, 148 Electric Road, North Point, Hong Kong.

With effect from 3 August 2026, the address of the registered office, principal share registrar and transfer agent of the Company in Bermuda was changed to Richmond House, 12 Par-la-Ville Road, Hamilton HM 08, Bermuda.

Save as disclosed above, there were no other material subsequent events after 30 June 2026 and up to the date of this report.

#### 訴訟

##### 於印度的訴訟

於二零二零年十月，Aggressive Digital Systems Private Ltd. (「AD」，本公司的非全資附屬公司) 接獲由 Aggressive Electronics Manufacturing Services Private Limited (「AEMS」，AD的少數股東) 及Neeraj Bharara先生(統稱「呈請人」) 針對Top Dragon Development Limited (本公司的全資附屬公司及AD的股東)、AD及AD的若干董事(統稱「答辯人」) 向印度昌迪加爾國家公司法法庭(「國家公司法法庭」) 發出的傳票，該傳票指稱答辯人作出了壓迫或管理不善的不當行為，並就該等不當行為對呈請人所造成的損失提出申索。最後一次聆訊原定於二零二六年四月三十日在國家公司法法庭舉行，後來被進一步延期。下次聆訊的日期訂於二零二六年十月一日。

經諮詢本公司的印度法律顧問，並考慮到案件可能涉及的金額等因素，董事會認為，本集團因該訴訟而產生任何重大損失的可能性不大。因此，本集團並無於二零二六年六月三十日及二零二五年十二月三十一日的綜合財務報表計提任何撥備。

#### 期後事項

自二零二六年七月九日起，徐昊昊先生獲委任為執行董事及董事會主席，而郭人豪先生不再擔任董事會主席，但仍擔任非執行董事。

自二零二六年七月三十一日起，本公司之總辦事處之地址已變更為中國廣東省中山市坦洲鎮新前進村前進二路16號第三工業區，而本公司之香港主要營業地點已變更為香港北角電氣道148號31樓。

自二零二六年八月三日起，本公司的百慕達註冊辦事處、股份過戶登記總處及過戶代理地址更改為 Richmond House, 12 Par-la-Ville Road, Hamilton HM 08, Bermuda。

除上文所披露者外，於二零二六年六月三十日後及直至本報告日期，並無其他重大期後事項。

## FINANCIAL REVIEW (Continued)

### 財務回顧(續)

#### INTERIM DIVIDEND

The Board has resolved not to declare an interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

This decision reflects the Board's commitment to preserving funds for future strategic initiatives and operational needs, ensuring the Company remains well-positioned for long-term growth and resilience.

#### DISPOSAL OF ALL INTERESTS IN MYHD AND CONTINUATION OF LOANS AND GUARANTEE

References are made to the announcement of the Company dated 31 December 2018 (the "Announcement") and the circular of the Company dated 25 May 2019 (the "Circular"). Unless otherwise stated, capitalised terms used herein shall have the same meanings as those defined in the Announcement and in the Circular. On 31 December 2018, the Vendor and the Purchaser entered into the Agreement pursuant to which the Vendor has conditionally agreed to sell and the Purchaser has conditionally agreed to purchase the entire issued share capital of the Target Company, at the nominal consideration of US\$1 with effect from the Transaction Date. The Target Company was a wholly-owned subsidiary of the Company and indirectly held 51% interests in MyHD. All the Conditions set out in the Agreement had been satisfied and the Disposal was completed on 25 June 2019.

The Vendor had agreed with the Purchaser under the Agreement to procure that the Existing Loans shall continue to be advanced by the Company or SMT (as the case may be) to the Target Company and/or MyHD (as the case maybe) under the then existing arrangements notwithstanding the Completion taking place. Such arrangement confers the right to the Company or SMT (as the case may be) to receive the payments for the Existing Loans from the Target Company and/or MyHD (as the case may be) when the financial positions of the Target Company and/or MyHD (as the case may be) improve and have sufficient cash to settle the Existing Loans. As at 30 June 2026, there were Existing Loans which have been past due in the aggregate amount of US\$151,586,000 comprising aggregate principal amount of US\$71,298,000 and aggregate accrued interest (calculated based on the terms of agreements of Existing Loans) of US\$80,288,000 owing by the Target Company and/or MyHD to the Company and/or SMT (as the case may be), the particulars of which are as follows:

#### 中期股息

董事會已議決不宣派截至二零二六年六月三十日止六個月的中期股息(截至二零二五年六月三十日止六個月：無)。

此項決定反映董事會致力於保留資金用於未來戰略計劃及營運需求，確保本公司始終保持有利於長期增長與風險抵禦的態勢。

#### 出售於MYHD的全部權益及延續貸款及擔保

茲提述本公司日期為二零一八年十二月三十一日的公告(「該公告」)及本公司日期為二零一九年五月二十五日的通函(「該通函」)。除另有說明外，本報告所用詞彙與該公告及該通函所界定者具有相同涵義。於二零一八年十二月三十一日，賣方與買方訂立該協議，據此，賣方有條件同意出售，而買方有條件同意以象徵式代價1美元購買目標公司之全部已發行股本，自交易日期起生效。目標公司為本公司的全資附屬公司，間接持有MyHD的51%權益。該協議所載所有條件已獲達成，且出售事項已於二零一九年六月二十五日完成。

儘管完成已落實，賣方已根據該協議與買方協定促使本公司或宏揚科技(視乎情況而定)按當時現有安排繼續向目標公司及／或MyHD(視乎情況而定)墊付現有貸款。有關安排賦予本公司或宏揚科技(視乎情況而定)權利，當目標公司及／或MyHD(視乎情況而定)之財務狀況改善並擁有足夠現金償付現有貸款時，自目標公司及／或MyHD(視乎情況而定)收取現有貸款之付款。於二零二六年六月三十日，現有貸款(已逾期)合共為151,586,000美元，包括目標公司及／或MyHD結欠本公司及／或宏揚科技(視乎情況而定)的本金總額71,298,000美元及應計利息總額(根據現有貸款合同內條款所計算)80,288,000美元，詳情如下：

# FINANCIAL REVIEW (Continued)

## 財務回顧 (續)

| Lenders     | Debtors        | Prevailing interest rate                   | Maturity date | Principal amount outstanding as at 30 June 2026<br>於二零二六年六月三十日<br>尚未償還本金額 | Accrued interest as at 30 June 2026<br>於二零二六年六月三十日<br>應計利息 |
|-------------|----------------|--------------------------------------------|---------------|---------------------------------------------------------------------------|------------------------------------------------------------|
| 貸款人         | 債務人            | 現行利率                                       | 到期日           |                                                                           |                                                            |
| SMT         | Target Company | 3 months LIBOR + 100 basis points (Note 1) | 31.12.2020    | US\$9,554,000<br>(approximately HK\$74,931,000)                           | US\$3,922,000<br>(approximately HK\$30,760,000)            |
| 宏揚科技        | 目標公司           | 三個月倫敦銀行同業拆息加100個基點 (附註1)                   | 二零二零年十二月三十一日  | 9,554,000美元<br>(約74,931,000港元)                                            | 3,922,000美元<br>(約30,760,000港元)                             |
| SMT         | MyHD           | 3 months LIBOR + 100 basis points (Note 1) | 30.12.2020    | US\$10,500,000<br>(approximately HK\$82,350,000)                          | US\$4,050,000<br>(approximately HK\$31,764,000)            |
| 宏揚科技        | MyHD           | 三個月倫敦銀行同業拆息加100個基點 (附註1)                   | 二零二零年十二月三十日   | 10,500,000美元<br>(約82,350,000港元)                                           | 4,050,000美元<br>(約31,764,000港元)                             |
| SMT         | MyHD           | 10% per annum (Note 2)                     | 31.12.2020    | US\$42,653,000<br>(approximately HK\$334,523,000)                         | US\$60,197,000<br>(approximately HK\$472,119,000)          |
| 宏揚科技        | MyHD           | 年利率10厘 (附註2)                               | 二零二零年十二月三十一日  | 42,653,000美元<br>(約334,523,000港元)                                          | 60,197,000美元<br>(約472,119,000港元)                           |
| The Company | MyHD           | 10% per annum (Note 2)                     | 31.12.2020    | US\$8,591,000<br>(approximately HK\$67,378,000)                           | US\$12,119,000<br>(approximately HK\$95,048,000)           |
| 本公司         | MyHD           | 年利率10厘 (附註2)                               | 二零二零年十二月三十一日  | 8,591,000美元<br>(約67,378,000港元)                                            | 12,119,000美元<br>(約95,048,000港元)                            |
| Total       |                |                                            |               | US\$71,298,000<br>(approximately HK\$559,182,000)                         | US\$80,288,000<br>(approximately HK\$629,691,000)          |
| 總計          |                |                                            |               | 71,298,000美元<br>(約559,182,000港元)                                          | 80,288,000美元<br>(約629,691,000港元)                           |

### Notes:

- As a reference, 3 months LIBOR as applicable to these two loans during the period between 1 May 2012 to 30 June 2026 ranged between 0.11775% and 5.54543%.
- Prevailing interest rate shall be increased to 11% per annum after maturity date.

### 附註：

- 作為參考，於二零一二年五月一日至二零二六年六月三十日期間適用於此兩筆貸款的三個月倫敦銀行同業拆息介乎0.11775厘至5.54543厘。
- 於到期日後，現行利率將提高至年利率11厘。

## FINANCIAL REVIEW (Continued)

### 財務回顧(續)

In December 2019, the Company was given to understand that the Target Company and MyHD were in serious financial problem and ceased to operate in late 2019. As such, the Company considered these loan receivables were credit impaired and full impairment in the amount of HK\$646,366,000 was provided as at 31 December 2019. No interest income was recognised on the outstanding loan principal for the six months ended 30 June 2025 and 2026 as the recoverability of such interest receivables is remote.

The Vendor had also agreed that the Guarantee given by the Company to MyHD shall continue for the time being after the Completion. The maximum amount payable by the Company under the Guarantee would not exceed US\$3,500,000 (equivalent to approximately HK\$27,332,000). Notwithstanding that MyHD ceased its operation in late 2019, the Company has not received any demand for payment from MyHD under the Guarantee. As at 30 June 2026 and 31 December 2025, the Group had recognised the provision for financial guarantee in the amount of US\$3,500,000 (equivalent to approximately HK\$27,332,000) in relation to the Guarantee.

### MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

Saved as disclosed in this report, the Group did not have any material acquisitions and disposals of subsidiaries, associates and joint ventures during the six months ended 30 June 2026.

### COOPERATION AGREEMENT AND JV AGREEMENT IN RELATION TO THE REDEVELOPMENT

References are made to (1) the announcement of the Company dated 17 August 2021 (the **"17 August Announcement"**) in relation to the cooperation agreement dated 26 July 2021 and entered into between, among others, the Group and Huasuan (the **"Cooperation Agreement"**), and (2) the announcements of the Company dated 19 July 2023 and 10 August 2023 (the **"19 July and 10 August Announcements"**) in relation to the joint venture agreement dated 19 July 2023 and entered into between Sandmartin (Zhong Shan) Electronic Co., Ltd.\* (中山聖馬丁電子元件有限公司) (**"ZSS"**), an indirect wholly-owned subsidiary of the Company and Huasuan (the **"JV Agreement"**).

於二零一九年十二月，本公司知悉目標公司及MyHD面臨嚴重財務問題，並於二零一九年底終止營運。因此，本公司認為該等應收貸款已信貸減值，並就該等應收貸款於二零一九年十二月三十一日全額計提減值撥備，金額為646,366,000港元。截至二零二五年及二零二六年六月三十日止六個月，由於該等應收利息的可收回性極低，故並無就未償還貸款本金確認利息收入。

賣方亦同意，本公司給予MyHD的擔保須於完成後暫時持續。本公司根據擔保所須支付的最高金額將不超過3,500,000美元（相當於約27,332,000港元）。儘管MyHD已於二零一九年年底停止營運，但本公司未收到MyHD根據擔保提出的任何付款要求。於二零二六年六月三十日及二零二五年十二月三十一日，本集團已就該擔保確認財務擔保撥備3,500,000美元（相當於約27,332,000港元）。

### 重大收購及出售附屬公司、聯營公司及合營企業

除本報告所披露者外，截至二零二六年六月三十日止六個月，本集團並無任何重大收購及出售附屬公司、聯營公司及合營企業。

### 有關重建的合作協議及合資協議

茲提述(1)本公司日期為二零二一年八月十七日之公告（「八月十七日公告」），內容有關本集團與華算於二零二一年七月二十六日訂立的合作協議（「合作協議」），及(2)本公司日期為二零二三年七月十九日及二零二三年八月十日之公告（「七月十九日及八月十日公告」），內容有關本公司間接全資附屬公司中山聖馬丁電子元件有限公司（「中山聖馬丁」）與華算於二零二三年七月十九日訂立的合資協議（「合資協議」）。

\* For identification purpose only

## FINANCIAL REVIEW (Continued)

### 財務回顧(續)

Pursuant to the Cooperation Agreement, Huasuan and ZSS shall cooperate to upgrade certain blocks of factory buildings and dormitories constructed on the Land owned by ZSS and to redevelop some vacant and undeveloped parts of the Land subject to prior consents and planning approvals from the relevant PRC government authorities.

With a view to strengthening the cooperation between the parties, ZSS and Huasuan entered into the JV Agreement to form a joint venture in the form of an unincorporated joint venture under the name of “Huasuan-Sandmartin Intelligent Manufacturing Park” (華算聖馬丁智造園) (the “**Joint Venture**”) in the PRC and for the purposes of the Redevelopment and governing the cooperation arrangement.

The sole purpose and business of the Joint Venture is for the Redevelopment. Pursuant to the JV Agreement, the Redevelopment shall be carried out on the Land. The Group shall contribute the Land for the Redevelopment and Huasuan shall be responsible for funding the entire costs for the Redevelopment (save for the Land contributed by ZSS). If required, ZSS as the entity undertaking the Redevelopment shall secure the bank loans (the “**ZSS Development Loan**”) used solely for funding the Redevelopment. As stipulated in the JV Agreement, Huasuan has the sole responsibility of repaying the ZSS Development Loan, both loan principal and interests.

In relation to the allocation of the properties constructed on the Land, the Group shall continue to be entitled to certain blocks of buildings constructed on the Land as at the date of the JV Agreement (which comprise factory buildings) (the “**Existing Buildings**”), the vacant area and roads covered under the current real estate title certificate issued to the Group. In relation to the new buildings to be constructed on certain parts of the Land which are currently vacant, the Group and Huasuan shall be entitled to 20% and 80%, respectively, of (i) the total gross floor area of the new buildings; and (ii) the corresponding revenue that is generated from the new buildings. In the event where certain parts of the Existing Buildings are to be demolished and redeveloped under the Redevelopment, the Group shall be entitled to (i) firstly, certain gross floor area of the newly built buildings; and (ii) secondly, an additional 5% of the remaining total gross floor area of the newly built buildings. After the aforesaid allocations to the Group, Huasuan shall be entitled to all of the entire balance of the gross floor area.

根據合作協議，華算及中山聖馬丁應合作升級由中山聖馬丁擁有之若干幢廠房及宿舍，並重建該土地的部分空置及未發展部分，惟須事先獲得中國相關政府部門的同意及規劃批准。

為加強訂約方之間的合作，中山聖馬丁與華算訂立合資協議，以「華算聖馬丁智造園」名義並以非法團合資企業的形式在中國成立合資企業（「**合資企業**」），以進行重建及規管合作安排。

合資企業的唯一目的和業務為重建。根據合資協議，重建在該土地上進行，本集團將為重建該土地出資，而華算負責為重建的全部成本提供資金（中山聖馬丁提供的該土地除外）。如有需要，中山聖馬丁作為進行重建的實體將取得銀行貸款（「**中山聖馬丁開發貸款**」），僅用於向重建之建設成本提供資金。根據合資協議規定，華算將全權負責償還中山聖馬丁開發貸款，包括貸款本金及利息。

關於建於該土地上的物業的分配，本集團須繼續擁有於合資協議日期在該土地上建造的若干建築物（包括廠房）（「**現有建築物**」），以及向本集團出具的現有不動產權證中涵蓋的空置區域及路段。關於將建於目前空置的該土地若干部分的新建樓宇，本集團及華算分別有權獲得(i)新建樓宇總樓面面積；及(ii)新建樓宇產生的相應收入的20%及80%。倘現有建築物的若干部分根據重建遭拆除及重建，本集團有權(i)首先，獲得新建樓宇的若干樓面面積；及(ii)其次，額外獲得新建樓宇的剩餘總樓面面積的5%。向本集團作出上述分配後，華算有權獲得全部剩餘樓面面積。

## FINANCIAL REVIEW (Continued)

### 財務回顧 (續)

As continued commitment to the Redevelopment, Huasuan had paid to the Group a cooperation fund amounting to RMB60 million as security deposit (the “**Cooperation Fund**”), and in return, the Group had provided in favour of Huasuan (i) 100% of the shareholding interests in ZSS (the “**Equity Pledge**”), and (ii) one of the three pieces of land parcels within the Land (the “**Land Pledge**”) as securities for the Cooperation Fund. Upon the aforesaid allocation of the newly built buildings and the corresponding revenue, the Cooperation Fund shall be refunded by the Group to Huasuan and the Equity Pledge and the Land Pledge shall be released by Huasuan and the Redevelopment is currently under construction.

The Redevelopment is currently under progress and some of the buildings are completed.

In the opinion of the Directors, as at 30 June 2026, the stage of completion of the Redevelopment approximated the status as at 31 December 2025 and no change in fair value was recognised in the condensed consolidated statement of profit or loss for the six months ended 30 June 2026. As at 30 June 2026, the fair value of investment properties recognised under the Redevelopment was RMB318,380,000 (approximately HK\$365,790,000) (31 December 2025: RMB318,380,000 (approximately HK\$352,502,000)).

For more details, please refer to the 17 August Announcement and the 19 July and 10 August Announcements.

作為重建的持續承諾，華算已向本集團支付合作金人民幣60,000,000元作為保證金（「**合作金**」），而本集團已向華算提供(i)中山聖馬丁的100%股權（「**股權質押**」）；及(ii)該土地內三幅地塊的其中一幅（「**土地抵押**」）作為合作金的抵押品。於上述新建樓宇及相應收益分配後，本集團須向華算退還合作金，而華算須解除股權質押及土地抵押，而重建目前正在建設中。

重建目前正在進行中，且部分建築物已竣工。

董事認為，於二零二六年六月三十日，重建的完成進度與二零二五年十二月三十一日的狀況相若，且於截至二零二六年六月三十日止六個月內，並無在簡明綜合損益表中確認公平值變動。於二零二六年六月三十日，於重建項下確認的投資物業公平值為人民幣318,380,000元（約365,790,000港元）（二零二五年十二月三十一日：人民幣318,380,000元（約352,502,000港元））。

有關更多詳情，請參閱八月十七日公告及七月十九日及八月十日公告。

## FINANCIAL REVIEW (Continued)

### 財務回顧(續)

#### HUMAN RESOURCES AND REMUNERATION POLICY

As at 30 June 2026, the Group employed a total of 476 (31 December 2025: 856) fulltime employees. Employees of the Group are remunerated according to their performance and responsibilities. They receive training depending on their scope of works, especially those training relating to workplace health and safety.

The Directors and senior management of the Company receive compensation in the form of salaries, benefits in kind and/or discretionary bonuses relating to the performance of the Group. The emoluments of the Directors are decided by the Board based on the recommendation of the remuneration committee, having regard to market competitiveness, individual performance and achievement. The Company regularly reviews and determines the remuneration and compensation packages of the Directors and senior management.

#### 人力資源及酬金政策

於二零二六年六月三十日，本集團合共聘用476名（二零二五年十二月三十一日：856名）全職僱員。本集團僱員薪酬乃根據僱員表現及職責釐定。僱員會視乎工作範圍接受培訓，尤其是與工作場所健康與安全相關的培訓。

董事及本公司高級管理層以薪金、實物利益及／或與本集團表現有關的酌情花紅形式收取報酬。董事的酬金由董事會基於薪酬委員會經考慮市場競爭力、個人表現及成就後作出的推薦釐定。本公司定期檢討及釐定董事及高級管理層的酬金及薪酬待遇。

# CORPORATE GOVERNANCE AND OTHER INFORMATION

## 企業管治及其他資料

### DIRECTORS' SERVICE CONTRACTS

The Company has entered into service contracts with all Directors, with the maximum term of three years. No service contract was entered into or is to be entered into between the Directors and the members of the Group that cannot be terminated by the Group within one year without paying any compensation (other than the statutory compensation).

### DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY OF ITS ASSOCIATED CORPORATIONS

As at 30 June 2026, the interests and short positions of each of the Directors and chief executive of the Company and their associates had in any shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the **"SFO"**)) which were required (a) to be notified to the Company and The Stock Exchange of Hong Kong Limited (the **"Stock Exchange"**) pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions in which they were taken or deemed to have under such provisions of the SFO), or (b) which are required pursuant to Section 352 of the SFO to be entered in the register maintained by the Company referred to therein, or (c) which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the **"Model Code"**) contained in Appendix C3 to the Rules Governing the Listing of Securities on the Stock Exchange (the **"Listing Rules"**) were as follows:

### 董事的服務合約

本公司已與全體董事訂立為期最長三年的服務合約。董事與本集團成員公司之間概無訂有亦不會訂立本集團不可在一年內免付賠償(法定賠償除外)而終止的服務合約。

### 董事及最高行政人員於本公司或其任何相聯法團的股份、相關股份及債權證中的權益及淡倉

於二零二六年六月三十日，本公司各董事及最高行政人員以及彼等的聯繫人於本公司或其任何相聯法團(定義見香港法例第571章證券及期貨條例(「**證券及期貨條例**」)第XV部)任何股份、相關股份及債權證中擁有(a)根據證券及期貨條例第XV部第7及8分部須知會本公司及香港聯合交易所有限公司(「**聯交所**」)的權益及淡倉(包括彼等根據證券及期貨條例有關條文被當作或視作擁有的權益或淡倉)，或(b)根據證券及期貨條例第352條須記入該條例所述由本公司存置的登記冊內的權益及淡倉，或(c)根據載於聯交所證券上市規則(「**上市規則**」)附錄C3的《上市發行人董事進行證券交易的標準守則》(「**標準守則**」)須知會本公司及聯交所的權益及淡倉如下：

# CORPORATE GOVERNANCE AND OTHER INFORMATION (Continued)

## 企業管治及其他資料 (續)

### (a) Long positions in the shares, underlying shares and debentures of the Company

| Name of Director             | Capacity                                       | Number of Shares held   | Percentage of the issued share capital <sup>2</sup> |
|------------------------------|------------------------------------------------|-------------------------|-----------------------------------------------------|
| 董事姓名                         | 身份                                             | 所持股份數目                  | 已發行股本百分比 <sup>2</sup>                               |
| Mr. Hung Tsung Chin<br>洪聰進先生 | Interest of controlled corporation<br>受控制法團的權益 | 14,000,000 <sup>1</sup> | 5.71%                                               |

Notes:

- These Shares represent Shares held by Metroasset Investments Limited, a corporation wholly-owned by Mr. Hung Tsung Chin.
- The calculation is based on the total number of 245,391,143 Shares in issue as at 30 June 2026.

### (b) Long positions in the shares, underlying shares and debentures of associated corporations of the Company

**Name of associated corporation:**

*Pro Brand Technology (TW) Inc.*

### (a) 於本公司股份、相關股份及債權證的好倉

| Number of Shares held   | Percentage of the issued share capital <sup>2</sup> |
|-------------------------|-----------------------------------------------------|
| 所持股份數目                  | 已發行股本百分比 <sup>2</sup>                               |
| 14,000,000 <sup>1</sup> | 5.71%                                               |

附註：

- 該等股份代表Metroasset Investments Limited持有的股份，該公司由洪聰進先生全資擁有。
- 根據於二零二六年六月三十日已發行股份總數245,391,143股計算。

### (b) 於本公司相聯法團的股份、相關股份及債權證的好倉

**相聯法團名稱：**

永辰科技股份有限公司\* (*Pro Brand Technology (TW) Inc.*)

| Name of Directors            | Capacity                                       | Number of Shares held | Percentage to the issued share capital <sup>4</sup> |
|------------------------------|------------------------------------------------|-----------------------|-----------------------------------------------------|
| 董事姓名                         | 身份                                             | 所持股份數目                | 已發行股本百分比 <sup>4</sup>                               |
| Mr. Chen Wei Chun<br>陳偉鈞先生   | Interest of controlled corporation<br>受控制法團的權益 | 350,000 <sup>1</sup>  |                                                     |
|                              | Beneficial owner<br>實益擁有人                      | 300,000 <sup>2</sup>  |                                                     |
|                              | Total<br>總計                                    | 650,000               | 0.82%                                               |
| Mr. Hung Tsung Chin<br>洪聰進先生 | Beneficial owner<br>實益擁有人                      | 450,000 <sup>3</sup>  | 0.57%                                               |

## CORPORATE GOVERNANCE AND OTHER INFORMATION (Continued)

### 企業管治及其他資料(續)

#### Notes:

1. These shares represent 350,000 shares of Pro Brand Technology (TW) Inc., a non-wholly owned subsidiary of the Company, held by Jun Zhong Investment Limited\* (鉤仲投資有限公司) in which Mr. Chen Wei Chun beneficially owns the entire issued share capital.
2. These shares represent 300,000 shares of Pro Brand Technology (TW) Inc., a non-wholly owned subsidiary of the Company, owned by Mr. Chen Wei Chun.
3. These shares represent 450,000 shares of Pro Brand Technology (TW) Inc., a non-wholly owned subsidiary of the Company, owned by Mr. Hung Tsung Chin.
4. The calculation is based on the total number of 78,923,970 shares of Pro Brand Technology (TW) Inc. (a non-wholly owned subsidiary of the Company) in issue as at 30 June 2026.

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

\* For identification purpose only

#### 附註：

1. 該等股份代表鉤仲投資有限公司持有的本公司非全資附屬公司永辰科技股份有限公司\* (Pro Brand Technology (TW) Inc.)的350,000股股份，陳偉鈞先生實益擁有鉤仲投資有限公司的全部已發行股本。
2. 該等股份代表本公司非全資附屬公司永辰科技股份有限公司\* (Pro Brand Technology (TW) Inc.)的300,000股股份，由陳偉鈞先生擁有。
3. 該等股份代表本公司非全資附屬公司永辰科技股份有限公司\* (Pro Brand Technology (TW) Inc.)的450,000股股份，由洪聰進先生擁有。
4. 根據於二零二六年六月三十日本公司非全資附屬公司永辰科技股份有限公司\* (Pro Brand Technology (TW) Inc.)的已發行股份總數78,923,970股計算。

除上文所披露者外，於二零二六年六月三十日，概無本公司董事或最高行政人員以及彼等的聯繫人於本公司或其任何相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份及債權證中擁有(a)根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所的任何權益或淡倉（包括彼等根據證券及期貨條例有關條文被當作或視作擁有的權益或淡倉），或(b)已記入本公司根據證券及期貨條例第352條須存置的登記冊內的任何權益或淡倉，或(c)根據標準守則須知會本公司及聯交所的任何權益或淡倉。

\* 僅供識別

## CORPORATE GOVERNANCE AND OTHER INFORMATION (Continued)

### 企業管治及其他資料(續)

#### SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

So far as the Directors or chief executive of the Company are aware, as at 30 June 2026, the Shareholders (other than Directors or the chief executive of the Company) who had interests or short positions in the Shares or underlying Shares which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO were as follows:

#### Long positions in the Shares and underlying Shares

#### 主要股東於本公司股份及相關股份中的權益及淡倉

就本公司董事或最高行政人員所知，於二零二六年六月三十日，股東（本公司董事或最高行政人員除外）於股份或相關股份中擁有根據證券及期貨條例第XV部第2及3分部規定須向本公司及聯交所披露的權益或淡倉，或已記入本公司根據證券及期貨條例第336條須存置之登記冊內的權益或淡倉如下：

#### 於股份及相關股份的好倉

| Name of Shareholders<br>股東姓名／名稱                     | Capacity<br>身份                                 | Number of<br>Shares held<br>所持股份數目 | Percentage of<br>the issued<br>share capital <sup>6</sup><br>已發行股本<br>百分比 <sup>6</sup> |
|-----------------------------------------------------|------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------|
| Metroasset Investments Limited <sup>1</sup>         | Beneficial owner<br>實益擁有人                      | 14,000,000 (L)                     | 5.71%                                                                                  |
| Ms. Chen Mei Hui <sup>2</sup><br>陳美惠女士 <sup>2</sup> | Interest of spouse<br>配偶權益                     | 14,000,000 (L)                     | 5.71%                                                                                  |
| First Steamship Company Limited <sup>3</sup>        | Beneficial owner<br>實益擁有人                      | 94,773,856 (L)                     | 38.62%                                                                                 |
|                                                     | Interest of controlled corporation<br>受控制法團的權益 | 8,839,450 (L)                      | 3.60%                                                                                  |
| Legacy Trust Company Limited <sup>4</sup>           | Interest of controlled corporation<br>受控制法團的權益 | 18,711,839 (L)                     | 7.63%                                                                                  |
| Peng Chih Chi<br>彭智祺                                | Beneficial owner<br>實益擁有人                      | 28,000,000 (L)                     | 11.41%                                                                                 |
| Vigor Online Offshore Limited <sup>5</sup>          | Beneficial owner<br>實益擁有人                      | 23,000,000 (L)                     | 9.37%                                                                                  |
| China Spirit Limited <sup>5</sup>                   | Interest of controlled corporation<br>受控制法團的權益 | 23,000,000 (L)                     | 9.37%                                                                                  |
| Chong Sok Un <sup>5</sup>                           | Interest of controlled corporation<br>受控制法團的權益 | 23,000,000 (L)                     | 9.37%                                                                                  |

## CORPORATE GOVERNANCE AND OTHER INFORMATION (Continued)

### 企業管治及其他資料(續)

Save as disclosed above and so far as the Directors and the chief executive of the Company are aware, as at 30 June 2026, no person or entity had any interest or short positions in the Shares and underlying shares of the Company which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which would be required, pursuant to section 336 of the SFO, to be entered in the register referred to therein.

#### Notes:

1. Metroasset Investments Limited held 14,000,000 Shares and is a corporation controlled by Mr. Hung Tsung Chin. Accordingly, Mr. Hung Tsung Chin is deemed to be interested in the same 14,000,000 Shares under the SFO.
2. Ms. Chen Mei Huei is the spouse of Mr. Hung Tsung Chin. By virtue of the SFO, Ms. Chen Mei Huei is deemed to be interested in the Shares which Mr. Hung Tsung Chin is interested or is deemed to be interested in.
3. First Steamship Company Limited was interested in 103,613,306 Shares. It held 94,773,856 Shares as beneficial owner and 8,839,450 Shares through Grand Citi Limited, which is wholly-owned by Grand Ocean Retail Group Ltd., which is in turn owned as to 58.62% by First Steamship S.A., a wholly-owned subsidiary of First Steamship Company Limited.
4. Disclosure of the percentage of the issued share capital held by Legacy Trust Company Limited was made as per the announcement of the Company dated 8 May 2026. Legacy Trust Company Limited is wholly-owned by Mr. Vincent Chok.
5. These Shares represent Shares beneficially held by Vigor Online Offshore Limited, which is wholly-owned by China Spirit Limited, which is in turn wholly-owned by Ms. Chong Sok Un. Therefore, China Spirit Limited and Ms. Chong Sok Un were deemed to be interested in the Shares in which Vigor Online Offshore Limited is interested under the SFO.
6. The calculation is based on the total number of 245,391,143 Shares in issue as at 30 June 2026.

(L) – denotes long position; (S) – denotes short position

除上文所披露者外，並就本公司董事及最高行政人員所知，於二零二六年六月三十日，概無個人或實體於本公司股份及相關股份中擁有根據證券及期貨條例第XV部第2及3分部規定須向本公司及聯交所披露的任何權益或淡倉，或根據證券及期貨條例第336條須記入該條例所述登記冊內的任何權益或淡倉。

#### 附註：

1. Metroasset Investments Limited持有14,000,000股股份，並為由洪聰進先生控制的公司。因此，根據證券及期貨條例，洪聰進先生被視為於該等14,000,000股股份中擁有權益。
2. 陳美惠女士為洪聰進先生之配偶。根據證券及期貨條例，陳美惠女士被視為於洪聰進先生擁有權益或被視為擁有權益的股份中擁有權益。
3. First Steamship Company Limited於103,613,306股股份中擁有權益。其作為實益擁有人持有94,773,856股股份，並通過Grand Citi Limited持有8,839,450股股份，而Grand Citi Limited由Grand Ocean Retail Group Ltd.全資擁有，Grand Ocean Retail Group Ltd.則由First Steamship Company Limited全資附屬公司First Steamship S.A.擁有58.62%。
4. 有關Legacy Trust Company Limited所持已發行股本之百分比的披露是根據本公司日期為二零二六年五月八日的公告而作出。Legacy Trust Company Limited由Vincent Chok先生全資擁有。
5. 該等股份指Vigor Online Offshore Limited實益持有之股份，而Vigor Online Offshore Limited由China Spirit Limited全資擁有，China Spirit Limited則由Chong Sok Un女士全資擁有。因此，根據證券及期貨條例，China Spirit Limited及Chong Sok Un女士被視為於Vigor Online Offshore Limited擁有權益之股份中擁有權益。
6. 根據於二零二六年六月三十日已發行股份總數245,391,143股計算。

(L) – 表示好倉；(S) – 表示淡倉

## CORPORATE GOVERNANCE AND OTHER INFORMATION (Continued)

### 企業管治及其他資料 (續)

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

During the six months ended 30 June 2026, neither the Company nor any of its subsidiaries has purchased, sold (including sale of treasury shares, if any) or redeemed any of the Company's listed securities.

As at 30 June 2026, the Company did not hold any treasury shares.

#### CORPORATE GOVERNANCE

The Group continues to improve its corporate governance practices, emphasising the attainment and maintenance of a quality board, sound risk management and internal controls, and high transparency and accountability to the Shareholders. The Board and the management are committed to the principles of good corporate governance which are consistent with prudent management and enhancement of shareholder value. The Board believes that good corporate governance will bring long-term benefits to the Shareholders and the Group.

During the six months ended 30 June 2026, the Company has applied the principles and has complied with code provisions (the "**Code Provision(s)**") of the section headed "Part 2 – Principles of good corporate governance, code provisions and recommended best practices" of the Corporate Governance Code (the "**Corporate Governance Code**") as contained in Appendix C1 to the Listing Rules, except for the following deviation with reason.

Under Code Provision F.1.3 of the Corporate Governance Code, chairman of the board should attend general meetings.

Mr. Kuo Jen Hao, a non-executive Director and the then chairman of the Board was unable to attend the annual general meeting of the Company held on 30 June 2026 due to his other engagements.

#### 購買、出售或贖回本公司的上市證券

於截至二零二六年六月三十日止六個月，本公司或其任何附屬公司概無購買、出售 (包括出售庫存股份 (如有)) 或贖回本公司任何上市證券。

於二零二六年六月三十日，本公司並無持有任何庫存股份。

#### 企業管治

本集團不斷改善其企業管治常規，注重構建及維持一個優良的董事會、穩健的風險管理及內部控制，並對股東高度透明，對彼等負責。董事會及管理層致力恪守符合審慎管理及提高股東價值的良好企業管治原則。董事會相信，良好的企業管治將為股東及本集團帶來長遠利益。

於截至二零二六年六月三十日止六個月，本公司已應用上市規則附錄C1所載《企業管治守則》(「《**企業管治守則**》」)的原則及遵守《企業管治守則》中「第二部分—良好企業管治原則、守則條文及建議最佳常規」一節的守則條文(「**守則條文**」)，惟因以下原因而出現的偏離情況除外。

根據《企業管治守則》的守則條文第F.1.3條，董事會主席應出席股東大會。

非執行董事及當時的董事會主席郭人豪先生因其他事務而未能出席本公司於二零二六年六月三十日舉行的股東週年大會。

## CORPORATE GOVERNANCE AND OTHER INFORMATION *(Continued)*

### 企業管治及其他資料 *(續)*

#### MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as the code of conduct for dealing in securities of the Company by the Directors. After specific enquiry, all Directors confirmed that they have complied with the required standards regarding securities transactions by Directors as set out in the Model Code throughout the six months ended 30 June 2026. No incident of non-compliance was noted by the Company for the six months ended 30 June 2026.

#### CHANGE OF DIRECTORS' INFORMATION UNDER RULE 13.51B(1) OF THE LISTING RULES

Saved as disclosed in the section headed "SUBSEQUENT EVENTS", there is no change in the Director's information required to be disclosed pursuant to rule 13.51B(1) of the Listing Rules subsequent to the date of the annual report of the Company for the year ended 31 December 2025 and up to the date of this interim report.

#### COMPETING AND CONFLICT OF INTEREST

None of the Directors or the controlling Shareholders or their respective associates had any interest in a business, which competes or may compete, either directly or indirectly, with the business of the Group nor any conflict of interest which any of them had or may have with the Group for the six months ended 30 June 2026.

#### SUFFICIENCY OF PUBLIC FLOAT

Based on the information publicly available to the Company and within the knowledge of the Directors as at the date of the interim report, the Company has maintained the prescribed public float under the Listing Rules.

#### 董事進行證券交易的標準守則

本公司已採納標準守則作為董事買賣本公司證券的行為準則。經特定查詢後，全體董事確認彼等於截至二零二六年六月三十日止六個月一直遵守標準守則所載有關董事進行證券交易的必要準則。本公司並不知悉於截至二零二六年六月三十日止六個月有任何不合規事件。

#### 根據上市規則第13.51B(1)條披露董事資料變動

除「期後事項」一節所披露者外，於本公司截至二零二五年十二月三十一日止年度之年報日期後以及直至本中期報告日期止，概無董事資料變動須根據上市規則第13.51B(1)條披露。

#### 競爭性權益及利益衝突

截至二零二六年六月三十日止六個月，概無董事或控股股東或彼等各自的聯繫人於直接或間接與本集團業務構成競爭或可能構成競爭的業務中擁有任何權益，或與本集團存在或可能存在任何利益衝突。

#### 公眾持股量之充足程度

根據本公司可公開獲得的資料及就董事於中期報告日期所知，本公司一直維持上市規則規定的公眾持股量。

# CORPORATE GOVERNANCE AND OTHER INFORMATION *(Continued)*

## 企業管治及其他資料 *(續)*

### AUDIT COMMITTEE

The Company has established an audit committee of the Board (the “**Audit Committee**”) for the purpose of reviewing and providing supervision over the Group’s financial reporting process and internal controls. As at the date of this report, the Audit Committee comprises three members, Ms. Chen Wei-Hui (chairperson of the Audit Committee), Mr. Lu Ming-Shiuan and Mr. Wu Chia Ming, all of whom are independent non-executive Directors. The interim financial information for the six months ended 30 June 2026 has not been audited by the independent auditor of the Company. The Audit Committee has reviewed the Group’s unaudited condensed consolidated financial statements and the interim report for the six months ended 30 June 2026 and held discussion with the management. Based on the review and the discussion with the management, the Audit Committee was satisfied that the unaudited condensed consolidated financial statements were prepared in accordance with applicable accounting standards and fairly present the Group’s financial position and results for the six months ended 30 June 2026.

### APPRECIATION

On behalf of the Board, I would like to take this opportunity to express my sincere gratitude to all the Shareholders for their support to the Company.

**Xu Haohao**

*Chairman*

Hong Kong, 31 August 2026

### 審核委員會

本公司已成立董事會審核委員會（「**審核委員會**」），旨在審閱及監督本集團的財務申報程序及內部監控。於本報告日期，審核委員會包括三名成員，分別為陳葦憶女士（審核委員會主席）、盧明軒先生及吳嘉明先生，全部均為獨立非執行董事。截至二零二六年六月三十日止六個月的中期財務資料未經本公司獨立核數師審核。審核委員會已審閱本集團截至二零二六年六月三十日止六個月的未經審核簡明綜合財務報表及中期報告，並與管理層進行討論。根據此審閱及與管理層的討論，審核委員會信納未經審核簡明綜合財務報表乃按照適用會計準則編製，並公平呈列本集團截至二零二六年六月三十日止六個月的財務狀況及業績。

### 致謝

本人謹藉此機會代表董事會衷心感謝全體股東支持本公司。

*主席*

**徐昊昊**

香港，二零二六年八月三十一日

# CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

## 簡明綜合損益及其他全面收益表

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

|                                                                      |                        | For six months ended 30 June<br>截至六月三十日止六個月               |                                                           |
|----------------------------------------------------------------------|------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
|                                                                      | NOTES<br>附註            | 2026<br>二零二六年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 2025<br>二零二五年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) |
| <b>Revenue</b>                                                       | <b>收益</b>              | <b>231,234</b>                                            | <b>225,269</b>                                            |
| Cost of sales                                                        | 銷售成本                   | (212,563)                                                 | (199,129)                                                 |
| <b>Gross profit</b>                                                  | <b>毛利</b>              | <b>18,671</b>                                             | <b>26,140</b>                                             |
| Other income, gains and losses                                       | 其他收入、收益及虧損             | 27,912                                                    | 22,877                                                    |
| Distribution and selling costs                                       | 經銷及銷售成本                | (5,623)                                                   | (6,187)                                                   |
| Administrative and other expenses                                    | 行政及其他開支                | (61,479)                                                  | (56,497)                                                  |
| Research and development costs                                       | 研發成本                   | (5,506)                                                   | (6,571)                                                   |
| Provision for expected credit losses on financial assets             | 金融資產的預期信貸虧損撥備          | (1,732)                                                   | (2,291)                                                   |
| Finance costs                                                        | 財務成本                   | (10,919)                                                  | (14,180)                                                  |
| <b>Loss before income tax</b>                                        | <b>除所得稅前虧損</b>         | <b>(38,676)</b>                                           | <b>(36,709)</b>                                           |
| Income tax expense                                                   | 所得稅支出                  | (2,550)                                                   | (962)                                                     |
| <b>Loss for the period</b>                                           | <b>本期間虧損</b>           | <b>(41,226)</b>                                           | <b>(37,671)</b>                                           |
| <b>Other comprehensive income, net of tax</b>                        | <b>其他全面收益 (扣除稅項)</b>   |                                                           |                                                           |
| <i>Item that may be reclassified subsequently to profit or loss:</i> | <i>其後可能重新分類至損益之項目：</i> |                                                           |                                                           |
| Exchange difference on translation of foreign operations             | 換算海外業務時產生之匯兌差額         | 6,084                                                     | (7,229)                                                   |
| <b>Other comprehensive income for the period</b>                     | <b>本期間其他全面收益</b>       | <b>6,084</b>                                              | <b>(7,229)</b>                                            |
| <b>Total comprehensive income for the period</b>                     | <b>本期間全面收益總額</b>       | <b>(35,142)</b>                                           | <b>(44,900)</b>                                           |
| <b>Loss for the period attributable to:</b>                          | <b>下列各項應佔本期間虧損：</b>    |                                                           |                                                           |
| – Owners of the Company                                              | – 本公司擁有人               | (22,095)                                                  | (40,161)                                                  |
| – Non-controlling interests                                          | – 非控股權益                | (19,131)                                                  | 2,490                                                     |
|                                                                      |                        | <b>(41,226)</b>                                           | <b>(37,671)</b>                                           |

# CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (Continued)

## 簡明綜合損益及其他全面收益表 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

|                                                                  |             | For six months ended 30 June<br>截至六月三十日止六個月               |                                                           |
|------------------------------------------------------------------|-------------|-----------------------------------------------------------|-----------------------------------------------------------|
|                                                                  | NOTES<br>附註 | 2026<br>二零二六年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 2025<br>二零二五年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) |
| <b>Total comprehensive income attributable to:</b> 下列各項應佔全面收益總額： |             |                                                           |                                                           |
| – Owners of the Company 一本公司擁有人                                  |             | (21,697)                                                  | (51,180)                                                  |
| – Non-controlling interests 一非控股權益                               |             | (13,445)                                                  | 6,280                                                     |
|                                                                  |             | (35,142)                                                  | (44,900)                                                  |
|                                                                  |             | HK cents<br>港仙                                            | HK cents<br>港仙<br>(Restated)<br>(經重列)                     |
| <b>Loss per share</b> 每股虧損                                       | 10          |                                                           |                                                           |
| Basic 基本                                                         |             | (13.78)                                                   | (31.63)                                                   |
| Diluted 攤薄                                                       |             | (13.78)                                                   | (31.63)                                                   |

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 簡明綜合財務狀況表

AT 30 JUNE 2026  
於二零二六年六月三十日

|                                    |                        | NOTES<br>附註 | 30 June<br>2026<br>二零二六年<br>六月三十日<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 31 December<br>2025<br>二零二五年<br>十二月三十一日<br>HK\$'000<br>千港元<br>(audited)<br>(經審核) |
|------------------------------------|------------------------|-------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>Non-current assets</b>          | <b>非流動資產</b>           |             |                                                                               |                                                                                  |
| Property, plant and equipment      | 物業、廠房及設備               | 11          | 16,501                                                                        | 22,542                                                                           |
| Investment properties              | 投資物業                   | 11          | 365,790                                                                       | 352,502                                                                          |
| Intangible assets                  | 無形資產                   |             | 3,369                                                                         | 4,383                                                                            |
| Other receivables                  | 其他應收款項                 | 13          | 164                                                                           | 3,446                                                                            |
| Deferred tax assets                | 遞延稅項資產                 |             | 2,596                                                                         | 2,556                                                                            |
| Total non-current assets           | 非流動資產總值                |             | 388,420                                                                       | 385,429                                                                          |
| <b>Current assets</b>              | <b>流動資產</b>            |             |                                                                               |                                                                                  |
| Inventories                        | 存貨                     |             | 37,689                                                                        | 39,175                                                                           |
| Trade, bills and other receivables | 應收貿易賬款、應收票據及<br>其他應收款項 | 13          | 146,264                                                                       | 174,700                                                                          |
| Loan receivables                   | 應收貸款                   | 12          | –                                                                             | –                                                                                |
| Loan to an associate               | 給予一間聯營公司的貸款            | 14          | 5,330                                                                         | 5,330                                                                            |
| Amount due from an associate       | 應收一間聯營公司的款項            | 14          | 10,711                                                                        | 10,822                                                                           |
| Pledged bank deposits              | 已抵押銀行存款                |             | 4,526                                                                         | 5,462                                                                            |
| Bank balances and cash             | 銀行結存及現金                |             | 122,458                                                                       | 76,538                                                                           |
| Total current assets               | 流動資產總值                 |             | 326,978                                                                       | 312,027                                                                          |
| <b>Current liabilities</b>         | <b>流動負債</b>            |             |                                                                               |                                                                                  |
| Trade, bills and other payables    | 應付貿易賬款、應付票據及<br>其他應付款項 | 15          | 434,648                                                                       | 365,326                                                                          |
| Contract liabilities               | 合約負債                   |             | 18,997                                                                        | 18,171                                                                           |
| Tax liabilities                    | 稅項負債                   |             | 8,971                                                                         | 11,588                                                                           |
| Bank and other borrowings          | 銀行及其他借貸                | 17          | 122,234                                                                       | 206,185                                                                          |
| Provision for financial guarantee  | 財務擔保撥備                 | 16          | 27,332                                                                        | 27,332                                                                           |
| Lease liabilities                  | 租賃負債                   |             | 8,434                                                                         | 8,560                                                                            |
| Total current liabilities          | 流動負債總額                 |             | 620,616                                                                       | 637,162                                                                          |

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(Continued)*

## 簡明綜合財務狀況表 (續)

AT 30 JUNE 2026  
於二零二六年六月三十日

|                                                          |                  | NOTES<br>附註 | 30 June<br>2026<br>二零二六年<br>六月三十日<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 31 December<br>2025<br>二零二五年<br>十二月三十一日<br>HK\$'000<br>千港元<br>(audited)<br>(經審核) |
|----------------------------------------------------------|------------------|-------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>Net current liabilities</b>                           | <b>流動負債淨額</b>    |             | <b>(293,638)</b>                                                              | (325,135)                                                                        |
| <b>Total assets less current liabilities</b>             | <b>資產總值減流動負債</b> |             | <b>94,782</b>                                                                 | 60,294                                                                           |
| <b>Non-current liabilities</b>                           | <b>非流動負債</b>     |             |                                                                               |                                                                                  |
| Bank and other borrowings                                | 銀行及其他借貸          | 17          | <b>125,333</b>                                                                | 143,710                                                                          |
| Deferred tax liabilities                                 | 遞延稅項負債           |             | <b>97,252</b>                                                                 | 96,879                                                                           |
| Lease liabilities                                        | 租賃負債             |             | <b>23,415</b>                                                                 | 27,544                                                                           |
| Total non-current liabilities                            | 非流動負債總額          |             | <b>246,000</b>                                                                | 268,133                                                                          |
| <b>NET LIABILITIES</b>                                   | <b>負債淨額</b>      |             | <b>(151,218)</b>                                                              | (207,839)                                                                        |
| <b>Capital and reserves</b>                              | <b>股本及儲備</b>     |             |                                                                               |                                                                                  |
| Share capital                                            | 股本               | 18          | <b>24,539</b>                                                                 | 123,040                                                                          |
| Reserves                                                 | 儲備               |             | <b>(114,332)</b>                                                              | (282,898)                                                                        |
| Capital deficiency attributable to owners of the Company | 本公司擁有人應佔資本虧絀     |             | <b>(89,793)</b>                                                               | (159,858)                                                                        |
| Non-controlling interests                                | 非控股權益            |             | <b>(61,425)</b>                                                               | (47,981)                                                                         |
| <b>CAPITAL DEFICIENCY</b>                                | <b>資本虧絀</b>      |             | <b>(151,218)</b>                                                              | (207,839)                                                                        |

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 簡明綜合權益變動表

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

(unaudited)

(未經審核)

|                                                          |                     | Attributable to owners of the Company |               |                      |                            |                     |                   |                   |                              |                              |                    |           |                           |
|----------------------------------------------------------|---------------------|---------------------------------------|---------------|----------------------|----------------------------|---------------------|-------------------|-------------------|------------------------------|------------------------------|--------------------|-----------|---------------------------|
|                                                          |                     | 本公司擁有人應佔                              |               |                      |                            |                     |                   |                   |                              |                              |                    |           |                           |
|                                                          |                     | Share capital                         | Share premium | Share option reserve | Capital redemption reserve | Contributed surplus | Statutory reserve | Special reserve   | Property revaluation reserve | Currency translation reserve | Accumulated losses | Total     | Non-controlling interests |
|                                                          |                     | 股本                                    | 股份溢價          | 購股權儲備                | 資本贖回儲備                     | 實繳盈餘                | 法定儲備              | 特別儲備              | 儲備                           | 儲備                           | 累計虧損               | 總計        | 權益                        |
|                                                          |                     | HK\$'000                              | HK\$'000      | HK\$'000             | HK\$'000                   | HK\$'000            | HK\$'000          | HK\$'000          | HK\$'000                     | HK\$'000                     | HK\$'000           | HK\$'000  | HK\$'000                  |
|                                                          |                     | 千港元                                   | 千港元           | 千港元                  | 千港元                        | 千港元                 | 千港元               | 千港元               | 千港元                          | 千港元                          | 千港元                | 千港元       | 千港元                       |
|                                                          |                     |                                       |               |                      |                            | (Note d)<br>(附註d)   | (Note a)<br>(附註a) | (Note b)<br>(附註b) | (Note c)<br>(附註c)            |                              |                    |           |                           |
| Balance at 1 January 2025 (audited)                      | 於二零二五年一月一日之結餘 (經審核) | 123,040                               | 62,408        | 7,960                | 1,713                      | 506,750             | 33,848            | 89,175            | 117,370                      | (694)                        | (1,005,972)        | (64,402)  | (4,758)                   |
| (Loss)/profit for the period                             | 本期間 (虧損) / 溢利       | -                                     | -             | -                    | -                          | -                   | -                 | -                 | -                            | -                            | (40,161)           | (40,161)  | 2,490                     |
| Other comprehensive Income, net of tax                   | 其他全面收益 (扣除稅項)       | -                                     | -             | -                    | -                          | -                   | -                 | -                 | -                            | -                            | -                  | -         | -                         |
| Exchange difference on translation of foreign operations | 換算海外業務時產生之匯兌差額      | -                                     | -             | -                    | -                          | -                   | -                 | -                 | -                            | (11,019)                     | -                  | (11,019)  | 3,790                     |
| Total comprehensive income for the period                | 本期間全面收益總額           | -                                     | -             | -                    | -                          | -                   | -                 | -                 | -                            | (11,019)                     | (40,161)           | (51,180)  | 6,280                     |
| Transfer                                                 | 轉撥                  | -                                     | -             | -                    | -                          | -                   | (10)              | -                 | -                            | -                            | 10                 | -         | -                         |
| Balance at 30 June 2025                                  | 於二零二五年六月三十日之結餘      | 123,040                               | 62,408        | 7,960                | 1,713                      | 506,750             | 33,838            | 89,175            | 117,370                      | (11,713)                     | (1,046,122)        | (115,581) | 1,522                     |
| Balance at 1 January 2026 (audited)                      | 於二零二六年一月一日之結餘 (經審核) | 123,040                               | 62,408        | 7,960                | 1,713                      | 506,750             | 35,270            | 93,842            | 139,964                      | (8,818)                      | (1,121,987)        | (159,858) | (47,981)                  |
| (Loss)/profit for the period                             | 本期間 (虧損) / 溢利       | -                                     | -             | -                    | -                          | -                   | -                 | -                 | -                            | -                            | (22,095)           | (22,095)  | (19,131)                  |
| Other comprehensive Income, net of tax                   | 其他全面收益 (扣除稅項)       | -                                     | -             | -                    | -                          | -                   | -                 | -                 | -                            | -                            | -                  | -         | -                         |
| Exchange difference on translation of foreign operations | 換算海外業務時產生之匯兌差額      | -                                     | -             | -                    | -                          | -                   | -                 | -                 | -                            | 398                          | -                  | 398       | 5,686                     |
| Total comprehensive income for the period                | 本期間全面收益總額           | -                                     | -             | -                    | -                          | -                   | -                 | -                 | -                            | 398                          | (22,095)           | (21,967)  | (13,445)                  |
| Capital reorganization                                   | 股本重組                | (110,736)                             | (62,408)      | -                    | -                          | 173,144             | -                 | -                 | -                            | -                            | -                  | -         | -                         |
| Placement                                                | 配售                  | 12,235                                | 79,528        | -                    | -                          | -                   | -                 | -                 | -                            | -                            | -                  | 91,763    | -                         |
| Balance at 30 June 2026                                  | 於二零二六年六月三十日之結餘      | 24,539                                | 79,528        | 7,960                | 1,713                      | 679,894             | 35,270            | 93,841            | 139,964                      | (8,420)                      | (1,144,082)        | (89,793)  | (61,425)                  |

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (Continued)

## 簡明綜合權益變動表 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### Notes:

- (a) The statutory reserve is required by the relevant law of The People's Republic of China (the "PRC") applicable to the subsidiaries in the PRC. The statutory reserve can be applied in conversion into PRC subsidiaries' capital by means of a capitalisation issue.
- (b) The special reserve represents:
- (i) the difference between the nominal value of the shares of the acquired subsidiaries and the nominal value of the Company's shares issued for the acquisition at the time of a group reorganisation prior to the listing of the Company's shares and the surplus arising pursuant to a capitalisation of advances from shareholders as part of the group reorganisation;
  - (ii) the difference between the consideration for acquisition of a subsidiary satisfied by way of partial interest of a subsidiary without the overall gain or loss of control in the partial disposed subsidiary and the fair value of net assets acquired; and
  - (iii) the acquisition of additional interest in a subsidiary without the overall gain or loss of control in that subsidiary.
- (c) The property revaluation reserve is frozen upon the transfer of properties from property, plant and equipment to investment properties and will be transferred to accumulated losses when the relevant properties are disposed of.
- (d) The amount of HK\$506,750,000 standing to the credit of the share premium account of the Company was reduced to nil and that the credit arising therefrom was transferred to the contributed surplus account arising from the capital reorganisation during the year ended 31 December 2021.

### 附註：

- (a) 法定儲備乃適用於位於中華人民共和國（「中國」）的附屬公司的中國相關法律規定。法定儲備可透過資本化發行兌換成中國附屬公司的股本。
- (b) 特別儲備指：
- (i) 所收購附屬公司股份的面值與本公司股份上市前進行集團重組時就收購事項所發行的本公司股份面值及根據將股東墊款撥作資本（為集團重組的一部分）所產生盈餘之間的差額；
  - (ii) 以一間附屬公司的部分權益（並無整體獲得或失去該部分出售附屬公司的控制權）償付的收購一間附屬公司代價與所收購淨資產公平值的差額；及
  - (iii) 收購一間附屬公司額外權益（並無整體獲得或失去該附屬公司的控制權）。
- (c) 物業重估儲備於自物業、廠房及設備轉撥物業至投資物業時被凍結，將於出售相關物業時轉撥至累計虧損。
- (d) 本公司股份溢價賬之進賬金額506,750,000港元已減至零，而藉此產生之進賬已轉撥至截至二零二一年十二月三十一日止年度進行股本重組產生之實繳盈餘賬內。

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

## 簡明綜合現金流量表

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

|                                                                                      |                         | For six months ended 30 June<br>截至六月三十日止六個月               |                                                           |
|--------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
|                                                                                      |                         | 2026<br>二零二六年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 2025<br>二零二五年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) |
| Net cash from operating activities                                                   | 經營活動所得現金淨額              | 67,903                                                    | 24,951                                                    |
| Investing activities                                                                 | 投資活動                    |                                                           |                                                           |
| Decrease/(increase) in pledged bank deposits                                         | 已抵押銀行存款減少／(增加)          | 1,136                                                     | (1,556)                                                   |
| Proceeds from disposal of property, plant and equipment                              | 出售物業、廠房及設備所得款項          | 915                                                       | 4,558                                                     |
| Purchases of property, plant and equipment                                           | 購買物業、廠房及設備              | (2,007)                                                   | (3,678)                                                   |
| Net cash outflow arising from disposal of a subsidiary                               | 出售一間附屬公司產生的現金流出淨額       | –                                                         | (78)                                                      |
| Net cash generated from/(used in) investing activities                               | 投資活動所得／(所用) 現金淨額        | 44                                                        | (754)                                                     |
| Financing activities                                                                 | 融資活動                    |                                                           |                                                           |
| Repayment of bank and other borrowings                                               | 償還銀行及其他借貸               | (141,142)                                                 | (43,392)                                                  |
| Payment of interest element of lease liabilities                                     | 支付租賃負債利息部分              | (1,375)                                                   | (2,166)                                                   |
| Payment of principal element of lease liabilities                                    | 支付租賃負債本金部分              | (3,393)                                                   | (3,843)                                                   |
| New bank and other loans raised                                                      | 新造銀行及其他貸款               | 31,640                                                    | 36,870                                                    |
| Issue of shares                                                                      | 發行股份                    | 91,763                                                    | –                                                         |
| Net cash used in financing activities                                                | 融資活動所用現金淨額              | (22,507)                                                  | (12,531)                                                  |
| Net increase in cash and cash equivalents                                            | 現金及現金等價物增加淨額            | 45,440                                                    | 11,666                                                    |
| Cash and cash equivalents at beginning of period                                     | 期初現金及現金等價物              | 76,538                                                    | 64,612                                                    |
| Effect of foreign exchange rate changes                                              | 外幣匯率變動影響                | 480                                                       | 2,252                                                     |
| Cash and cash equivalents at end of period,<br>represented by bank balances and cash | 期末現金及現金等價物，<br>即銀行結存及現金 | 122,458                                                   | 78,530                                                    |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 簡明綜合財務報表附註

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 1. GENERAL INFORMATION

The Company is incorporated in Bermuda with limited liability and its shares are listed on Main Board of The Stock Exchange of Hong Kong Limited (the **"Stock Exchange"**). The registered office of the Company is located at Richmond House, 12 Par-la-Ville Road, Hamilton HM 08, Bermuda and its principal place of business is located at 31/F, 148 Electric Road, North Point, Hong Kong. The Group principally engages in manufacturing and trading of satellite TV equipment products and other electronic goods.

### 2. BASIS OF PREPARATION

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

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

#### Basis of measurement and going concern assumption

The condensed consolidated interim financial statements have been prepared on the historical cost basis except for investment properties which are measured at fair value. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

### 1. 一般資料

本公司為於百慕達註冊成立之有限公司，其股份於香港聯合交易所有限公司（「聯交所」）主板上市。本公司註冊辦事處地址為 Richmond House, 12 Par-la-Ville Road, Hamilton HM 08, Bermuda 及其主要營業地點位於香港北角電氣道148號31樓。本集團主要從事製造及買賣衛星電視設備產品及其他電子產品。

### 2. 編製基準

簡明綜合中期財務報表乃按照聯交所證券上市規則（「上市規則」）附錄D2之適用披露規定及遵照香港會計師公會（「香港會計師公會」）頒佈之香港會計準則（「香港會計準則」）第34號「中期財務報告」編製。

簡明綜合中期財務報表應與二零二五年之年度財務報表一併閱讀。除下述者外，編製本截至二零二六年六月三十日止六個月之簡明綜合財務報表所採用之會計政策及計算方法與編製本集團截至二零二五年十二月三十一日止年度之綜合財務報表時所依循者相同。

#### 計量基準及持續經營假設

除投資物業按公平值計量外，簡明綜合中期財務報表乃按歷史成本基準編製。歷史成本一般是建基於就換取貨品及服務支付之代價之公平值。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註(續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

## 2. BASIS OF PREPARATION (Continued)

### Basis of measurement and going concern assumption (Continued)

The Group incurred a net loss of HK\$41,226,000 for the six months ended 30 June 2026 and as of that date, the Group had net current liabilities and net liabilities of HK\$293,638,000 and HK\$151,218,000 respectively. As at 30 June 2026, the Group's current bank and other borrowings amounted to HK\$122,234,000, which mainly comprised bank borrowings of HK\$29,609,000 repayable within one year and are subject to renewal and other loan of HK\$92,625,000 that is repayable on demand. Whilst the Group had cash and bank balances of HK\$122,458,000 only as at 30 June 2026. These conditions may cast significant doubt on the Group's ability to continue as a going concern.

In view of these circumstances, in preparing the condensed consolidated interim financial statements of the Group for the six months ended 30 June 2026, the Directors have given careful consideration to the Group's future liquidity, performance and available sources of financing in assessing whether the Group will have sufficient financial resources to continue as a going concern for at least twelve months from the end of the reporting period. The Directors have prepared a cash flow forecast covering a 15-month period from the end of the reporting period ("**Cash Flow Forecast**"), and taking into account the following plans and measures:

- (1) As of the date of approval of these consolidated financial statements, the Group has unutilised bank facilities totalling HK\$95.9 million.
- (2) Based on the recent communication with the banks providing facilities, the Group expects to renew most of its existing bank facilities on the basis that the Group has complied with the terms of the loan arrangements and that, based on the Directors' experience and communication with relevant banks, there remains sufficient headroom in the credit enhancements, mainly security of the investment properties, provided by the Group over the outstanding borrowings.
- (3) The Group has put effort in boosting its sales performance particularly the satellite TV equipment and antenna products segment. Also, the management would adopt costs control measures to enhance operating cash flows.

## 2. 編製基準(續)

### 計量基準及持續經營假設(續)

本集團於截至二零二六年六月三十日止六個月產生淨虧損41,226,000港元，而截至該日，本集團的流動負債淨額及負債淨額分別為293,638,000港元及151,218,000港元。於二零二六年六月三十日，本集團的當期銀行及其他借款為122,234,000港元，主要包括須於一年內償還並須續期的銀行借款29,609,000港元，以及須按要求償還的其他貸款92,625,000港元。然而，本集團於二零二六年六月三十日僅有現金及銀行結餘122,458,000港元。該等情況可能對本集團持續經營的能力構成重大疑問。

鑒於該等情況，於編製本集團截至二零二六年六月三十日止六個月的簡明綜合中期財務報表時，董事已審慎考慮本集團未來的流動資金、表現及可動用的融資來源，以評估本集團是否擁有足夠財務資源，使其能夠在報告期結束後至少十二個月內持續經營。董事已編製涵蓋報告期結束後十五個月期間的現金流量預測（「**現金流量預測**」），並已考慮以下計劃及措施：

- (1) 截至該等綜合財務報表批准日期，本集團未動用的銀行融資額度合計為95,900,000港元。
- (2) 根據近期與提供融資的銀行的溝通，本集團預期可續期大部分現有銀行融資，前提是本集團已遵守貸款安排的條款，且根據董事經驗及與相關銀行的溝通，本集團就未償還借款提供的信貸增強（主要為投資物業的抵押）仍有充足緩衝空間。
- (3) 本集團已致力提升銷售表現，尤其專注衛星電視設備及天線產品板塊。此外，管理層將實施成本控制措施，以改善營運現金流。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 2. BASIS OF PREPARATION (Continued)

#### Basis of measurement and going concern assumption (Continued)

Sensitivity analysis has also been performed by considering reasonably possible changes of the key parameters in the Cash Flow Forecast.

Based on the Cash Flow Forecast and the sensitivity analysis, the Group will have sufficient working capital to finance its operations and meet its financial obligations as and when they fall due for at least twelve months from the end of the reporting period. Accordingly, the Directors consider that it is appropriate to prepare the condensed consolidated interim financial statements on a going concern basis.

Notwithstanding the above, the use of the going concern basis depends on successful implementation of the above plans and measures and there are inherent uncertainties associated with the future outcome of the Cash Flow Forecast that, inter alia, includes (i) whether the Group is able to timely renew its bank borrowings and facilities as they fall due throughout the period covered by the Cash Flow Forecast; and (ii) whether the Group's business outlook will not significantly deteriorate or deviate from the Directors' expectation and costs control measures could be effectively implemented without adversely affecting the Group's operations.

These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Group's ability to continue as a going concern, and therefore, that it may be unable to realise its assets or discharge its liabilities in the normal course of business.

Should the Group be unable to continue in business as a going concern, adjustments would have to be made to adjust the value of assets to their estimated net realisable values, to reclassify non-current assets and liabilities as current assets and liabilities respectively, and to provide for any further liabilities which may arise. The effects of these potential adjustments have not been reflected in the condensed consolidated interim financial statements.

### 2. 編製基準 (續)

#### 計量基準及持續經營假設 (續)

透過考慮現金流量預測的主要參數合理可能變動，亦已進行敏感度分析。

基於現金流量預測及敏感度分析，本集團將擁有充足營運資金以為其業務營運提供資金及履行其自報告期末起計至少十二個月的到期財務責任。因此，董事認為，按持續經營基準編製簡明綜合中期財務報表乃屬適當。

儘管如上文所述，持續經營假設的使用取決於上述計劃及措施能否成功實施，且現金流量預測的未來結果仍存在固有的不確定性，其中包括(i)本集團能否於現金流量預測涵蓋期間內，及時續期其到期的銀行借款及信貸額度；及(ii)本集團的業務前景是否不會顯著惡化或偏離董事的預期，以及成本控制措施能否在不對本集團營運造成不利影響的情況下有效實施。

該等情況顯示存在重大不確定性，可能對本集團持續經營的能力構成重大疑問，因此，本集團可能無法在正常業務過程中變現其資產或償還其負債。

倘本集團無法在業務上持續經營，則須作出相關調整，將資產價值調整至其估計可變現淨值，將非流動資產及非流動負債分別重新分類為流動資產及流動負債，並為可能產生之任何進一步負債作出撥備。該等簡明綜合中期財務報表並無反映此等潛在調整的影響。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註(續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 3. ADOPTION OF HKFRS ACCOUNTING STANDARDS

In the current period, the Group has applied for the first time the following amendments to HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants, which are effective for the Group's consolidated financial statements for the annual period beginning on 1 January 2026.

|                                                                      |                                                                           |
|----------------------------------------------------------------------|---------------------------------------------------------------------------|
| 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             |
| Amendments to HKFRS 7, HKFRS 18, HKAS 1, HKAS 8, HKAS 36 and HKAS 37 | Disclosures about Uncertainties in the Financial Statements               |

None of these amended HKFRS Accounting Standards has a material impact on the Group's results and financial position for the current or prior period. The Group has not early applied any new or amended HKFRS Accounting Standards that is not yet effective for the current accounting period.

The following new and amendments to HKFRS Accounting Standards, potentially relevant to the Group's consolidated financial statements, have been issued, but are not yet effective and have not been early adopted by the Group. The Group's current intention is to apply these changes on the date they become effective.

|                                          |                                                                                                                                         |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| HKFRS 18                                 | Presentation and Disclosure in Financial Statements <sup>1</sup>                                                                        |
| HKFRS 19 and Amendments to HKFRS 19      | Subsidiaries without Public Accountability: Disclosures <sup>1</sup>                                                                    |
| Amendments to HKAS 21                    | Translation to a Hyperinflationary Presentation Currency <sup>1</sup>                                                                   |
| Amendments to Hong Kong Interpretation 5 | Presentation of Financial Statements – Classification by Borrower of a Term Loan that Contain a Repayment on Demand Clause <sup>1</sup> |

<sup>1</sup> Effective for annual periods beginning on or after 1 January 2027

### 3. 採納香港財務報告準則會計準則

於本期間，本集團首次應用下列由香港會計師公會頒佈的經修訂香港財務報告準則會計準則，有關準則對於二零二六年一月一日開始之年度期間的本集團綜合財務報表生效。

|                                                                        |                        |
|------------------------------------------------------------------------|------------------------|
| 香港財務報告準則第9號及香港財務報告準則第7號的修訂本                                            | 金融工具分類及計量的修訂           |
| 香港財務報告準則第9號及香港財務報告準則第7號的修訂本                                            | 引用依賴自然電力的合約            |
| 香港財務報告準則會計準則的修訂本                                                       | 香港財務報告準則會計準則之年度改進—第11卷 |
| 香港財務報告準則第7號、香港財務報告準則第18號、香港會計準則第1號、香港會計準則第8號、香港會計準則第36號及香港會計準則第37號的修訂本 | 有關財務報表不確定性的披露          |

該等經修訂香港財務報告準則會計準則對本集團於本期間或過往期間之業績及財務狀況概無重大影響。本集團於本會計期間並無提早應用任何尚未生效之新訂或經修訂香港財務報告準則會計準則。

以下可能與本集團綜合財務報表相關的新訂香港財務報告準則會計準則及其修訂本已經頒佈，但尚未生效且並無獲本集團提早採納。本集團目前有意於該等變動生效當日應用該等變動。

|                               |                                            |
|-------------------------------|--------------------------------------------|
| 香港財務報告準則第18號                  | 財務報表的呈列及披露 <sup>1</sup>                    |
| 香港財務報告準則第19號及香港財務報告準則第19號的修訂本 | 不具公眾問責的附屬公司：披露 <sup>1</sup>                |
| 香港會計準則第21號的修訂本                | 換算為惡性通貨膨脹呈列貨幣 <sup>1</sup>                 |
| 香港詮釋第5號的修訂本                   | 財務報表的呈列—借款人對包含按要求償還條款之定期貸款之分類 <sup>1</sup> |

<sup>1</sup> 於二零二七年一月一日或之後開始之年度期間生效

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 4. USE OF JUDGEMENTS AND ESTIMATES

In preparing these condensed consolidated interim financial statements, the significant judgements made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the 2025 annual financial statements.

### 5. SEGMENT INFORMATION

The segment information reported externally was analysed on the basis of their goods delivered or provided by the Group's operating divisions which are consistent with the internal information that are regularly reviewed by the executive Directors, the chief operating decision maker, for the purposes of resources allocation and assessment of performance. This is also the basis of organisation in the Group, whereby the management has chosen to organise the Group around different products and services.

Specifically, the Group's operating segments under HKFRS 8 are as follows:

#### (i) Media entertainment platform related products

Trading and manufacturing of media entertainment platform related products, which are mainly used for satellite products equipment.

#### (ii) Other multimedia products

Trading and manufacturing of components of audio and video electronic products such as cable lines.

#### (iii) Satellite TV equipment and antenna products

Trading and manufacturing of satellite TV equipment, antenna and other related electronic products.

### 4. 採用判斷及估計

於編製該等簡明綜合中期財務報表之過程中，管理層於應用本集團會計政策時作出之重大判斷及估計不明朗因素之主要來源與二零二五年度財務報表所應用者相同。

### 5. 分部資料

對外呈報之分部資料按本集團營運部門交付或提供貨品之基準分析，其與由執行董事（主要營運決策者）就資源分配及表現評估定期審閱之內部資料一致。此亦為本集團之組織基準，據此，管理層選擇按不同產品及服務組織本集團。

具體而言，本集團根據香港財務報告準則第8號之經營分部如下：

#### (i) 媒體娛樂平台相關產品

買賣及製造媒體娛樂平台相關產品，主要用於衛星產品設備。

#### (ii) 其他多媒體產品

買賣及製造影音電子產品零件，例如線纜。

#### (iii) 衛星電視設備及天線產品

買賣及製造衛星電視設備、天線及其他相關電子產品。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 5. SEGMENT INFORMATION (Continued)

#### Segment Revenue and Results

The following is an analysis of the Group's revenue and results by reportable and operating segments for the period under review:

Six months ended 30 June 2026

### 5. 分部資料 (續)

#### 分部收益及業績

按可呈報及經營分部分析本集團於回顧期間之收益及業績如下：

截至二零二六年六月三十日止六個月

|                                                                       |                         | Media<br>entertainment<br>platform related<br>products<br>媒體娛樂平台<br>相關產品<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | Other<br>multimedia<br>products<br>其他多媒體<br>產品<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | Satellite TV<br>equipment<br>and antenna<br>products<br>衛星電視設備<br>及天線產品<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | Total<br>總計<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) |
|-----------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>REVENUE</b>                                                        | <b>收益</b>               |                                                                                                                      |                                                                                            |                                                                                                                     |                                                         |
| External sales                                                        | 外部銷售                    | 35,011                                                                                                               | 58,651                                                                                     | 137,572                                                                                                             | 231,234                                                 |
| <b>Timing of revenue recognition</b>                                  | <b>收益確認時間</b>           |                                                                                                                      |                                                                                            |                                                                                                                     |                                                         |
| At a point in time                                                    | 按時間點                    | 35,011                                                                                                               | 58,651                                                                                     | 137,572                                                                                                             | 231,234                                                 |
| <b>RESULTS</b>                                                        | <b>業績</b>               |                                                                                                                      |                                                                                            |                                                                                                                     |                                                         |
| Segment results                                                       | 分部業績                    | 2,776                                                                                                                | 6,734                                                                                      | 3,538                                                                                                               | 13,048                                                  |
| Other income, gains and losses                                        | 其他收入、收益及虧損              |                                                                                                                      |                                                                                            |                                                                                                                     | 27,912                                                  |
| Administrative and other expenses                                     | 行政及其他開支                 |                                                                                                                      |                                                                                            |                                                                                                                     | (61,479)                                                |
| Research and development costs                                        | 研發成本                    |                                                                                                                      |                                                                                            |                                                                                                                     | (5,506)                                                 |
| Provision for expected credit losses<br>on trade receivables          | 應收貿易賬款的預期信貸虧損<br>撥備     |                                                                                                                      |                                                                                            |                                                                                                                     | (2,105)                                                 |
| Reversal of expected credit losses<br>on amount due from an associate | 應收一間聯營公司款項的<br>預期信貸虧損撥回 |                                                                                                                      |                                                                                            |                                                                                                                     | 373                                                     |
| Finance costs                                                         | 融資成本                    |                                                                                                                      |                                                                                            |                                                                                                                     | (10,919)                                                |
| Loss before income tax                                                | 除所得稅前虧損                 |                                                                                                                      |                                                                                            |                                                                                                                     | (38,676)                                                |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 5. SEGMENT INFORMATION (Continued)

#### Segment Revenue and Results (Continued)

Six months ended 30 June 2025

### 5. 分部資料 (續)

#### 分部收益及業績 (續)

截至二零二五年六月三十日止六個月

|                                                                         |                         | Media<br>entertainment<br>platform related<br>products<br>媒體娛樂平台<br>相關產品<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | Other<br>multimedia<br>products<br>其他多媒體<br>產品<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | Satellite TV<br>equipment<br>and antenna<br>products<br>衛星電視設備<br>及天線產品<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | Total<br>總計<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) |
|-------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>REVENUE</b>                                                          | <b>收益</b>               |                                                                                                                      |                                                                                            |                                                                                                                     |                                                         |
| External sales                                                          | 外部銷售                    | 24,098                                                                                                               | 43,413                                                                                     | 157,758                                                                                                             | 225,269                                                 |
| <b>Timing of revenue recognition</b>                                    | <b>收益確認時間</b>           |                                                                                                                      |                                                                                            |                                                                                                                     |                                                         |
| At a point in time                                                      | 按時間點                    | 24,098                                                                                                               | 43,413                                                                                     | 157,758                                                                                                             | 225,269                                                 |
| <b>RESULTS</b>                                                          | <b>業績</b>               |                                                                                                                      |                                                                                            |                                                                                                                     |                                                         |
| Segment results                                                         | 分部業績                    | 5,463                                                                                                                | 6,133                                                                                      | 8,357                                                                                                               | 19,953                                                  |
| Other income, gains and losses                                          | 其他收入、收益及虧損              |                                                                                                                      |                                                                                            |                                                                                                                     | 22,877                                                  |
| Administrative and other expenses                                       | 行政及其他開支                 |                                                                                                                      |                                                                                            |                                                                                                                     | (56,497)                                                |
| Research and development costs                                          | 研發成本                    |                                                                                                                      |                                                                                            |                                                                                                                     | (6,571)                                                 |
| Provision for expected credit losses<br>on trade receivables            | 應收貿易賬款的預期信貸虧損<br>撥備     |                                                                                                                      |                                                                                            |                                                                                                                     | (1,571)                                                 |
| Provision for expected credit losses<br>on amount due from an associate | 應收一間聯營公司款項的<br>預期信貸虧損撥備 |                                                                                                                      |                                                                                            |                                                                                                                     | (720)                                                   |
| Finance costs                                                           | 融資成本                    |                                                                                                                      |                                                                                            |                                                                                                                     | (14,180)                                                |
| Loss before income tax                                                  | 除所得稅前虧損                 |                                                                                                                      |                                                                                            |                                                                                                                     | (36,709)                                                |

Segment results represent the profit earned by each segment without allocation of other income, gains and losses, administrative and other expenses, research and development costs, provision for/(reversal of) expected credit losses and finance costs. This is the measure reported to the chief operating decision maker for the purposes of resources allocation and performance assessment.

分部業績指各分部所賺取之溢利，當中並未分配其他收入、收益及虧損、行政及其他開支、研發成本、預期信貸虧損撥備／（撥回）及融資成本。此乃就資源分配及表現評估向主要營運決策者報告之計量方式。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 6. OTHER INCOME, GAINS AND LOSSES

### 6. 其他收入、收益及虧損

|                                       |               | For six months ended 30 June<br>截至六月三十日止六個月               |                                                           |
|---------------------------------------|---------------|-----------------------------------------------------------|-----------------------------------------------------------|
|                                       |               | 2026<br>二零二六年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 2025<br>二零二五年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) |
| Ancillary service income from tenants | 來自租戶的配套服務收入   | 8,244                                                     | 6,682                                                     |
| Interest income                       | 利息收入          | 1,819                                                     | 1,998                                                     |
| Interest income from an associate     | 來自一間聯營公司的利息收入 | 501                                                       | 499                                                       |
| Rental income                         | 租金收入          | 7,702                                                     | 6,095                                                     |
| Waive of interest payables            | 豁免應付利息        | 10,589                                                    | —                                                         |
| Net foreign exchange loss             | 匯兌虧損淨額        | (12,170)                                                  | (2,914)                                                   |
| Others                                | 其他            | 11,227                                                    | 10,517                                                    |
|                                       |               | 27,912                                                    | 22,877                                                    |

### 7. INCOME TAX EXPENSE

### 7. 所得稅支出

|                                                |              | For six months ended 30 June<br>截至六月三十日止六個月               |                                                           |
|------------------------------------------------|--------------|-----------------------------------------------------------|-----------------------------------------------------------|
|                                                |              | 2026<br>二零二六年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 2025<br>二零二五年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) |
| The tax charge comprises:                      | 稅項開支包括：      |                                                           |                                                           |
| Current tax:                                   | 本期稅項：        |                                                           |                                                           |
| the PRC                                        | 中國           | 2,539                                                     | 94                                                        |
| Jurisdictions other than the PRC and Hong Kong | 中國及香港以外之司法權區 | 2,676                                                     | 43                                                        |
|                                                |              | 5,215                                                     | 137                                                       |
| Under-provision in prior years:                | 過往年度撥備不足：    |                                                           |                                                           |
| the PRC                                        | 中國           | 77                                                        | 103                                                       |
| Deferred taxation                              | 遞延稅項         | (2,742)                                                   | 722                                                       |
|                                                |              | 2,550                                                     | 962                                                       |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 7. INCOME TAX EXPENSE (Continued)

#### (i) the PRC

The applicable PRC enterprise income tax rate of the PRC subsidiaries is 25% in accordance with the relevant income tax law and regulations in the PRC.

#### (ii) Hong Kong

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profits.

No tax is payable on the profit arising in Hong Kong as the entity operating in Hong Kong incurred tax losses for both periods.

#### (iii) United States

The Group's subsidiaries in the US are subjected to United States Federal Income Tax at 21% and States Income Tax at 6%.

#### (iv) Europe

The Group's European subsidiaries are subject to profit tax rates at a range of 25% to 30%.

#### (v) Others

Other subsidiaries operating in other jurisdictions are subject to applicable tax rates in the relevant jurisdictions.

### 7. 所得稅支出 (續)

#### (i) 中國

根據中國有關所得稅法律及法規，中國附屬公司的適用中國企業所得稅稅率為25%。

#### (ii) 香港

香港利得稅按估計應課稅溢利的16.5%計算。

由於在香港經營的實體於兩個期間產生稅項虧損，因此毋須就來自香港的溢利繳納稅項。

#### (iii) 美國

本集團之美國附屬公司須分別按21%及6%之稅率繳納美國聯邦所得稅及州所得稅。

#### (iv) 歐洲

本集團之歐洲附屬公司須按介乎25%至30%之稅率繳納利得稅。

#### (v) 其他

於其他司法權區經營的其他附屬公司須按有關司法權區的適用稅率繳稅。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 8. LOSS FOR THE PERIOD

### 8. 本期間虧損

|                                                                                    |                              | For six months ended 30 June<br>截至六月三十日止六個月               |                                                           |
|------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
|                                                                                    |                              | 2026<br>二零二六年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 2025<br>二零二五年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) |
| Loss for the period has been arrived at after charging/(crediting):                | 達致本期間虧損時已扣除／(計入)：            |                                                           |                                                           |
| Directors' emoluments                                                              | 董事酬金                         | 1,414                                                     | 1,878                                                     |
| Other staff costs                                                                  | 其他員工成本                       | 27,635                                                    | 35,201                                                    |
| Contributions to defined contribution plans, excluding Directors                   | 界定供款計劃供款 (董事除外)              | 575                                                       | 664                                                       |
| Total employee benefit expenses                                                    | 僱員福利開支總額                     | 29,624                                                    | 37,743                                                    |
| Provision for expected credit losses on trade receivables                          | 應收貿易賬款的預期信貸虧損撥備              | 2,105                                                     | 1,571                                                     |
| (Reversal of)/provision for expected credit losses on amount due from an associate | 應收一間聯營公司款項的預期信貸虧損 (撥回)／撥備    | (373)                                                     | 720                                                       |
| Provision for expected credit losses on financial assets                           | 金融資產的預期信貸虧損撥備                | 1,732                                                     | 2,291                                                     |
| Amortisation of intangible assets (Note (i))                                       | 無形資產攤銷 (附註(i))               | 260                                                       | 260                                                       |
| Depreciation of property, plant and equipment (Note (iii))                         | 物業、廠房及設備折舊 (附註(iii))         | 3,128                                                     | 3,456                                                     |
| Depreciation of right-of-use assets (Note (iii))                                   | 使用權資產折舊 (附註(iii))            | 4,014                                                     | 5,511                                                     |
| (Gain)/loss on disposal of property, plant and equipment (Note (ii))               | 出售物業、廠房及設備的 (收益)／虧損 (附註(ii)) | (212)                                                     | 470                                                       |

Notes:

(i) Included in cost of sales

(ii) Included in other income, gains and losses

(iii) Depreciation charges are recognised in the cost of sales of approximately HK\$1,191,000 (six months ended 30 June 2025: approximately HK\$2,605,000), distribution and selling costs of approximately HK\$3,000 (six months ended 30 June 2025: approximately HK\$3,000) and administrative and other expenses of approximately HK\$5,948,000 (six months ended 30 June 2025: approximately HK\$6,359,000) for the six months ended 30 June 2026.

附註：

(i) 包括於銷售成本內

(ii) 包括於其他收入、收益及虧損內

(iii) 截至二零二六年六月三十日止六個月，折舊費用約1,191,000港元 (截至二零二五年六月三十日止六個月：約2,605,000港元) 於銷售成本中確認、約3,000港元 (截至二零二五年六月三十日止六個月：約3,000港元) 於經銷及銷售成本中確認及約5,948,000港元 (截至二零二五年六月三十日止六個月：約6,359,000港元) 於行政及其他開支中確認。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 9. DIVIDENDS

No dividend was paid or declared during the interim period. The Board has resolved not to declare an interim dividend for the period.

### 10. LOSS PER SHARE

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

### 9. 股息

於本中期期間並無派付或宣派股息。董事會已決議不就本期間宣派中期股息。

### 10. 每股虧損

本公司擁有人應佔每股基本及攤薄虧損乃按下列數據計算：

|                                                                                                                                       |                                  | For six months ended 30 June<br>截至六月三十日止六個月 |                                        |
|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------|----------------------------------------|
|                                                                                                                                       |                                  | 2026<br>二零二六年<br>(unaudited)<br>(未經審核)      | 2025<br>二零二五年<br>(unaudited)<br>(未經審核) |
| Loss for the period attributable to owners of the Company for the purposes of calculating basic and diluted loss per share (HK\$'000) | 用於計算每股基本及攤薄虧損之本公司擁有人應佔本期間虧損(千港元) | (22,095)                                    | (40,161)                               |
| <b>Number of shares</b>                                                                                                               | <b>股份數目</b>                      |                                             | (restated)<br>(經重列)                    |
| Weighted average number of ordinary shares at 30 June                                                                                 | 於六月三十日之普通股加權平均數                  | <b>160,342,788</b>                          | 126,977,664                            |

The weighted average number of ordinary shares in issue in the respective periods has been adjusted for the Share Consolidation which became effective on 25 March 2026 and bonus element in the Rights Issue which took place on 11 May 2026.

#### Diluted loss per share

Diluted loss per share per each of the two period ended 30 June 2026 and 2025 respectively are the same as the basic loss per share because there were no dilutive potential ordinary shares during both periods.

相關期間已發行普通股加權平均數已就於二零二六年五月十一日進行的股份合併(於二零二六年三月二十五日生效)及供股中的紅利部分作出調整。

#### 每股攤薄虧損

由於截至二零二六年及二零二五年六月三十日止兩個期間均無潛在攤薄普通股，故兩個期間各期間的每股攤薄虧損與每股基本虧損相同。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 11. MOVEMENTS IN INVESTMENT PROPERTIES, PROPERTY, PLANT AND EQUIPMENT

#### (a) Investment properties

As at 30 June 2026, investment property is pledged to a bank to secure a mortgage loan and general banking facilities granted to the Group of approximately HK\$365,790,000 (31 December 2025: approximately HK\$352,502,000).

#### (b) Property, plant and equipment

During the current period, the Group acquired property, plant and equipment of approximately HK\$2,007,000 (six months ended 30 June 2025: approximately HK\$3,678,000). During the period, the Group disposed of certain property, plant and equipment with carrying amount of HK\$703,000 (six months ended 30 June 2025: HK\$5,028,000) resulting in a gain of approximately HK\$212,000 (six months ended 30 June 2025: loss of approximately HK\$470,000) recognised in profit or loss.

### 11. 投資物業、物業、廠房及設備之變動

#### (a) 投資物業

於二零二六年六月三十日，投資物業已抵押予銀行，作為授予本集團約365,790,000港元（二零二五年十二月三十一日：約352,502,000港元）的抵押貸款及一般銀行信貸的抵押。

#### (b) 物業、廠房及設備

於本期間，本集團購置物業、廠房及設備約2,007,000港元（截至二零二五年六月三十日止六個月：約3,678,000港元）。於期內，本集團出售賬面值為703,000港元（截至二零二五年六月三十日止六個月：5,028,000港元）之若干物業、廠房及設備，因而於損益確認收益約212,000港元（截至二零二五年六月三十日止六個月：虧損約470,000港元）。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 12. LOAN RECEIVABLES

### 12. 應收貸款

|                                                                         |                        | 30 June<br>2026<br>二零二六年<br>六月三十日<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 31 December<br>2025<br>二零二五年<br>十二月三十一日<br>HK\$'000<br>千港元<br>(audited)<br>(經審核) |
|-------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Loans receivables (Note (i))                                            | 應收貸款 (附註(i))           | 12,989                                                                        | 12,989                                                                           |
| Loans and interest receivables due from former subsidiaries (Note (ii)) | 應收前附屬公司的貸款及利息 (附註(ii)) | 1,189,035                                                                     | 1,124,755                                                                        |
|                                                                         |                        | 1,202,024                                                                     | 1,137,744                                                                        |
| Less: allowance for doubtful debts (Note (iii))                         | 減：呆賬撥備 (附註(iii))       | (1,202,024)                                                                   | (1,137,744)                                                                      |
|                                                                         |                        | -                                                                             | -                                                                                |

Notes:

- (i) As at 30 June 2026 and 31 December 2025, the Group had loan receivable amounting to HK\$12,989,000 from a third party. The loan was unsecured and bore interest at 1.2% (31 December 2025: 1.2%) per annum. This loan receivable was fully impaired as at 30 June 2026 and 31 December 2025.
- (ii) During the year ended 31 December 2019, the Group disposed of the entire equity interest in Speed Connection Group Limited (the "Disposal"), and since then, the loan receivables from Speed Connection Group Limited and its subsidiary, MyHD Media FZ LLC ("MyHD") were classified as loan receivables due from former subsidiaries.
- The loan receivables due from former subsidiaries were arising from the disposal of all interests in MyHD and the extension of the existing loans to MyHD. The amounts due were unsecured, interest-bearing at rates ranged from 3 months London inter-bank offered rates ("LIBOR") plus 100 basis point per annum to 10% per annum and were matured on 31 December 2020.

附註：

- (i) 於二零二六年六月三十日及二零二五年十二月三十一日，本集團擁有授予一名第三方的應收貸款12,989,000港元。該貸款為無抵押，按年利率1.2厘（二零二五年十二月三十一日：1.2厘）計息。該應收貸款已於二零二六年六月三十日及二零二五年十二月三十一日全數減值。
- (ii) 於截至二零一九年十二月三十一日止年度，本集團出售於捷聯集團有限公司之全部股本權益（「出售事項」），自此以後，來自捷聯集團有限公司及其附屬公司MyHD Media FZ LLC（「MyHD」）之應收貸款已分類為應收前附屬公司貸款。
- 應收前附屬公司貸款乃產生自出售於MyHD之全部權益，以及將授予MyHD的現有貸款延長。該等逾期金額為無抵押、按三個月倫敦銀行同業拆息（「倫敦銀行同業拆息」）加100個基點至10厘的年利率計息，並已於二零二零年十二月三十一日期到期。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註(續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 12. LOAN RECEIVABLES (Continued)

Notes: (Continued)

(ii) (Continued)

The principal amounts of these loan receivables at the date of the Disposal were US\$71,298,000 (equivalent to approximately HK\$559,182,000), in which amount of US\$9,554,000 (equivalent to approximately HK\$74,931,000) due from Speed Connection Group Limited, bore interest rate at 3 months LIBOR plus 100 basis points per annum; and amount of US\$51,244,000 (equivalent to approximately HK\$401,901,000) and amount of US\$10,500,000 (equivalent to approximately HK\$82,350,000) due from MyHD (the non-wholly owned subsidiary of Speed Connection Group Limited), bore interest rate at 10% per annum and at 3 months LIBOR plus 100 basis points per annum respectively, and the corresponding interest receivables were US\$11,728,000 (equivalent to approximately HK\$91,982,000). These loan receivables and the interest receivables, net of the provision of expected credit losses of approximately HK\$219,103,000 as at the date of the Disposal, amounted to approximately HK\$429,410,000 were recognised as loan receivables upon the Disposal.

In December 2019, management was given to understand that Speed Connection Group Limited and MyHD were in serious financial problem and ceased to operate in late 2019. As such, management considered these loan receivables were credit-impaired and recognised lifetime expected credit losses of the total net carrying amount of these loan receivables of approximately HK\$429,410,000 at 31 December 2019.

The provision of expected credit losses was determined by the management of the Group based on the creditworthiness and the past collection history of the borrowers.

(iii) Allowances for doubtful debts

### 12. 應收貸款(續)

附註：(續)

(ii) (續)

於出售事項日期，該等應收貸款之本金額為71,298,000美元(相當於約559,182,000港元)，其中應收捷聯集團有限公司之9,554,000美元(相當於約74,931,000港元)按三個月倫敦銀行同業拆息加100個基點的年利率計息，而應收MyHD(捷聯集團有限公司之非全資附屬公司)之51,244,000美元(相當於約401,901,000港元)及10,500,000美元(相當於約82,350,000港元)則分別按年利率10厘及三個月倫敦銀行同業拆息加100個基點計息，相應的應收利息為11,728,000美元(相當於約91,982,000港元)。於出售事項日期扣除預期信貸虧損撥備約219,103,000港元後，該等應收貸款及應收利息為約429,410,000港元，已於出售事項後確認為應收貸款。

於二零一九年十二月，管理層知悉捷聯集團有限公司及MyHD面臨嚴重財務問題，並於二零一九年底終止營運。因此，管理層認為該等應收貸款已信貸減值，並就該等應收貸款於二零一九年十二月三十一日之賬面淨值總額約429,410,000港元確認全期預期信貸虧損。

預期信貸虧損撥備由本集團管理層基於借款人之信譽及過往收賬記錄而釐定。

(iii) 呆賬撥備

|                                 |       | 30 June<br>2026<br>二零二六年<br>六月三十日<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 31 December<br>2025<br>二零二五年<br>十二月三十一日<br>HK\$'000<br>千港元<br>(audited)<br>(經審核) |
|---------------------------------|-------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| At the beginning of period/year | 於期／年初 | 1,137,744                                                                     | 1,038,128                                                                        |
| Unwinding of discount           | 貼現回撥  | 55,410                                                                        | 97,174                                                                           |
| Exchange realignment            | 匯兌調整  | 8,870                                                                         | 2,442                                                                            |
| At the end of period/year       | 於期／年末 | 1,202,024                                                                     | 1,137,744                                                                        |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 13. TRADE, BILLS AND OTHER RECEIVABLES

### 13. 應收貿易賬款、應收票據及其他應收款項

|                                          |                      | <b>30 June</b><br><b>2026</b><br><b>二零二六年</b><br><b>六月三十日</b><br><b>HK\$'000</b><br><b>千港元</b><br><b>(unaudited)</b><br><b>(未經審核)</b> | <b>31 December</b><br><b>2025</b><br><b>二零二五年</b><br><b>十二月三十一日</b><br><b>HK\$'000</b><br><b>千港元</b><br><b>(audited)</b><br><b>(經審核)</b> |
|------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Trade and bills receivables              | 應收貿易賬款及應收票據          | <b>58,717</b>                                                                                                                         | 87,729                                                                                                                                   |
| Other receivables                        | 其他應收款項               | <b>87,711</b>                                                                                                                         | 90,417                                                                                                                                   |
| Total trade, bills and other receivables | 應收貿易賬款、應收票據及其他應收款項總額 | <b>146,428</b>                                                                                                                        | 178,146                                                                                                                                  |

Represented by: 按以下方式呈列：

|                    |       | <b>30 June</b><br><b>2026</b><br><b>二零二六年</b><br><b>六月三十日</b><br><b>HK\$'000</b><br><b>千港元</b><br><b>(unaudited)</b><br><b>(未經審核)</b> | <b>31 December</b><br><b>2025</b><br><b>二零二五年</b><br><b>十二月三十一日</b><br><b>HK\$'000</b><br><b>千港元</b><br><b>(audited)</b><br><b>(經審核)</b> |
|--------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Non-current assets | 非流動資產 | <b>164</b>                                                                                                                            | 3,446                                                                                                                                    |
| Current assets     | 流動資產  | <b>146,264</b>                                                                                                                        | 174,700                                                                                                                                  |
|                    |       | <b>146,428</b>                                                                                                                        | 178,146                                                                                                                                  |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 13. TRADE, BILLS AND OTHER RECEIVABLES (Continued)

The Group allows an average credit period of 60 to 120 days to its trade customers. The following is an ageing analysis of trade and bills receivables presented based on the invoice date at the end of the reporting period:

### 13. 應收貿易賬款、應收票據及其他應收款項 (續)

本集團給予其貿易客戶之信貸期平均為60至120日。應收貿易賬款及應收票據於報告期末按發票日期呈列之賬齡分析如下：

|                      |         | <b>30 June</b><br><b>2026</b><br><b>二零二六年</b><br><b>六月三十日</b><br><b>HK\$'000</b><br><b>千港元</b><br><b>(unaudited)</b><br><b>(未經審核)</b> | <b>31 December</b><br><b>2025</b><br><b>二零二五年</b><br><b>十二月三十一日</b><br><b>HK\$'000</b><br><b>千港元</b><br><b>(audited)</b><br><b>(經審核)</b> |
|----------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| 0-30 days            | 0至30日   | <b>55,037</b>                                                                                                                         | 78,332                                                                                                                                   |
| 31-90 days           | 31至90日  | <b>7,217</b>                                                                                                                          | 14,078                                                                                                                                   |
| 91-180 days          | 91至180日 | <b>4,591</b>                                                                                                                          | 2,485                                                                                                                                    |
| More than 180 days   | 超過180日  | <b>86,645</b>                                                                                                                         | 100,592                                                                                                                                  |
|                      |         | <b>153,490</b>                                                                                                                        | 195,487                                                                                                                                  |
| Less: loss allowance | 減：虧損撥備  | <b>(94,773)</b>                                                                                                                       | (107,758)                                                                                                                                |
|                      |         | <b>58,717</b>                                                                                                                         | 87,729                                                                                                                                   |

Based on the Group's assessment, a provision for expected credit losses on trade receivables of HK\$2,105,000 (six months ended 30 June 2025: HK\$1,571,000) was recognised to the statement of profit or loss during the period.

根據本集團的評估，應收貿易賬款的預期信貸虧損撥備2,105,000港元（截至二零二五年六月三十日止六個月：1,571,000港元）已於當期損益表中確認。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 14. AMOUNT DUE FROM/LOAN TO AN ASSOCIATE

### 14. 應收一間聯營公司款項／給予一間聯營公司的貸款

|                                         |             | Notes<br>附註 | 30 June<br>2026<br>二零二六年<br>六月三十日<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 31 December<br>2025<br>二零二五年<br>十二月三十一日<br>HK\$'000<br>千港元<br>(audited)<br>(經審核) |
|-----------------------------------------|-------------|-------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Current assets                          | 流動資產        |             |                                                                               |                                                                                  |
| Loan to an associate                    | 給予一間聯營公司的貸款 | (i)         | 5,330                                                                         | 5,330                                                                            |
| Trade receivables                       | 應收貿易賬款      | (ii)        | 9,382                                                                         | 9,609                                                                            |
| Interest receivable on loan receivables | 應收貸款之應收利息   |             | 1,329                                                                         | 1,213                                                                            |
| Amount due from an associate            | 應收一間聯營公司款項  |             | 10,711                                                                        | 10,822                                                                           |

Notes:

- (i) The loan is unsecured and bears interest at a fixed rate of 4.75% (31 December 2025: 4.75%) per annum. The loan to an associate will mature on 31 December 2026 (2025: 31 December 2025).
- (ii) The amount due from an associate is unsecured and interest-free. The Group allows a credit period of 360 days.

附註：

- (i) 該貸款為無抵押及按固定年利率4.75厘計息（二零二五年十二月三十一日：4.75厘）。給予一間聯營公司的貸款將於二零二六年十二月三十一日（二零二五年：二零二五年十二月三十一日）到期。
- (ii) 應收一間聯營公司的款項乃無抵押及不計息。本集團給予的信貸期為360日。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註(續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 14. AMOUNT DUE FROM/LOAN TO AN ASSOCIATE (Continued)

The following is an ageing analysis of trade receivables due from an associate, presented based on the invoice date, at the end of the reporting period:

|                    |        | <b>30 June</b><br><b>2026</b><br><b>二零二六年</b><br><b>六月三十日</b><br><b>HK\$'000</b><br><b>千港元</b><br><b>(unaudited)</b><br><b>(未經審核)</b> | 31 December<br>2025<br>二零二五年<br>十二月三十一日<br>HK\$'000<br>千港元<br>(audited)<br>(經審核) |
|--------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| More than 360 days | 超過360日 | <b>9,382</b>                                                                                                                          | 9,609                                                                            |

Based on the Group's assessment, the reversal of expected credit losses on trade receivables due from an associate of HK\$373,000 (six months ended 30 June 2025: provision for expected credit losses HK\$720,000) was recognised in the statement of profit or loss during the period.

### 14. 應收一間聯營公司款項／給予一間聯營公司的貸款(續)

應收一間聯營公司的應收貿易賬款於報告期末按發票日期呈列之賬齡分析如下：

根據本集團的評估，於當期損益表確認應收一間聯營公司的應收貿易賬款的預期信貸虧損撥回373,000港元(截至二零二五年六月三十日止六個月：預期信貸虧損撥備720,000港元)。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 15. TRADE, BILLS AND OTHER PAYABLES

### 15. 應付貿易賬款、應付票據及其他應付款項

|                                       |                          | 30 June<br>2026<br>二零二六年<br>六月三十日<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 31 December<br>2025<br>二零二五年<br>十二月三十一日<br>HK\$'000<br>千港元<br>(audited)<br>(經審核) |
|---------------------------------------|--------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Trade payables                        | 應付貿易賬款                   | 186,167                                                                       | 170,150                                                                          |
| Bills payables                        | 應付票據                     | 2,466                                                                         | 426                                                                              |
| Deposits received                     | 已收按金                     | 188,633                                                                       | 170,576                                                                          |
| Other payables and accruals (Note)    | 其他應付款項及應計項目 (附註)         | 71,552                                                                        | 66,430                                                                           |
|                                       |                          | 174,463                                                                       | 128,320                                                                          |
| Total trade, bills and other payables | 應付貿易賬款、應付票據及<br>其他應付款項總額 | 434,648                                                                       | 365,326                                                                          |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 15. TRADE, BILLS AND OTHER PAYABLES (Continued)

The following is an ageing analysis of trade and bills payables, presented based on the invoice date at the end of the reporting periods:

|                    |         | 30 June<br>2026<br>二零二六年<br>六月三十日<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 31 December<br>2025<br>二零二五年<br>十二月三十一日<br>HK\$'000<br>千港元<br>(audited)<br>(經審核) |
|--------------------|---------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 0-30 days          | 0至30日   | 58,779                                                                        | 123,613                                                                          |
| 31-90 days         | 31至90日  | 39,377                                                                        | 7,305                                                                            |
| 91-360 days        | 91至360日 | 42,247                                                                        | 13,888                                                                           |
| More than 360 days | 超過360日  | 48,230                                                                        | 25,770                                                                           |
|                    |         | 188,633                                                                       | 170,576                                                                          |

The average credit period for purchases of goods is 90 days.

Note: For the year ended 31 December 2025, an amount due to a director of HK\$990,000 which was included in other payables. It is unsecured, interest free and repayable on demand.

### 16. PROVISION FOR FINANCIAL GUARANTEE

The Company had pursuant to the guarantee (the "Guarantee") given in favour of MyHD irrevocably guaranteed to pay all financial obligations of MyHD in relation to the third amendment agreement to the content supply agreement (the "Content Supply Agreement") dated 3 October 2016 which was entered into between MyHD and MBC FZ LLC. The Guarantee does not expire and the maximum amount payable by the Company under the Guarantee should not exceed US\$3,500,000 (equivalent to approximately HK\$27,332,000).

### 15. 應付貿易賬款、應付票據及其他應付款項 (續)

應付貿易賬款及應付票據於報告期末按發票日期呈列之賬齡分析如下：

購買貨品的平均信貸期為90日。

附註：截至二零二五年十二月三十一日止年度，其他應付款項包括一筆應付董事款項990,000港元，此款項為無抵押、免息且須按要求償還。

### 16. 財務擔保撥備

本公司已根據就MyHD之利益作出之擔保（「擔保」），不可撤回地保證支付MyHD有關MyHD與MBC FZ LLC所訂立日期為二零一六年十月三日之內容供應協議（「內容供應協議」）第三份修訂協議之所有財務責任。該擔保並無到期日，而本公司根據擔保應付之最高金額不得超過3,500,000美元（相當於約27,332,000港元）。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 16. PROVISION FOR FINANCIAL GUARANTEE (Continued)

The Guarantee does not contain any conditions which need to be fulfilled or any circumstances which must arise before MyHD can enforce the same and demand payment from the Company. Notwithstanding that MyHD failed to observe all its payment obligations under the third amendment agreement to the Content Supply Agreement, since the date of the Guarantee up to the reporting date, the Company has not received any demand for payment from MyHD under the Guarantee.

At 30 June 2026 and 31 December 2025, the Group had recognised the provision for financial guarantee amounting to US\$3,500,000 (equivalent to approximately HK\$27,332,000) in relation to the Guarantee.

### 16. 財務擔保撥備 (續)

擔保並不包含任何須予達成之條件或必須發生之任何情況，以規限MyHD執行擔保及要求本公司付款。儘管MyHD未能遵從於內容供應協議第三份修訂協議下之所有付款責任，惟自擔保日期起直至報告日期止，本公司並無接獲任何由MyHD根據擔保提出之付款要求。

於二零二六年六月三十日及二零二五年十二月三十一日，本集團已就擔保確認為數3,500,000美元(相當於約27,332,000港元)之財務擔保撥備。

### 17. BANK AND OTHER BORROWINGS

### 17. 銀行及其他借貸

|              |      | 30 June<br>2026<br>二零二六年<br>六月三十日<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 31 December<br>2025<br>二零二五年<br>十二月三十一日<br>HK\$'000<br>千港元<br>(audited)<br>(經審核) |
|--------------|------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Bank loans   | 銀行貸款 | 154,942                                                                       | 179,467                                                                          |
| Other loans  | 其他貸款 | 92,625                                                                        | 170,428                                                                          |
|              |      | 247,567                                                                       | 349,895                                                                          |
| Analysed as: | 分析為： |                                                                               |                                                                                  |
| Secured      | 有抵押  | 231,764                                                                       | 320,343                                                                          |
| Unsecured    | 無抵押  | 15,803                                                                        | 29,552                                                                           |
|              |      | 247,567                                                                       | 349,895                                                                          |
| Analysed as: | 分析為： |                                                                               |                                                                                  |
| Current      | 流動   | 122,234                                                                       | 206,185                                                                          |
| Non-current  | 非流動  | 125,333                                                                       | 143,710                                                                          |
|              |      | 247,567                                                                       | 349,895                                                                          |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註(續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 17. BANK AND OTHER BORROWINGS (Continued)

During the period, the Group raised bank and other loans in the amount of approximately HK\$31,640,000 (six months ended 30 June 2025: approximately HK\$36,870,000) and repaid bank and other loans of approximately HK\$141,142,000 (six months ended 30 June 2025: approximately HK\$43,392,000).

The variable rates of bank borrowings carry interests at LIBOR plus a spread. The effective interest rates on borrowings are at range of 1.3% to 12.00% per annum as at 30 June 2026 (30 June 2025: 2.38% to 12.0% per annum).

### 17. 銀行及其他借貸(續)

於期內，本集團新造銀行及其他貸款約31,640,000港元(截至二零二五年六月三十日止六個月：約36,870,000港元)，並償還銀行及其他貸款約141,142,000港元(截至二零二五年六月三十日止六個月：約43,392,000港元)。

銀行借貸之浮動利率根據倫敦銀行同業拆息加若干息差而定。於二零二六年六月三十日，借貸之實際年利率介乎1.3厘至12.0厘(二零二五年六月三十日：年利率介乎2.38厘至12.0厘)。

### 18. SHARE CAPITAL

### 18. 股本

|                                              |                             | Number of<br>shares<br>股份數目 | Amount<br>金額<br>HK\$'000<br>千港元 |
|----------------------------------------------|-----------------------------|-----------------------------|---------------------------------|
| Ordinary shares of HK\$0.10 each             | 每股面值0.10港元的普通股              |                             |                                 |
| Issued and fully paid                        | 已發行及繳足                      |                             |                                 |
| At 31 December 2025 and 1 January 2026       | 於二零二五年十二月三十一日及<br>二零二六年一月一日 | 1,230,403,725               | 123,040                         |
| Capital reorganization (Note (a))            | 股本重組(附註(a))                 | (1,107,363,353)             | (110,736)                       |
| Issue of shares upon rights issue (Note (b)) | 於供股時發行股份(附註(b))             | 122,350,771                 | 12,235                          |
| At 30 June 2026                              | 於二零二六年六月三十日                 | 245,391,143                 | 24,539                          |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 18. SHARE CAPITAL (Continued)

Note:

- (a) The capital reorganisation of the share capital of the Company involving (i) the Share Consolidation, (ii) the Capital Reduction, (iii) the Share Subdivision, (iv) the Share Premium Reduction, and (v) the transfer of all the credit arising from the Capital Reduction and Share Premium Reduction to the contributed surplus account of the Company (the “**Capital Reorganisation**”). Whereby, the Share Consolidation, the Capital Reduction and the Share Premium Reduction on the basis that every ten issued and unissued Existing Shares of a par value of HK\$0.10 each shall be consolidated into one Consolidated Share of a par value of HK\$1.00 each in the share capital of the Company. Immediately after the Share Consolidation and Capital Reduction, the issued share capital of the Company was reduced by (i) rounding down the number of Consolidated Shares in the issued share capital of the Company to the nearest whole number by cancelling any fraction of a Consolidated Share in the issued share capital of the Company; and (ii) cancelling the paid up capital of the Company to the extent of HK\$0.90 on each of the then issued Consolidated Shares such that the par value of each issued Consolidated Share was reduced from HK\$1.00 to HK\$0.10. The credit arising from the Capital Reduction was credited to the contributed surplus account of the Company within the meaning of the Companies Act and then was applied towards offsetting the accumulated losses of the Company as at the effective date of the Capital Reorganisation, thereby reducing the accumulated losses of the Company. The Capital Reorganisation was approved by the Shareholders at the Special General Meeting held on 23 March 2026 and became effective on 25 March 2026.

As a result, the amount of HK\$110,736,335 standing to the credit of the share premium account of the Company was reduced to nil and that the credit arising therefrom was transferred to the contributed surplus account of the Company.

- (b) Upon the Capital Reorganisation becoming effective, according to the Rights Issue Prospectus, the Company proposed to issue 123,040,372 Rights Shares by way of Rights Issue, on the basis of one Rights Shares for every one Share held by the Qualifying Shareholders on the Record Date at the Subscription Price of HK\$0.75 per Rights Share. The adjusted closing price was HK\$0.73 per Adjusted Share (after taking into account the effect of the Capital Reorganisation and based on the closing price of HK\$0.073 per Existing Share as quoted on the Stock Exchange) on the Last Trading Day (i.e. 24 October 2025)

The Rights Issue was completed on 11 May 2026, and an aggregate of 122,350,771 Rights Shares were allotted and issued to the Qualifying Shareholders accordingly, which carried an aggregate nominal value of 12,235,077. The gross proceeds raised from the Rights Issue (before expenses) were approximately HK\$91.8 million and the net proceeds from the Rights Issue after deducting the relevant expenses were approximately HK\$88.9 million. The net price per Rights Share was approximately HK\$0.723. The Company intended to apply the net proceeds from the Rights Issue for partial repayment of outstanding loans of the Company and general working capital of the Group. As at the date of this report, the Company had fully utilised the net proceeds in accordance with the said intention. Details of the results of the Rights Issue are disclosed in the announcement of the Company dated 8 May 2026.

### 18. 股本 (續)

附註：

- (a) 本公司股本的股本重組涉及(i)股份合併；(ii)股本削減；(iii)股份拆細；(iv)股份溢價削減；及(v)將股本削減及股份溢價削減所產生之所有進賬款項轉撥至本公司之實繳盈餘賬（「股本重組」）。其中包括按本公司股本中每十股每股面值0.10港元之已發行及未發行現有股份合併為一股本公司股本中每股面值1.00港元之合併股份之基準進行的股份合併、股本削減及削減股份溢價。緊隨股份合併及股本削減後，本公司之已發行股本已透過以下方式進行削減：(i)註銷本公司已發行股本中任何零碎合併股份，將本公司已發行股本中之合併股份數目向下湊整至最接近整數；及(ii)按每股當時已發行合併股份0.90港元註銷本公司繳足股本，致使每股已發行合併股份之面值由1.00港元削減至0.10港元。因股本削減而產生之進賬額計入本公司之實繳盈餘賬（定義見公司法），其後用於抵銷本公司於股本重組生效日期之累計虧損，從而減少本公司之累計虧損。股本重組經股東於二零二六年三月二十三日舉行的股東特別大會上批准，自二零二六年三月二十五日起生效。

因此，本公司股份溢價賬之進賬金額110,736,335港元被削減至零，而由此產生的進賬額被轉撥至本公司的實繳盈餘賬。

- (b) 於股本重組生效後，根據供股章程，本公司建議以供股方式發行123,040,372股供股股份，基準為於記錄日期每持有一股股份之合資格股東可獲發一股供股股份，認購價為每股供股股份0.75港元。最後交易日（即二零二五年十月二十四日）的經調整收市價為每股經調整股份0.73港元（經計及股本重組的影響，並以在聯交所所報每股現有股份的收市價0.073港元為基準）。

供股已於二零二六年五月十一日完成，合共122,350,771股供股股份已據此配發及發行予合資格股東，該等股份之總面值為12,235,077。供股所得款項總額（扣除開支前）約為91,800,000港元，而經扣除相關開支後之供股所得款項淨額約為88,900,000港元。每股供股股份之淨價約為0.723港元。本公司擬將供股所得款項淨額用作償還本公司部分尚未償還之貸款及本集團之一般營運資金。於本報告日期，本公司已按上述擬定用途悉數動用該等所得款項淨額。供股結果之詳情披露於本公司日期為二零二六年五月八日之公告。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 19. RELATED PARTY TRANSACTIONS

#### (i) Transactions

The Group had the following related party transaction:

| Relationship<br>關係 | Nature of transaction<br>交易性質 | For six months ended 30 June<br>截至六月三十日止六個月               |                                                           |
|--------------------|-------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
|                    |                               | 2026<br>二零二六年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 2025<br>二零二五年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) |
| Associate<br>聯營公司  | Interest income<br>利息收入       | 501                                                       | 499                                                       |

#### (ii) Balances

Details of the Group's balances with related party are set out in the condensed consolidated statement of financial position and in note 14.

### 19. 關聯人士交易

#### (i) 交易

本集團曾進行以下關聯人士交易：

#### (ii) 結餘

本集團與關聯人士之結餘詳情載於簡明綜合財務狀況表及附註14。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 19. RELATED PARTY TRANSACTIONS (Continued)

#### (iii) Compensation of the key management personnel

The remuneration of Directors and other members of key management during the period was as follows:

|                          |       | For six months ended 30 June<br>截至六月三十日止六個月               |                                                           |
|--------------------------|-------|-----------------------------------------------------------|-----------------------------------------------------------|
|                          |       | 2026<br>二零二六年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) | 2025<br>二零二五年<br>HK\$'000<br>千港元<br>(unaudited)<br>(未經審核) |
| Short-term benefits      | 短期福利  | 5,486                                                     | 5,608                                                     |
| Post-employment benefits | 離職後福利 | 102                                                       | 124                                                       |
|                          |       | 5,588                                                     | 5,732                                                     |

In the opinion of the Directors, the remuneration of the Directors and key executives is determined having regard to the performance of individuals and market trends.

### 19. 關聯人士交易 (續)

#### (iii) 主要管理人員之補償

期內董事及主要管理層其他成員之薪酬如下：

董事認為，董事及主要行政人員的薪酬乃經考慮個人表現及市場趨勢後釐定。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註(續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 20. ARBITRATION

On 29 September 2011, the Group entered into a conditional agreement (the “**Agreement**”) with an independent individual third party (the “**Original Shareholder**”) and Technosat Technology JLT FZE (“**Technosat**”, a company incorporated in Dubai, which was wholly owned by the Original Shareholder), to subscribe for 375 new shares in Technosat at a cash consideration of US\$7,500,000 (equivalent to HK\$58,170,000), amounting to 15% of Technosat’s enlarged capital. Technosat is set up to be engaged in operation of digital TV and radio platform, pay TV channel, and sales and supply of TV set top boxes.

As at 30 June 2012, the Group had paid a deposit of US\$2,500,000 (equivalent to HK\$19,467,000) to Technosat to acquire new shares in Technosat which was fully provided for impairment in the prior year. Pursuant to the terms of the Agreement, the Group is required to pay a further sum of US\$5,000,000 in relation to the subscription of this 15% equity interest in Technosat. The subscription has not yet completed up to the date of approval of this report as the conditions precedent of the subscription of new shares in Technosat including the consent and approval by government authority in Dubai have not been fulfilled.

Despite the Group’s repeated requests for information, there has been no satisfactory response from the Original Shareholder or Technosat regarding the current status and the procurement of obtaining government approval from the government authority in Dubai. The Group has engaged legal counsel to act for the Group and started dispute resolution proceedings against the Original Shareholder and Technosat.

On 21 January 2013, the legal counsel of the Original Shareholder and Technosat served a notice on the Group’s legal counsel for a claim on the further payment of US\$5,000,000 in relation to the subscription of 15% equity interest in Technosat.

The Group’s legal counsel has replied on behalf of the Group on 11 February 2013 in response to the claim of the Original Shareholder and Technosat defending the claim as the Directors consider such claim invalid, as the conditions precedent of the subscription of new shares in Technosat had not been fulfilled and constituted a breach of the Agreement.

### 20. 仲裁

於二零一一年九月二十九日，本集團與一名獨立個別第三方（「**原股東**」）及Technosat Technology JLT FZE（「**Technosat**」，一間於杜拜註冊成立之公司，由原股東全資擁有）訂立一份有條件協議（「**該協議**」），以現金代價7,500,000美元（相當於58,170,000港元）認購Technosat 375股新股，即Technosat經擴大股本之15%。Technosat之成立目的為從事營運數字電視及廣播平台、付費電視頻道以及銷售及供應機頂盒。

於二零一二年六月三十日，本集團已向Technosat支付訂金2,500,000美元（相當於19,467,000港元），以收購Technosat的新股，該等訂金已於去年悉數計提減值撥備。根據該協議之條款，本集團須就認購Technosat該15%股本權益進一步支付合共5,000,000美元。由於認購Technosat新股之先決條件（包括取得杜拜政府部門的同意及批准）尚未達成，故認購事項於截至本報告獲批准當日尚未完成。

儘管本集團一再要求原股東或Technosat提供關於徵求杜拜政府部門批准的現況及促使取得有關批准，但對手方未有令人滿意的回應。本集團已委聘法律顧問以代本集團行事，並針對原股東及Technosat展開糾紛調解程序。

於二零一三年一月二十一日，原股東及Technosat的法律顧問向本集團的法律顧問送達一份通知，申索有關認購Technosat該15%股本權益的進一步款項5,000,000美元。

本集團的法律顧問於二零一三年二月十一日代表本集團回覆原股東及Technosat的申索，就申索提出抗辯，原因為董事認為由於認購Technosat新股的先決條件尚未達成，即構成違反該協議，故該項申索屬無效。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 20. ARBITRATION (Continued)

The Group's legal counsel had repeated request on the Original Shareholder and Technosat to commence the next step on mediation, but there were no satisfactory response from the legal counsel of the Original Shareholder and Technosat up to the deadline set by August 2014. At the date of approval of this report, the Group's legal counsel confirmed that there was no update on the arbitration.

### 21. CONTINGENT LIABILITIES

As at the end of the reporting period, the Group had issued guarantees to the bank to secure the mortgage arrangement of property buyers of the redevelopment as disclosed in note 23. The outstanding guarantees to the bank amounted to RMB65,171,000 (equivalent to approximately HK\$75,030,000) as at 30 June 2026 which will be terminated upon satisfaction of the terms stated on the guarantee contracts, including the release by the bank upon delivery of the properties to the property buyers and completion of the relevant mortgage properties registration.

The Directors considered the fair values of these financial guarantee contracts to the property buyers are insignificant at initial recognition and the expected credit loss was insignificant as at the end of the reporting period as the bank has the rights to sell the property and recovers the outstanding loan balance from the sale proceeds of the property buyers upon default payment.

### 22. LITIGATIONS

#### Lawsuit in India

In October 2020, Aggressive Digital Systems Private Ltd. ("AD", a non-wholly owned subsidiary of the Company) received a summons to the National Company Law Tribunal ("NCLT") at Chandigarh in India that was filed by Aggressive Electronics Manufacturing Services Private Limited (a minority shareholder of AD) and Mr. Neeraj Bharara (collectively the "Petitioners") against Top Dragon Development Limited (a wholly owned subsidiary of the Company and the shareholder of AD), AD and certain directors of AD (collectively the "Respondents") alleging that the Respondents made undue acts either of oppression or mismanagement and claiming for losses caused to the Petitioners arising from such undue acts. The last hearing was originally scheduled on 30 April 2026 at NCLT and was further adjourned. The date of next hearing is scheduled on 1 October 2026.

### 20. 仲裁 (續)

本集團的法律顧問已多次覆述向原股東及Technosat提出開展下一步調解程序的要求，惟截至二零一四年八月的既定限期，仍未獲得原股東及Technosat的法律顧問的滿意回覆。於本報告獲批准當日，本集團的法律顧問確認仲裁並無更新。

### 21. 或然負債

於報告期末，本集團已向銀行簽發擔保，以擔保重建（如附註23所披露）的物業買家的抵押安排。於二零二六年六月三十日，向銀行作出之尚未解除擔保金額為人民幣65,171,000元（相當於約75,030,000港元），將於擔保合約所載之條款達成時終止，包括由銀行於物業交付物業買家及有關抵押物業登記完成時解除擔保。

董事認為，該等為物業買家作出財務擔保合約的公平值於首次確認時並不重大，且於報告期末之預期信貸虧損並不重大，原因是銀行有權出售物業，並自出售所得款項收回物業買家違約支付的未償還貸款結餘。

### 22. 訴訟

#### 於印度的訴訟

於二零二零年十月，Aggressive Digital Systems Private Ltd.（「AD」，本公司的非全資附屬公司）接獲由Aggressive Electronics Manufacturing Services Private Limited（AD的少數股東）及Neeraj Bharara先生（統稱「呈請人」）針對Top Dragon Development Limited（本公司的全資附屬公司及AD的股東）、AD及AD的若干董事（統稱「答辯人」）向印度昌迪加爾國家公司法法庭（「國家公司法法庭」）發出的傳票，該傳票指稱答辯人作出了壓迫或管理不善的不當行為，並就該等不當行為對呈請人所造成的損失提出申索。最後一次聆訊原定於二零二六年四月三十日在國家公司法法庭舉行，並進一步延期。下次聆訊的日期訂於二零二六年十月一日。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註(續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 22. LITIGATIONS (Continued)

#### Lawsuit in India (Continued)

After consulting the Company's legal counsel in India and taking into account the possible factors including, but not limited to, the possible amount involved in the case, the Board considered that it is not probable that the Group will incur any material losses resulting from this litigation. Accordingly, no provision was made in the consolidated financial statements of the Group as at 30 June 2026 and 31 December 2025.

### 23. COOPERATION AGREEMENT AND JV AGREEMENT IN RELATION TO REDEVELOPMENT

Reference is made to the announcement of the Company dated 17 August 2021 (the "**17 August Announcement**") in relation to the cooperation agreement (the "**Cooperation Agreement**") dated 26 July 2021 entered into between, among others, the Group and Huasuan, pursuant to which Huasuan and Sandmartin (Zhong Shan) Electronic Co., Ltd.\* (中山聖馬丁電子元件有限公司) ("**ZSS**") (an indirect wholly-owned subsidiary of the Company) (the "**Parties**") would cooperate to upgrade certain blocks of factory buildings and dormitories constructed on the an industrial land situated in Zhongshan, Guangdong Province, the PRC (the "**Land**") owned by ZSS and to redevelop some vacant and undeveloped parts of the Land (the "**Redevelopment**") subject to prior consents and planning approvals from the relevant PRC government authorities.

Please refer to the 17 August Announcement for details of the Cooperation Agreement.

### 22. 訴訟(續)

#### 於印度的訴訟(續)

經諮詢本公司的印度法律顧問，並考慮到案件可能涉及的金額等因素，董事會認為，本集團因該訴訟而產生任何重大損失的可能性不大。因此，本集團並無於二零二六年六月三十日及二零二五年十二月三十一日的綜合財務報表計提任何撥備。

### 23. 有關重建的合作協議及合資協議

茲提述本公司日期為二零二一年八月十七日之公告(「**八月十七日公告**」)，內容有關(其中包括)本集團與華算於二零二一年七月二十六日訂立的合作協議(「**合作協議**」)，據此，華算及中山聖馬丁電子元件有限公司(「**中山聖馬丁**」，本公司之間接全資附屬公司)(「**訂約方**」)將合作升級由中山聖馬丁擁有位於中國廣東省中山市工業用地(「**該土地**」)上之若干幢廠房及宿舍，並重建該土地的部分空置及未發展部分(「**重建**」)，惟須事先獲得中國相關政府部門的同意及規劃批准。

有關合作協議之詳情請參閱八月十七日公告。

\* For identification purpose only

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 23. COOPERATION AGREEMENT AND JV AGREEMENT IN RELATION TO REDEVELOPMENT (Continued)

The Redevelopment is developed under the name of ZSS. To ensure the continued commitment in the Redevelopment, Huasuan would pay to the Group a cooperation fund amounting to RMB60 million as security deposit (the **"Cooperation Fund"**). The Group is contractually allowed to use the Cooperation Fund without any restriction during the Redevelopment, and is liable to return the same amount of cash to Huasuan upon the completion of the Redevelopment. As securities for such Cooperation Fund, the Group pledged to Huasuan (i) 100% of the shareholding interests in ZSS which holds the Land (the **"Equity Pledge"**); and (ii) one of the three pieces of land parcels within the Land (the **"Land Pledge"**). Huasuan shall release both the Equity Pledge and the Land Pledge upon full repayment of the Cooperation Fund by the Group and completion of the Redevelopment and revenue apportionment. If the Redevelopment is unable to proceed, the Cooperation Fund shall be refunded to Huasuan without interest within 10 business days failing which there is a default interest of 8% per annum payable by the Group within three months.

As at the date of this report, Huasuan had paid to the Group the Cooperation Fund in full and the Group had provided the Equity Pledge to Huasuan for security repayment of the Cooperation Fund and also provided the Land Pledge to Huasuan.

References are made to the announcements of the Company dated 19 July 2023 and 10 August 2023 (the **"19 July and 10 August Announcements"**) in relation to the joint venture agreement dated 19 July 2023 (the **"JV Agreement"**) and entered into between the Group and Huasuan, pursuant to which the both have agreed to form the joint venture in the form of an unincorporated joint venture under the name of "Huasuan-Sandmartin Intelligent Manufacturing Park" (華算聖馬丁智造園) (the **"Joint Venture"**) in the PRC for the Redevelopment and for the purpose of governing the cooperation arrangement.

### 23. 有關重建的合作協議及合資協議 (續)

重建以中山聖馬丁名義進行。為確保繼續承擔重建，華算向本集團支付合作金人民幣60,000,000元作為保證金（「**合作金**」）。於重建期間，本集團可依約不受任何限制地使用合作金，且於重建完成後須向華算歸還相同金額之現金。作為該合作金的擔保，本集團向華算抵押(i)中山聖馬丁（持有該土地）的100%股權（「**股權質押**」）；及(ii)該土地內三幅地塊的其中一幅（「**土地抵押**」）。華算將於本集團悉數償還合作金及完成重建及收益分攤後解除股權質押及土地抵押。倘重建無法進行，則合作金將於十個營業日內退還予華算（不計利息），否則本集團須於三個月內支付年利率8%的違約利息。

於本報告日期，華算已向本集團悉數支付合作金，而本集團已向華算提供股權質押作為合作金的償還擔保品，並向華算提供土地抵押。

茲提述本公司日期為二零二三年七月十九日及二零二三年八月十日的公告（「**七月十九日及八月十日公告**」），內容有關本集團與華算於二零二三年七月十九日訂立的合資協議（「**合資協議**」），據此，雙方同意以「華算聖馬丁智造園」名義並以非法團合資企業的形式在中國成立合資企業（「**合資企業**」），以進行重建及規管合作安排。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註(續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 23. COOPERATION AGREEMENT AND JV AGREEMENT IN RELATION TO REDEVELOPMENT (Continued)

The sole purpose and business of the Joint Venture is to redevelop the Land into a landmark precision intelligent manufacturing centre and research and development innovation hub and the properties built thereon shall be for leasing or for sale. The Redevelopment is carried out on the Land. The Group contributes the Land for the Redevelopment and Huasuan is responsible for funding the entire costs for the Redevelopment (save for the Land contributed by ZSS). If required, ZSS as the entity undertaking the Redevelopment would secure the bank loans for solely funding the construction costs of the Redevelopment (the “ZSS Development Loan”). As stipulated in the JV Agreement, Huasuan has the sole responsibility of repaying the ZSS Development Loan, both loan principal and interests. The parties to the JV Agreement would closely monitor the ongoing funding needs of the Redevelopment.

In relation to the allocation of the properties constructed on the Land (the “Allocation”), the Group shall continue to be entitled to certain blocks of buildings constructed on the Land as at the date of the JV Agreement (which comprise for factory buildings) (the “Existing Buildings”), the vacant area and roads covered under the current real estate title certificate issued to the Group. In relation to the new buildings constructed on certain parts of the Land, the Group and Huasuan shall be entitled to 20% and 80% respectively of (i) the total gross floor area of the new buildings; and (ii) the corresponding revenue that is generated from the new buildings. In the event where certain parts of the Existing Buildings are to be demolished and redeveloped under the Redevelopment, the Group shall be entitled to (i) firstly, certain gross floor area of the newly built buildings equivalent to the gross floor area that has been demolished covered under its real estate title certificate; and (ii) secondly, an additional 5% of the remaining total gross floor area of the newly built buildings. After the aforesaid allocations to the Group, Huasuan shall be entitled to all of the entire balance of the gross floor area.

Please refer to the 19 July and 10 August Announcements for details of the JV Agreement and the Joint Venture. The Redevelopment is currently under progress.

### 23. 有關重建的合作協議及合資協議(續)

合資企業的唯一目的和業務為將該土地重建為地標性精密智能製造中心和研發創新中心，所建物業將作租賃或出售用途。重建在該土地上進行。本集團提供該土地進行重建，而華算負責為重建的全部成本提供資金（中山聖馬丁提供的該土地除外）。如有需要，中山聖馬丁作為進行重建的實體將取得銀行貸款，僅用於向重建之建設成本提供資金（「中山聖馬丁開發貸款」）。根據合資協議規定，華算將全權負責償還中山聖馬丁開發貸款，包括貸款本金及利息。合資協議訂約方將密切監控重建的持續資金需求。

關於建於該土地上的物業的分配（「分配」），本集團須繼續擁有於合資協議日期在該土地上建造的若干建築物（包括廠房）（「現有建築物」），以及向本集團出具的現有不動產權證中涵蓋的空置區域及路段。關於建於該土地若干部分的新建樓宇，本集團及華算分別有權獲得(i)新建樓宇總樓面面積；及(ii)新建樓宇產生的相應收入的20%及80%。倘現有建築物的若干部分根據重建遭拆除及重建，本集團有權(i)首先，獲得新建樓宇的若干樓面面積，相當於其不動產權證中所涵蓋的已拆除樓面面積；及(ii)其次，額外獲得新建樓宇的剩餘總樓面面積的5%。向本集團作出上述分配後，華算有權獲得全部剩餘樓面面積。

有關合資協議及合資企業的詳情，請參閱七月十九日及八月十日公告。重建目前正在進行中。

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 簡明綜合財務報表附註 (續)

FOR THE SIX MONTHS ENDED 30 JUNE 2026  
截至二零二六年六月三十日止六個月

### 23. COOPERATION AGREEMENT AND JV AGREEMENT IN RELATION TO REDEVELOPMENT (Continued)

Upon the formation of the Joint Venture, the Group recognised the Joint Venture as a joint operation and account for the assets relating to its interest in a joint operation. During the year ended 31 December 2023, the Group derecognised investment properties under development attributed to Huasuan with carrying amount of HK\$30,756,000, derecognised other payables due to Huasuan of HK\$7,281,000 which the obligation was contractually discharged and recognised a loss arising from the formation of joint operation of HK\$23,475,000. Following the construction of new buildings under the Redevelopment, the Group recognised investment properties under development of HK\$42,539,000, based on the Allocation of the joint operation, as at 31 December 2023.

During the year ended 31 December 2024, the construction of new buildings under the Redevelopment was in progress and as at 31 December 2024, the construction of certain blocks of buildings was completed. As at 31 December 2024, investment properties of HK\$79,957,000 and investment properties under development of HK\$51,533,000 were recognised based on the Allocation of the joint operation, and change in fair value was recognised in profit or loss arising from investment properties under the joint operation amounted to HK\$87,880,000.

During the six months ended 30 June 2025, the Redevelopment was in progress. In the opinion of the Directors, as at 30 June 2025, the stage of completion of the Redevelopment approximated the status as at 31 December 2024 and no change in fair value was recognised in profit or loss for the six months ended 30 June 2025. As at 30 June 2025, the fair value of investment properties recognised under the Redevelopment was RMB121,760,000 (approximately HK\$133,509,000) (31 December 2024: RMB121,760,000 (approximately HK\$131,490,000)).

### 23. 有關重建的合作協議及合資協議 (續)

於合資企業成立時，本集團將合資企業確認為共同經營，並就其於共同經營中的權益相關資產入賬。於截至二零二三年十二月三十一日止年度，本集團取消確認歸屬於華算的發展中投資物業，賬面值為30,756,000港元，取消確認應付華算的其他應付款項7,281,000港元（該義務已依約解除），並確認因成立共同經營而產生的虧損23,475,000港元。在建造重建下的新建樓宇後，於二零二三年十二月三十一日，本集團根據共同經營的分配，確認發展中投資物業42,539,000港元。

截至二零二四年十二月三十一日止年度，重建下的新建樓宇在建造中及於二零二四年十二月三十一日，若干棟樓宇的建造已完成。於二零二四年十二月三十一日，根據共同經營的分配，確認投資物業79,957,000港元及發展中投資物業51,533,000港元，且就共同經營下的投資物業於損益確認公平值變動，金額為87,880,000港元。

截至二零二五年六月三十日止六個月，重建在建設中。董事認為，於二零二五年六月三十日，重建完成階段與二零二四年十二月三十一日的狀態相若及並無於截至二零二五年六月三十日止六個月的損益中確認公平值變動。於二零二五年六月三十日，重建項下已確認投資物業的公平值為人民幣121,760,000元（約133,509,000港元）（二零二四年十二月三十一日：人民幣121,760,000元（約131,490,000港元））。



**SANDMARTIN INTERNATIONAL  
HOLDINGS LIMITED**

**聖馬丁國際控股有限公司 \***

