

Hanfort Development Holdings Limited

漢成發展控股有限公司

(formerly known as Sino Golf Holdings Limited)

(Incorporated in Bermuda with limited liability)

Stock Code: 00361



2026

INTERIM REPORT

HANFORT DEVELOPMENT HOLDINGS LIMITED
INTERIM REPORT 2026

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CORPORATE INFORMATION

BOARD OF DIRECTORS

Executive Director

Mr. LIU Jincheng (*Chairman*)

Non-Executive Director

Mr. SUN Xiongfei

Independent Non-Executive Directors

Mr. CHOI Sum Shing Samson

Ms. JIANG Haiyan

Mr. WU Weifeng

AUDIT COMMITTEE

Mr. CHOI Sum Shing Samson (*Chairman*)

Mr. SUN Xiongfei

Mr. WU Weifeng

REMUNERATION COMMITTEE

Mr. WU Weifeng (*Chairman*)

Mr. LIU Jincheng

Ms. JIANG Haiyan

NOMINATION COMMITTEE

Mr. LIU Jincheng (*Chairman*)

Mr. CHOI Sum Shing Samson

Ms. JIANG Haiyan

COMPANY SECRETARY

Ms. YIM Sau Ping

(appointed on 10 April 2026)

Ms. CHOI Ka Ying

(resigned on 10 April 2026)

AUTHORISED REPRESENTATIVES

Mr. LIU Jincheng

Ms. YIM Sau Ping

(appointed on 10 April 2026)

Ms. CHOI Ka Ying

(resigned on 10 April 2026)

AUDITORS

Grant Thornton Hong Kong Limited

11th Floor, Lee Garden Two

28 Yun Ping Road

Causeway Bay, Hong Kong SAR

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited

DBS Bank (Hong Kong) Limited



CORPORATE INFORMATION

BERMUDA PRINCIPAL SHARE REGISTRAR

Conyers Corporate Services
(Bermuda) Limited

REGISTERED OFFICE AND TRANSFER OFFICE IN BERMUDA

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

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

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

PRINCIPAL PLACE OF BUSINESS

Unit K, 20/F, Kings Wing Plaza 2
1 On Kwan Street
Shek Mun, Shatin, N.T.
Hong Kong

STOCK CODE

00361 (Main Board of The Stock
Exchange of Hong Kong Limited)

WEBSITE

<http://www.hanfort.com>

FINANCIAL HIGHLIGHTS

RESULTS

	For the six months ended 30 June		Changes Increase/ (Decrease)
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)	
Revenue	148,021	88,956	66.4%
— From golf equipment segment	138,192	79,318	74.2%
— From golf bags segment	9,829	9,638	2.0%
Gross profit	39,178	21,561	81.7%
Profit/(Loss) before interest, tax, depreciation and amortisation	14,406	(3,358)	529.0%
Total comprehensive income/(expense) for the period attributable to owners of the Company	5,934	(14,610)	140.6%
	HK cent	HK cent	
Earnings/(Loss) per share			
Basic and diluted	0.05	(0.28)	
Interim dividend per ordinary share	—	—	

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026

INTERIM RESULTS

The board (the “**Board**”) of directors (the “**Director(s)**”) of Hanfort Development Holdings Limited (the “**Company**”) hereby announces the unaudited condensed consolidated interim results and financial position of the Company and its subsidiaries (collectively referred to as the “**Group**”) for the six months ended 30 June 2026 (the “**period**”) which have been reviewed by the Company’s audit committee, together with the comparative figures for the six months ended 30 June 2025 as follows.

		Six months ended 30 June	
	NOTES	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Revenue	4	148,021	88,956
Cost of sales		(108,843)	(67,395)
Gross profit		39,178	21,561
Other operating income	6	2,595	1,340
Selling and distribution expenses		(579)	(26)
Administrative expenses		(35,314)	(31,825)
Finance costs	7	(2,998)	(5,116)
Profit/(Loss) before tax	9	2,882	(14,066)
Income tax expenses	8	—	(544)
Profit/(Loss) for the period		2,882	(14,610)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026

	NOTE	Six months ended 30 June	
		2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Other comprehensive income			
<i>Item that may be reclassified</i>			
<i>subsequently to profit or loss:</i>			
Exchange differences arising on			
translation of financial statements of			
foreign operations		3,052	—
Other comprehensive income			
for the period, net of income tax		3,052	—
Total comprehensive income/(expense)			
for the period		5,934	(14,610)
Profit/(Loss) for the period attributable to:			
— Owners of the Company		2,882	(14,610)
— Non-controlling interests		—	—
		2,882	(14,610)
Total comprehensive income/(expense)			
for the period attributable to:			
— Owners of the Company		5,934	(14,610)
— Non-controlling interests		—	—
		5,934	(14,610)
		HK cent	HK cent
Earnings/(Loss) per share			
— Basic and diluted	11	0.05	(0.28)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	NOTES	30.6.2026 HK\$'000 (Unaudited)	31.12.2025 HK\$'000 (Audited)
Non-current assets			
Property, plant and equipment	12	73,321	74,103
Right-of-use assets	13	156,811	161,462
Goodwill		14,543	14,543
Club debentures		1,322	1,322
Prepayments for the acquisition of property, plant and equipment		553	134
		246,550	251,564
Current assets			
Inventories		45,024	35,164
Trade and other receivables	14	63,292	66,950
Bank balances and cash		72,425	41,956
		180,741	144,070
Current liabilities			
Trade and other payables	15	127,237	116,732
Lease liabilities	13	3,704	4,223
Bank borrowings	16	17,241	–
		148,182	120,955
Net current assets		32,559	23,115
Total assets less current liabilities		279,109	274,679

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	NOTES	30.6.2026 HK\$'000 (Unaudited)	31.12.2025 HK\$'000 (Audited)
Non-current liabilities			
Convertible bond	17	—	—
Lease liabilities	13	358	1,862
		358	1,862
Net assets		278,751	272,817
Capital and reserves			
Share capital	18	58,513	58,513
Reserves		217,508	211,574
Equity attributable to owners of the Company		276,021	270,087
Non-controlling interests		2,730	2,730
Total equity		278,751	272,817

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2026

	Attributable to owners of the Company											
	Share capital	Share premium	Convertible bond equity reserve	Contributed surplus	Assets revaluation reserve	Statutory surplus reserve	Exchange fluctuation reserve	Other reserve	Accumulated losses	Total	Non-controlling interests	Total
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
				(Note (i))		(Note (ii))		(Note (iii))				
At 1 January 2025 (audited)	52,013	399,369	8,333	33,966	-	17	5,665	22,615	(297,096)	224,882	2,730	227,612
Loss and total comprehensive expense for the period	-	-	-	-	-	-	-	-	(14,610)	(14,610)	-	(14,610)
At 30 June 2025 (unaudited)	52,013	399,369	8,333	33,966	-	17	5,665	22,615	(311,706)	210,272	2,730	213,002
At 1 January 2026 (audited)	58,513	469,400	-	33,966	-	17	7,251	22,615	(321,675)	270,087	2,730	272,817
Profit and total comprehensive income for the period	-	-	-	-	-	-	3,052	-	2,882	5,934	-	5,934
At 30 June 2026 (unaudited)	58,513	469,400	-	33,966	-	17	10,303	22,615	(318,793)	276,021	2,730	278,751

Notes:

- (i) The Group's contributed surplus represents (a) the difference between the nominal value of the shares and the share premium account of the subsidiaries acquired over the nominal value of the Company's shares issued in exchange therefor; and (b) the credit arising from the capital reorganisation of the Company, partially offset by the bonus issue, as set out in the circular of the Company dated 14 December 2015.
- (ii) As stipulated by regulations in the People's Republic of China (the "PRC"), certain subsidiaries in the PRC are required to appropriate 10% of their after-tax profit (after offsetting prior year losses) to a statutory surplus reserve fund until the balance of the fund reaches 50% of its registered capital and thereafter any further appropriation is optional. The statutory surplus reserve fund can be utilised to offset prior year losses, or for conversion into registered capital on the condition that the statutory surplus reserve fund shall be maintained at a minimum of 25% of the registered capital after such utilisation.
- (iii) The amount represented the difference between the carrying amount of the liability component of (a) the original convertible bond; and (b) the new convertible bond at the date of significant modification as owners' transaction on 30 December 2020.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Operating activities		
Net cash from/(used in) operating activities	6,245	(9,001)
Investing activities		
Purchase of property, plant and equipment	(361)	(246)
Prepayments for the acquisition of property, plant and equipment	(410)	–
Proceeds from disposal of property, plant and equipment	31	7
Interest received	123	851
Net cash (used in)/from investing activities	(617)	612
Financing activities		
Repayments of bank borrowings	–	(48,936)
New bank borrowings raised	17,241	21,276
Decrease in amount due to a former shareholder of a subsidiary	(11,232)	–
Advance from the former director	20,861	30,580
Interest paid	(317)	(962)
Payment of lease liabilities	(2,085)	(52)
Net cash from financing activities	24,468	1,906
Net increase/(decrease) in cash and cash equivalents	30,096	(6,483)
Cash and cash equivalents at 1 January	41,956	116,008
Effect of foreign exchange rate changes	373	–
Cash and cash equivalents at 30 June, represented by bank balances and cash	72,425	109,525



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

1. GENERAL

The Company was incorporated as an exempted company with limited liability in Bermuda under the Bermuda Companies Act. The shares of the Company are listed on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

The addresses of the registered office and principal place of business of the Company are disclosed in the section “Corporate Information” in this interim report.

The principal activity of the Company is investment holding. The principal activities of the Group are (i) manufacturing and trading of golf equipment, golf bags, other accessories, related components and parts; and (ii) development of integrated resort in the Commonwealth of the Northern Mariana Islands (the “**CNMI**”).

The functional currency of the Company and its subsidiaries incorporated in Hong Kong and the CNMI is United States dollars (“**US\$**”) while the functional currency of the subsidiaries established in the PRC and Vietnam are Renminbi (“**RMB**”) and Vietnamese Dong, respectively. The condensed consolidated financial information is presented in Hong Kong dollars (“**HK\$**”) for the convenience of users of the condensed consolidated financial information as the Company is a listed company in Hong Kong.

2. BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2026 has been prepared in accordance with Hong Kong Accounting Standard (“**HKAS**”) 34 Interim Financial Reporting.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

2. BASIS OF PREPARATION – CONTINUED

The interim condensed consolidated financial information does not include all of the notes normally included in annual consolidated financial statements. Accordingly, this interim condensed consolidated financial information should be read in conjunction with the Company's annual consolidated financial statements for the year ended 31 December 2025, which have been prepared in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants.

The interim condensed consolidated financial information is presented in HK\$ and all values are rounded to the nearest thousand, except when otherwise indicated.

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except for the adoption of the amended standards as set out in Note 3.

3. ADOPTION OF NEW AND AMENDED HKFRS ACCOUNTING STANDARDS

Amended HKFRS Accounting Standards that are effective for annual periods beginning on 1 January 2026

The interim condensed consolidated financial information for the six months ended 30 June 2026 has been prepared in accordance with the accounting policies adopted in the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the following amended HKFRS Accounting Standards which are effective as of 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

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

3. ADOPTION OF NEW AND AMENDED HKFRS ACCOUNTING STANDARDS – CONTINUED

Amended HKFRS Accounting Standards that are effective for annual periods beginning on 1 January 2026 – Continued

The adoption of these amended HKFRS Accounting Standards had no material impact on the results or financial position of the Group for the current or prior periods.

Issued but not yet effective HKFRS Accounting Standards

Certain new and amended HKFRS Accounting Standards as below have been published that are not mandatory for 30 June 2026 reporting period and have not been early adopted by the Group.

	Effective for accounting periods beginning on or after
HKFRS 18 — Presentation and Disclosure in Financial Statements	1 January 2027
Amendments to Hong Kong Interpretation 5 — Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause	1 January 2027
HKFRS 19 — Subsidiaries without Public Accountability: Disclosures and related amendments	1 January 2027

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

3. ADOPTION OF NEW AND AMENDED HKFRS ACCOUNTING STANDARDS – CONTINUED

Issued but not yet effective HKFRS Accounting Standards – Continued

	Effective for accounting periods beginning on or after
Amendments to HKAS 21 “Translation to a Hyperinflationary Presentation Currency”	1 January 2027
HKFRS 20 — Regulatory Assets and Regulatory Liabilities	1 January 2029
Amendments to HKFRS 10 and HKAS 28 — Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be determined

These new and amended HKFRS Accounting Standards and interpretations are not expected to have a material impact on the Group in the current or future reporting periods and on foreseeable future transactions, except that the adoption of HKFRS 18 upon its effective date is expected to have certain pervasive impact on the presentation and disclosures of the Group’s consolidated financial statements.



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

4. REVENUE

Revenue represents revenue arising on sales of goods for the period.

5. SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services and has three (2025: three) reportable and operating segments as follows:

Golf equipment	—	Manufacture and sales of golf equipment, and related components and parts.
Golf bags	—	Trading of golf bags, other accessories, and related components and parts.
Hospitality	—	Development of integrated resort in the CNMI.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

5. SEGMENT INFORMATION – CONTINUED

(a) Segment revenue and results

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

	For the six months ended 30 June							
	Golf equipment		Golf bags		Hospitality		Consolidated	
	2026	2025	2026	2025	2026	2025	2026	2025
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Segment revenue:								
Sales to external customers	138,192	79,318	9,829	9,638	-	-	148,021	88,956
Other operating income	1,288	484	1,184	5	-	-	2,472	489
Total	139,480	79,802	11,013	9,643	-	-	150,493	89,445
Segment results	13,921	763	889	(1,000)	(2,934)	(2,833)	11,876	(3,070)
Interest income							123	851
Unallocated corporate expenses							(6,119)	(6,731)
Finance costs							(2,998)	(5,116)
Profit/(Loss) before tax							2,882	(14,066)

Segment results represent the profit/(loss) from each segment without allocation of interest income, central administration costs, directors' emoluments and finance costs. This is the measure reported to the chief operating decision maker of the Group for the purposes of resource allocation and performance assessment.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

5. SEGMENT INFORMATION – CONTINUED

(b) Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by reportable segments:

	Golf equipment		Golf bags		Hospitality		Consolidated	
	30.6.2026	31.12.2025	30.6.2026	31.12.2025	30.6.2026	31.12.2025	30.6.2026	31.12.2025
	HK\$'000 (Unaudited)	HK\$'000 (Audited)	HK\$'000 (Unaudited)	HK\$'000 (Audited)	HK\$'000 (Unaudited)	HK\$'000 (Audited)	HK\$'000 (Unaudited)	HK\$'000 (Audited)
Segment assets	185,856	181,910	3,624	3,121	146,947	149,856	336,427	334,887
Unallocated corporate assets								
— Goodwill							14,543	14,543
— Club debentures							1,322	1,322
— Bank balances and cash							72,425	41,956
— Others							2,574	2,926
Total assets							427,291	395,634
Segment liabilities	59,750	59,249	994	972	7,515	7,515	68,259	67,736
Unallocated corporate liabilities								
— Amount due to the former director							61,357	40,496
— Bank borrowings							17,241	–
— Amount due to a former shareholder of a subsidiary							–	11,232
— Others							1,683	3,353
Total liabilities							148,540	122,817

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

5. SEGMENT INFORMATION – CONTINUED

(b) Segment assets and liabilities – Continued

For the purposes of monitoring segment performance and allocating resources between segments:

- all assets are allocated to operating segments other than club debentures, bank balances and cash, certain other receivables, certain inventories and plant and equipment for central administrative purposes; and
- all liabilities are allocated to operating segments other than amount due to the former director and amount due to a former shareholder of a subsidiary included in "trade and other payables" (Note 15), bank borrowings and certain other payables.

6. OTHER OPERATING INCOME

	Six months ended 30 June	
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Interest income	123	851
Gain on disposal of property, plant and equipment	31	7
Rental income	260	213
Sale of scrap materials	21	35
Sample income	73	67
Service income	1,097	–
Sundry income	246	167
Exchange gain, net	744	–
	2,595	1,340

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

7. FINANCE COSTS

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Interest expenses on:		
— Amount due to the former director	2,681	1,448
— Convertible bond	—	2,706
— Bank borrowings	202	950
— Lease liabilities	115	12
	2,998	5,116

8. INCOME TAX EXPENSES

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
PRC Enterprise Income Tax		
— Current period	—	544
	—	544

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

8. INCOME TAX EXPENSES – CONTINUED

- (i) No provision for Hong Kong Profits Tax has been made for the six months ended 30 June 2026 and 2025 as there are no assessable profits generated or the estimated assessable profits have been offset by tax losses brought forward from previous years.
- (ii) Under the Law of the PRC on Enterprise Income Tax (the “**EIT Law**”) and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% from 1 January 2008 onwards. No provision for enterprise income tax has been made for the six months ended 30 June 2026 as the taxable profits for the six months ended 30 June 2026 have been offset by tax losses brought forward from previous years.
- (iii) The corporate income tax in the CNMI is calculated at 30% of the estimated profits. No provision for corporate income tax for the subsidiary incorporated in the CNMI has been made as no income has been derived from the CNMI during the six months ended 30 June 2026 and 2025.
- (iv) The standard corporate income tax in Vietnam is calculated at 20% of the estimated profits for the six months ended 30 June 2026. The Vietnam subsidiary is entitled to a two-year exemption for corporate income tax starting from the first year in which the subsidiary generates taxable income followed by a 50% reduction of corporate income tax for the subsequent four years. No provision for corporate income tax has been made for the six months ended 30 June 2026 as the taxable income derived from the Vietnam subsidiary during the six months ended 30 June 2026 was fully exempted from corporate income tax under the first-year exemption.
- (v) The Group is not subject to taxation in other jurisdictions.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

9. PROFIT/(LOSS) BEFORE TAX

Profit/(Loss) before tax for the period has been arrived at after charging/(crediting):

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Amount of inventories recognised as an expense	108,843	67,395
Depreciation of property, plant and equipment	3,559	2,627
Depreciation of right-of-use assets	4,967	2,966
Exchange (gain)/loss, net	(744)	490
Expenses related to short-term leases	1,010	987
Gain on disposal of property, plant and equipment	(31)	(7)

10. DIVIDENDS

No dividends were paid, declared or proposed during the period. The Directors have determined that no dividend will be paid in respect of the period (six months ended 30 June 2025: nil).

11. EARNINGS/(LOSS) PER SHARE

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Profit/(Loss)		
Profit/(Loss) for the period attributable to owners of the Company for the purpose of basic and diluted earnings/(loss) per share	2,882	(14,610)

	Six months ended 30 June	
	2026	2025
	'000	'000
	(Unaudited)	(Unaudited)
Number of shares		
Number of ordinary shares for the purpose of basic and diluted earnings/(loss) per share	5,851,250	5,201,250

For the six months ended 30 June 2025, the computation of diluted loss per share did not assume the conversion of the Company's outstanding convertible bond since its exercise would result in a decrease in loss per share.



NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

12. PROPERTY, PLANT AND EQUIPMENT

During the period, the Group incurred approximately HK\$361,000 (six months ended 30 June 2025: HK\$246,000) on acquisition of property, plant and equipment.

Assets with no net carrying value were disposed of by the Group during the six months ended 30 June 2026 and 2025, resulting in a net gain on disposal of approximately HK\$31,000 (six months ended 30 June 2025: HK\$7,000).

In the opinion of the Directors, the aggregate carrying amount of the Group's leasehold land and buildings at the end of the current interim period that is carried at revalued amount does not differ significantly from their estimated fair value. Consequently, no revaluation surplus or deficit has been recognised in the current interim period.

As at 30 June 2026, the Group's ownership interest in leasehold land and buildings with carrying values of HK\$21,703,000 (31 December 2025: nil) was pledged as security for the bank borrowings granted to the Group as disclosed in note 16.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

13. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES

(i) Right-of-use assets

	30.6.2026 HK\$'000 (Unaudited)	31.12.2025 HK\$'000 (Audited)
Land	152,926	155,763
Buildings	3,885	5,699
	156,811	161,462

Right-of-use assets of approximately HK\$5,991,000 (31 December 2025: HK\$5,926,000) and HK\$146,935,000 (31 December 2025: HK\$149,837,000) represent land use rights in the PRC and the CNMI respectively. At 30 June 2026, the carrying amount of right-of-use assets of approximately HK\$1,018,000 (31 December 2025: nil) was pledged to secure bank borrowings.

Addition to right-of-use assets for the six months ended 30 June 2026 amounted to approximately HK\$519,000 due to a new lease of a building (31 December 2025: nil).

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

13. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES – CONTINUED

(ii) Lease liabilities

	30.6.2026 HK\$'000 (Unaudited)	31.12.2025 HK\$'000 (Audited)
Non-current	358	1,862
Current	3,704	4,223
	4,062	6,085
	30.6.2026 HK\$'000 (Unaudited)	31.12.2025 HK\$'000 (Audited)
Amounts payable under lease liabilities		
Within one year	3,704	4,223
After one year but within two years	128	1,626
After two years but within five years	230	236
	4,062	6,085
Less: Amount due for settlement within 12 months	(3,704)	(4,223)
Amount due for settlement after 12 months	358	1,862

During the period ended 30 June 2026, the Group entered into a new lease of a building and recognised lease liabilities amounted to approximately HK\$519,000 (31 December 2025: nil).

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

13. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES – CONTINUED

(iii) Amounts recognised in profit or loss

	Six months ended 30 June	
	2026	2025
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Depreciation on right-of-use assets		
— Land	3,040	2,905
— Buildings	1,927	61
Total depreciation on right-of-use assets	4,967	2,966
Interest expense on lease liabilities	115	12
Expenses related to short-term leases	1,010	987

(iv) Others

During the period, total cash outflows for leases including expenses related to short-term leases amounted to approximately HK\$3,210,000 (six months ended 30 June 2025: HK\$1,051,000). All lease payments of the Group are fixed.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

14. TRADE AND OTHER RECEIVABLES

	30.6.2026 HK\$'000 (Unaudited)	31.12.2025 HK\$'000 (Audited)
Trade receivables, at amortised cost	45,069	51,820
Deposits and other receivables	11,317	8,916
Prepayments	6,837	6,138
Prepayments to suppliers	69	76
	63,292	66,950

The Group does not hold any collateral over these balances.

- (i) The Group's trading terms with its customers are mainly on credit, except for new customers, where payment in advance is normally required. The credit period is generally between 30 and 60 days (31 December 2025: 30 and 60 days). The Group seeks to maintain strict control over its outstanding receivables and overdue balances are reviewed regularly by senior management.

As at 30 June 2026, the gross amount of trade receivables arising from contracts with customers amounted to approximately HK\$45,069,000 (31 December 2025: HK\$51,820,000).

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

14. TRADE AND OTHER RECEIVABLES – CONTINUED

- (ii) The following is an ageing analysis of the trade receivables of the Group presented based on the invoice date, which approximates the respective revenue recognition date, at the end of the reporting period:

	30.6.2026 HK\$'000 (Unaudited)	31.12.2025 HK\$'000 (Audited)
0 to 30 days	29,897	38,149
31 to 90 days	15,172	13,671
	45,069	51,820

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

15. TRADE AND OTHER PAYABLES

	30.6.2026 HK\$'000 (Unaudited)	31.12.2025 HK\$'000 (Audited)
Trade payables	32,825	31,711
Contract liabilities	322	287
Accruals and other payables	32,733	33,006
Amount due to the former director (<i>Note</i>)	61,357	40,496
Amount due to a former shareholder of a subsidiary	—	11,232
	127,237	116,732

Note: Interest rate of 9.75% (2025: 9.75%) per annum was charged on the amount due to Mr. Chu Chun Man, Augustine ("Mr. Chu"), the former director of the Company, who resigned on 1 January 2024 and continued as a director of certain subsidiaries of the Company for the six months ended 30 June 2026.

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

	30.6.2026 HK\$'000 (Unaudited)	31.12.2025 HK\$'000 (Audited)
0 to 90 days	29,083	27,903
91 to 180 days	1,649	1,829
181 to 365 days	55	12
Over 365 days	2,038	1,967
	32,825	31,711

The average credit period on purchases of goods is from 30 days to 90 days (31 December 2025: 30 days to 90 days). The Group has financial risk management policies in place to ensure that all payables are settled within the credit timeframe.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

16. BANK BORROWINGS

	30.6.2026 HK\$'000 (Unaudited)	31.12.2025 HK\$'000 (Audited)
Secured bank loans, repayable within one year and shown under current liabilities	17,241	—

During the period, the Group raised new bank borrowings of approximately HK\$17,241,000 (year ended 31 December 2025: HK\$22,222,000) to finance its working capital and repaid bank borrowings of nil (year ended 31 December 2025: HK\$80,114,000).

As at 30 June 2026, bank borrowings of approximately HK\$17,241,000 (31 December 2025: nil) are fixed-rate borrowings. The fixed-rate borrowings carry interest at 3.00% (31 December 2025: N/A) per annum.

As at 30 June 2026, the bank borrowings of the Group were secured by (i) ownership interest in leasehold land and buildings of approximately HK\$21,703,000 (31 December 2025: nil) as disclosed in note 12 and (ii) certain right-of-use assets of approximately HK\$1,018,000 (31 December 2025: nil) as disclosed in note 13.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

17. CONVERTIBLE BOND

On 7 November 2016, the Company issued convertible bond with zero coupon rate at aggregate principal amount of HK\$74,100,000 to Wealth Sailor Limited (“**Wealth Sailor**”), the former immediate holding company of the Company, with the maturity date on 7 November 2021. On 30 December 2020, the original convertible bond was renewed and replaced by a new convertible bond (the “**CB**”) with the same terms except that the maturity date and conversion period were extended to 7 November 2026 (the “**Maturity Date**”). The CB was interest free, unsecured and denominated in Hong Kong dollars. The renewal on 30 December 2020 had been considered as significant modification, resulting in the extinguishment of the original convertible bond and the recognition of the CB.

The principal terms of the CB are as follows:

Conversion: The holder of the CB is entitled to convert the CB into ordinary shares of the Company at a conversion price of HK\$0.114 per ordinary share.

The conversion rights are exercisable at any time during the period commencing from the date of issue of the CB up to the Maturity Date.

Redemption: No early redemption option is granted either to the Company or the holder of the CB except for event of default occurred. The CB will only be redeemed by the Company at the Maturity Date.

Subject to the occurrence of an event of default, the CB shall become due and payable on the giving of notice in writing by the bondholder to the Company.

The CB contains two components, which are (i) liability component at amortised cost presented in the condensed consolidated statement of financial position; and (ii) equity component presented in equity under the heading of convertible bond equity reserve.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

17. CONVERTIBLE BOND – CONTINUED

The movements of the liability and equity components of the CB and the reconciliation of Level 3 fair value measurement during the reporting period are set out below:

	Liability component of the CB <i>HK\$'000</i>	Equity component of the CB <i>HK\$'000</i>	Total <i>HK\$'000</i>
At 1 January 2025	63,351	8,333	71,684
Effective interest charge during the period from 1 January 2025 to 16 November 2025	4,847	–	4,847
Conversion of CB on 17 November 2025	(68,198)	(8,333)	(76,531)
At 31 December 2025 and 1 January 2026 (audited)	–	–	–
Effective interest charge for the period	–	–	–
At 30 June 2026 (unaudited)	–	–	–

The effective interest rate of the liability component of the CB is 8.8% per annum.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

17. CONVERTIBLE BOND – CONTINUED

At the date of issuance of the CB, the fair values of the liability component and equity component were valued by an independent qualified valuer. The fair values were estimated by using discounted cash flows and the binomial model. The inputs into the model were respectively as follows:

	30.12.2020
Share price	HK\$0.030
Conversion price	HK\$0.114
Expected volatility	79%
Expected life	5.9 years
Risk-free rate	0.422%
Expected dividend yield	Nil

On 17 November 2025, convertible bond with a carrying amount of liability component amounting to HK\$68,198,000 and equity component amounting to HK\$8,333,000 were converted into 650,000,000 new ordinary shares at a conversion price of HK\$0.114 per share and share premium of HK\$70,031,000.

No CB was converted into ordinary shares of the Company during the period (six months ended 30 June 2025: nil). No redemption, purchase or cancellation by the Company has been made in respect of the CB during the period (six months ended 30 June 2025: nil).

As at 30 June 2026, no principal amount of the CB that remained outstanding (31 December 2025: nil) of which no shares may fall to be issued upon their conversions, subject to anti-dilution adjustments provided in the terms of the CB (31 December 2025: nil). Details of the terms of the original convertible bond and the CB are set out in the Company's circulars dated 30 September 2016 and 9 December 2020.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

18. SHARE CAPITAL

	Number of shares '000	Share capital HK\$'000
Ordinary shares of HK\$0.01 (31 December 2025: HK\$0.01) each		
Authorised		
As at 1 January 2025, 31 December 2025, 1 January 2026 and 30 June 2026	10,000,000	
Issued and fully paid		
As at 1 January 2025	5,201,250	52,013
Conversion of convertible bonds (<i>Note a</i>)	650,000	6,500
As at 31 December 2025, 1 January 2026 and 30 June 2026	5,851,250	58,513

Note:

- (a) On 17 November 2025, the Company allotted and issued 650,000,000 ordinary shares upon a conversion of the convertible bonds, as disclosed in Note 17. Details of the transaction were set out in the Company's circulars dated 23 September 2025, 14 October 2025 and 12 November 2025, respectively.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

19. CAPITAL COMMITMENTS

The Group had the following capital commitments at the end of the reporting period:

	30.6.2026 HK\$'000 (Unaudited)	31.12.2025 <i>HK\$'000</i> (Audited)
Capital expenditure contracted for but not provided in the condensed consolidated financial information in respect of plant and equipment	159	75

20. LITIGATIONS

The Group had no significant contingent liabilities as at 30 June 2026 and 31 December 2025.

21. FAIR VALUE DISCLOSURE

The Directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost as at 30 June 2026 and 31 December 2025 approximate to their fair values due to their short-term maturities and the discounting impact is not significant.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

22. RELATED PARTY TRANSACTIONS

- (a) Save as disclosed elsewhere in the condensed consolidated financial information, the Group entered into the following significant transactions with related parties during the period:

		Six months ended 30 June	
		2026	2025
Notes		HK\$'000	HK\$'000
		(Unaudited)	(Unaudited)
Short-term lease expense paid to Sino Orange (China) Company Limited	(i)	840	840
Interest expense on convertible bond to the former immediate holding company	(ii)	—	2,706
Interest expense on amount due to the former director	(iii)	2,681	1,448

Notes:

- (i) The lease payments made to a related company in which Mr. Chu, the former director of the Company, who resigned on 1 January 2024 and continued as a director of certain subsidiaries of the Company, had a beneficial interest were determined at rates agreed between the Group and the related company. Such lease is accounted for as a short-term lease.
- (ii) It represents the imputed interest expense on convertible bond issued to the former immediate holding company, Wealth Sailor, in accordance with the terms set out in note 17.
- (iii) The interest expense was paid to Mr. Chu, the former director of the Company.
- (b) Save as disclosed elsewhere in the condensed consolidated financial information, the Group has no other material balances with related parties as at 30 June 2026 and 31 December 2025.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

22. RELATED PARTY TRANSACTIONS – CONTINUED

(c) Compensation of key management personnel

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

	Six months ended 30 June	
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Short-term benefits	7,278	6,592
Post-employment benefits	26	36
	7,304	6,628

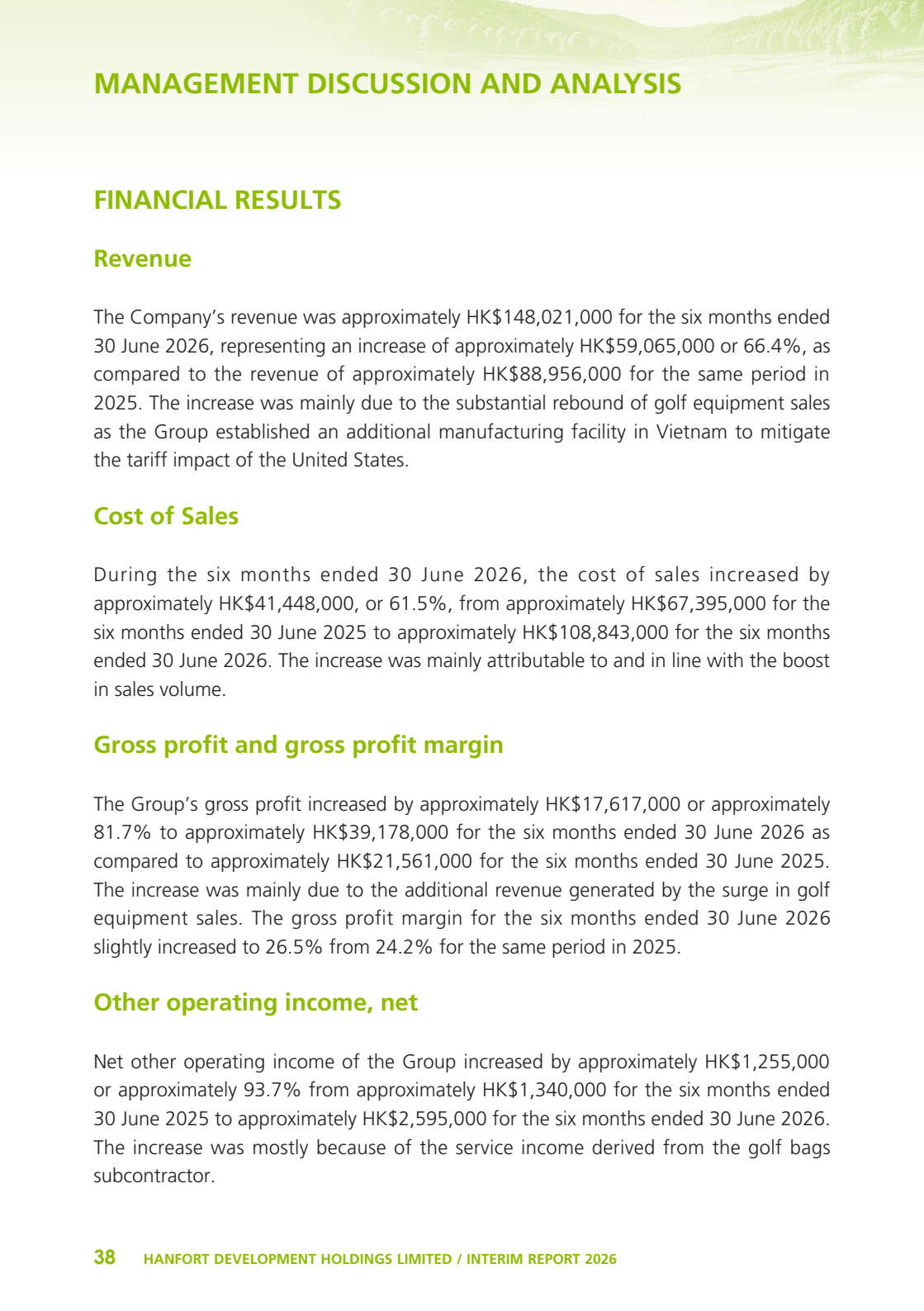
The remuneration of the Directors and key executives is determined with regard to the performance of individuals.

23. EVENT AFTER THE REPORTING PERIOD

No significant event has taken place subsequent to 30 June 2026 and up to the date of this interim report.

24. APPROVAL OF THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL INFORMATION

This unaudited condensed consolidated financial information was approved and authorised for issue by the Board on 31 August 2026.



MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL RESULTS

Revenue

The Company's revenue was approximately HK\$148,021,000 for the six months ended 30 June 2026, representing an increase of approximately HK\$59,065,000 or 66.4%, as compared to the revenue of approximately HK\$88,956,000 for the same period in 2025. The increase was mainly due to the substantial rebound of golf equipment sales as the Group established an additional manufacturing facility in Vietnam to mitigate the tariff impact of the United States.

Cost of Sales

During the six months ended 30 June 2026, the cost of sales increased by approximately HK\$41,448,000, or 61.5%, from approximately HK\$67,395,000 for the six months ended 30 June 2025 to approximately HK\$108,843,000 for the six months ended 30 June 2026. The increase was mainly attributable to and in line with the boost in sales volume.

Gross profit and gross profit margin

The Group's gross profit increased by approximately HK\$17,617,000 or approximately 81.7% to approximately HK\$39,178,000 for the six months ended 30 June 2026 as compared to approximately HK\$21,561,000 for the six months ended 30 June 2025. The increase was mainly due to the additional revenue generated by the surge in golf equipment sales. The gross profit margin for the six months ended 30 June 2026 slightly increased to 26.5% from 24.2% for the same period in 2025.

Other operating income, net

Net other operating income of the Group increased by approximately HK\$1,255,000 or approximately 93.7% from approximately HK\$1,340,000 for the six months ended 30 June 2025 to approximately HK\$2,595,000 for the six months ended 30 June 2026. The increase was mostly because of the service income derived from the golf bags subcontractor.



MANAGEMENT DISCUSSION AND ANALYSIS

Selling and distribution expenses

Selling and distribution expenses increased by approximately HK\$553,000 from approximately HK\$26,000 for the six months ended 30 June 2025 to approximately HK\$579,000 for the six months ended 30 June 2026. The increase was mainly owing to the declaration and handling expenses incurred in Vietnam.

Administrative expenses

Administrative expenses increased by approximately HK\$3,489,000 or approximately 11.0% from approximately HK\$31,825,000 for the six months ended 30 June 2025 to approximately HK\$35,314,000 for the six months ended 30 June 2026. The increase was mainly due to the increase in employee costs.

Finance costs

The Group's finance costs decreased from approximately HK\$5,116,000 for the six months ended 30 June 2025 to approximately HK\$2,998,000 for the six months ended 30 June 2026. The decrease was mainly attributable to the full conversion of the convertible bond in November 2025, resulting in no related interest expenses in the current period.

Income tax expenses

For the six months ended 30 June 2026, there was no income tax expense as compared to an income tax expense of approximately HK\$544,000 for the six months ended 30 June 2025. The reason of no income tax expense for the six months ended 30 June 2026 was mainly due to the exemption from corporate income tax for the Vietnam subsidiary and no assessable profits or the offsetting of taxable profits against the tax losses brought forward from prior year for other subsidiaries of the Company.

MANAGEMENT DISCUSSION AND ANALYSIS

Profit/(Loss) for the period

During the six months ended 30 June 2026, the Group recorded a profit of approximately HK\$2,882,000 as compared to a loss for the six months ended 30 June 2025 of approximately HK\$14,610,000. The turnaround from loss to profit is mainly attributable to the substantial growth in the Group's revenue during the period, resulting in an increase in gross profit of approximately HK\$17,617,000, which was primarily driven by the growth in revenue from golf equipment segment. Basic and diluted earnings per share were both approximately HK0.05 cent for the reporting period (2025: Basic and diluted loss per share of HK0.28 cent).

BUSINESS REVIEW

The high tariff policy of the United States on exports from China has adversely affected the golf business of the Group in 2025. The adverse impact was alleviated in 2026 following the acquisition of a manufacturing facility in Vietnam during the last quarter of 2025 to provide an alternative supply source for customers in the United States. Goods exported to the United States from Vietnam were charged at a lower tariff rate than the exports from China, which helped restore customer confidence and enable the Group to regain orders diverted by customers in the preceding year.

Notwithstanding the tariff barrier and the persistent economic uncertainties, the Group has pursued a strategy of value-added collaborations to secure a stable and long-term relationship with customers. Through active marketing initiatives, the golf revenue of the Group rebounded significantly during the six months ended 30 June 2026. On the other hand, no revenue was generated by the hospitality segment during the period because of the deferral of the development of the hospitality business until the external restrictive factors in the Commonwealth of the CNMI are resolved. The Group is committed to pursuing rationalization measures to effectively streamline the operations and attain cost optimization. To substantiate the long-term development, the Board is devoted to exploring more and different potential development opportunities to expand and diversify the business of the Group.



MANAGEMENT DISCUSSION AND ANALYSIS

Golf Equipment Business

The golf equipment business has been the main operating segment of the Group throughout these years. It generated approximately 93.4% of the Group's revenue for the six months ended 30 June 2026 (2025: 89.2%). Driven by regaining orders amidst the tariff challenge, the segment revenue surged by 74.2% to approximately HK\$138,192,000 for the period (2025: HK\$79,318,000).

During the period, sales of golf equipment to the largest segmental customer increased by 51.9% to approximately HK\$99,822,000 (2025: HK\$65,725,000), representing approximately 72.2% (2025: 82.9%) of the segment revenue or approximately 67.4% (2025: 73.9%) of the Group's revenue for the period, respectively. Sales to other key segmental customers achieved remarkable rebound generally. Revenue generated from the top five segmental customers rose by 75.0% to approximately HK\$136,571,000 (2025: HK\$78,050,000), representing approximately 98.8% (2025: 98.4%) of the segment revenue or approximately 92.3% (2025: 87.7%) of the Group's revenue for the period, respectively. The Group has successfully boosted the golf equipment sales from last year's depression mainly due to our capability to address and resolve major concerns of the customers.

To effectively control and optimize the manufacturing costs, the Group persistently reinforced the rationalization measures for the operations of the manufacturing facilities in China and in Vietnam to enhance the production efficiency and the output volume. The manufacturing process was scrutinized and improved through the adoption of more advanced equipment to lower the re-work and wastage rates which helped reduce the manufacturing costs. The supply chain was assessed and kept upgraded by introducing alternative supply sources which offered more competitive pricing with assured product quality. The Group maintained the policy to provide performance incentives to motivate the production workforce for achieving outputs in excess of the pre-set targets. The manufacturing facilities in China and Vietnam carried out periodic and ad hoc review to timely regulate the headcount of workers in commensurate with the movements in order volume. Supported by the proactive management, the golf equipment segment managed to achieve substantial improvement in performance albeit the tariff influence.



MANAGEMENT DISCUSSION AND ANALYSIS

Benefiting from the strong rebound in sales volume, the golf equipment segment recorded a substantial increase in segment profit to approximately HK\$13,921,000 for the six months ended 30 June 2026 (2025: HK\$763,000). Having regard to the order book status and the diminished tariff impact, it is expected that the golf equipment segment will continue to boost given the additional contribution from the manufacturing facility in Vietnam. The Group has adopted a prudent view with confidence on the prospect of the golf equipment business in the second half year of 2026.

Golf Bags Business

The golf bags business remains a small operating segment of the Group engaging in trading of golf bags and accessories. Subsequent to the cessation of the manufacturing operations, the production of golf bags has been subcontracted to external factories whereas the golf bags segment assumes a supporting role to provide back-up services to subcontractors relating to customer liaisons, production related affairs and delivery arrangements.

The revenue of the golf bags segment for the six months ended 30 June 2026 comprised the sales of golf bags and accessories which increased slightly by 2.0% to approximately HK\$9,829,000 (2025: HK\$9,638,000), representing approximately 6.6% of the Group's revenue for the period (2025: 10.8%).

The segment revenue for the period consisted of golf bags sales of approximately HK\$7,718,000 (2025: HK\$8,268,000) and accessories sales mainly sports bags of approximately HK\$2,111,000 (2025: HK\$1,370,000), accounting for approximately 78.5% (2025: 85.8%) and 21.5% (2025: 14.2%) of the segment revenue, respectively.



MANAGEMENT DISCUSSION AND ANALYSIS

Sales to the largest segmental customer amounted to approximately HK\$7,624,000 during the period (2025: HK\$7,633,000), representing approximately 77.6% (2025: 79.2%) of the segment revenue or approximately 5.2% (2025: 8.6%) of the Group's revenue for the period, respectively. Sales to other segmental customers demonstrated both increase and decrease depending on customers' procurement practice. Revenue generated from the top five segmental customers increased by 2.0% to approximately HK\$9,829,000 (2025: HK\$9,638,000), representing 100.0% (2025: 100.0%) of the segment revenue or approximately 6.6% (2025: 10.8%) of the Group's revenue for the period, respectively. The golf bags segment pursued to continually streamline the operations to optimize costs and give additional contribution.

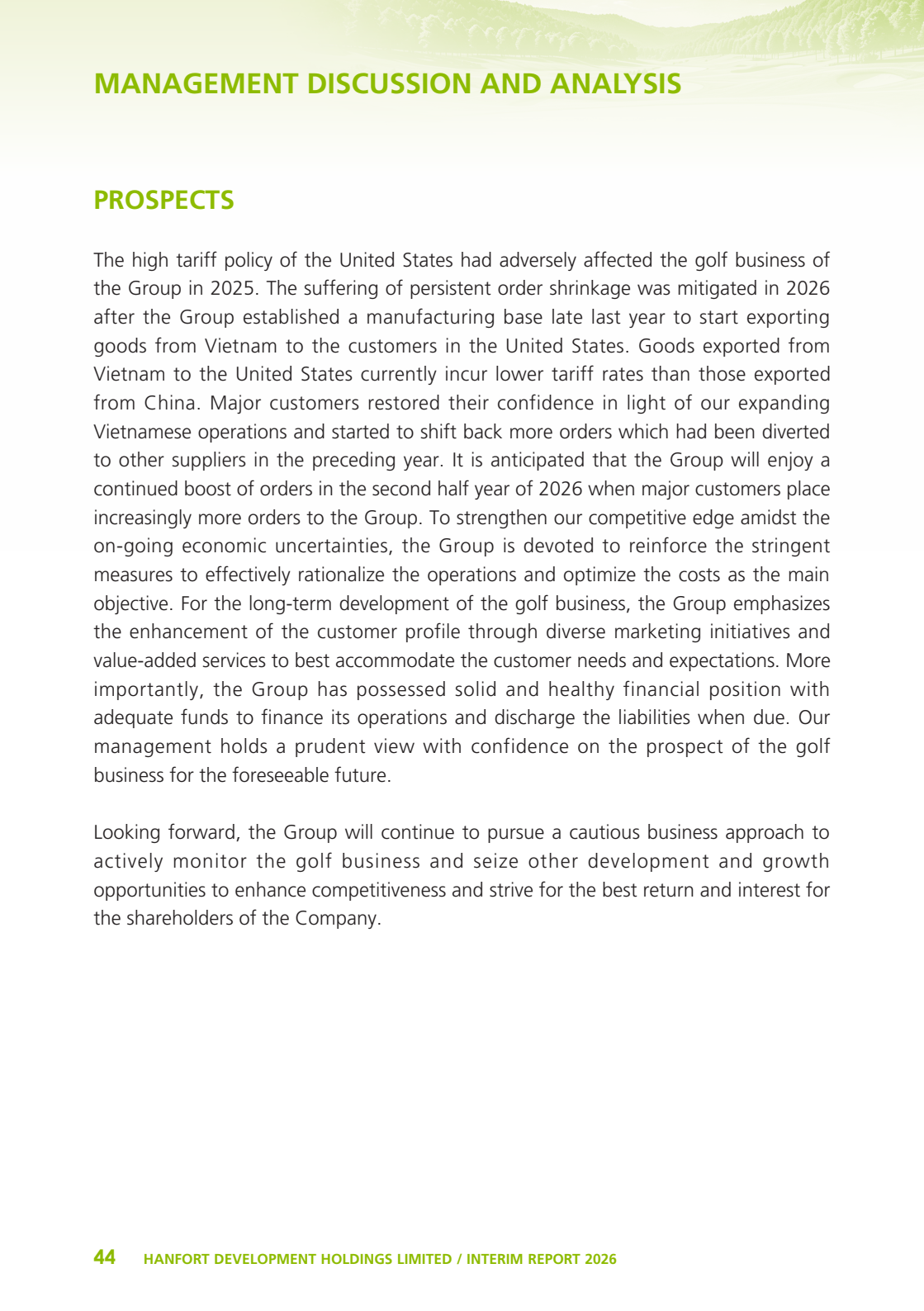
Supported by the improved operations, the golf bags segment recorded a segment profit of approximately HK\$889,000 for the six months ended 30 June 2026 (2025: loss of approximately HK\$1,000,000). Taking into account the order book status and the unfavorable market sentiment, it is anticipated that the golf bags segment will operate under intense competition with great pressure. The Group has adopted a cautious view on the prospect of the golf bags business in the second half year of 2026.

Hospitality Business

The Board has been exploring appropriate diversified business opportunities and investments to expand the revenue sources and enhance the long-term growth potential of the Group. It provides the Group with opportunities to participate in the hospitality segment of the CNMI and benefit from the development of the tourism and golf related industries in the CNMI.

Due to the sustained decline in population and tourism resulting from the combined effects of severe typhoons and the pandemic in recent years, as well as the diminishing workforce resulting from tightening work visa policies in the CNMI, the development will be postponed until the relevant external constraints have eased or been resolved.

During the current period ended, no revenue was generated from the hospitality business (2025: nil).



MANAGEMENT DISCUSSION AND ANALYSIS

PROSPECTS

The high tariff policy of the United States had adversely affected the golf business of the Group in 2025. The suffering of persistent order shrinkage was mitigated in 2026 after the Group established a manufacturing base late last year to start exporting goods from Vietnam to the customers in the United States. Goods exported from Vietnam to the United States currently incur lower tariff rates than those exported from China. Major customers restored their confidence in light of our expanding Vietnamese operations and started to shift back more orders which had been diverted to other suppliers in the preceding year. It is anticipated that the Group will enjoy a continued boost of orders in the second half year of 2026 when major customers place increasingly more orders to the Group. To strengthen our competitive edge amidst the on-going economic uncertainties, the Group is devoted to reinforce the stringent measures to effectively rationalize the operations and optimize the costs as the main objective. For the long-term development of the golf business, the Group emphasizes the enhancement of the customer profile through diverse marketing initiatives and value-added services to best accommodate the customer needs and expectations. More importantly, the Group has possessed solid and healthy financial position with adequate funds to finance its operations and discharge the liabilities when due. Our management holds a prudent view with confidence on the prospect of the golf business for the foreseeable future.

Looking forward, the Group will continue to pursue a cautious business approach to actively monitor the golf business and seize other development and growth opportunities to enhance competitiveness and strive for the best return and interest for the shareholders of the Company.



MANAGEMENT DISCUSSION AND ANALYSIS

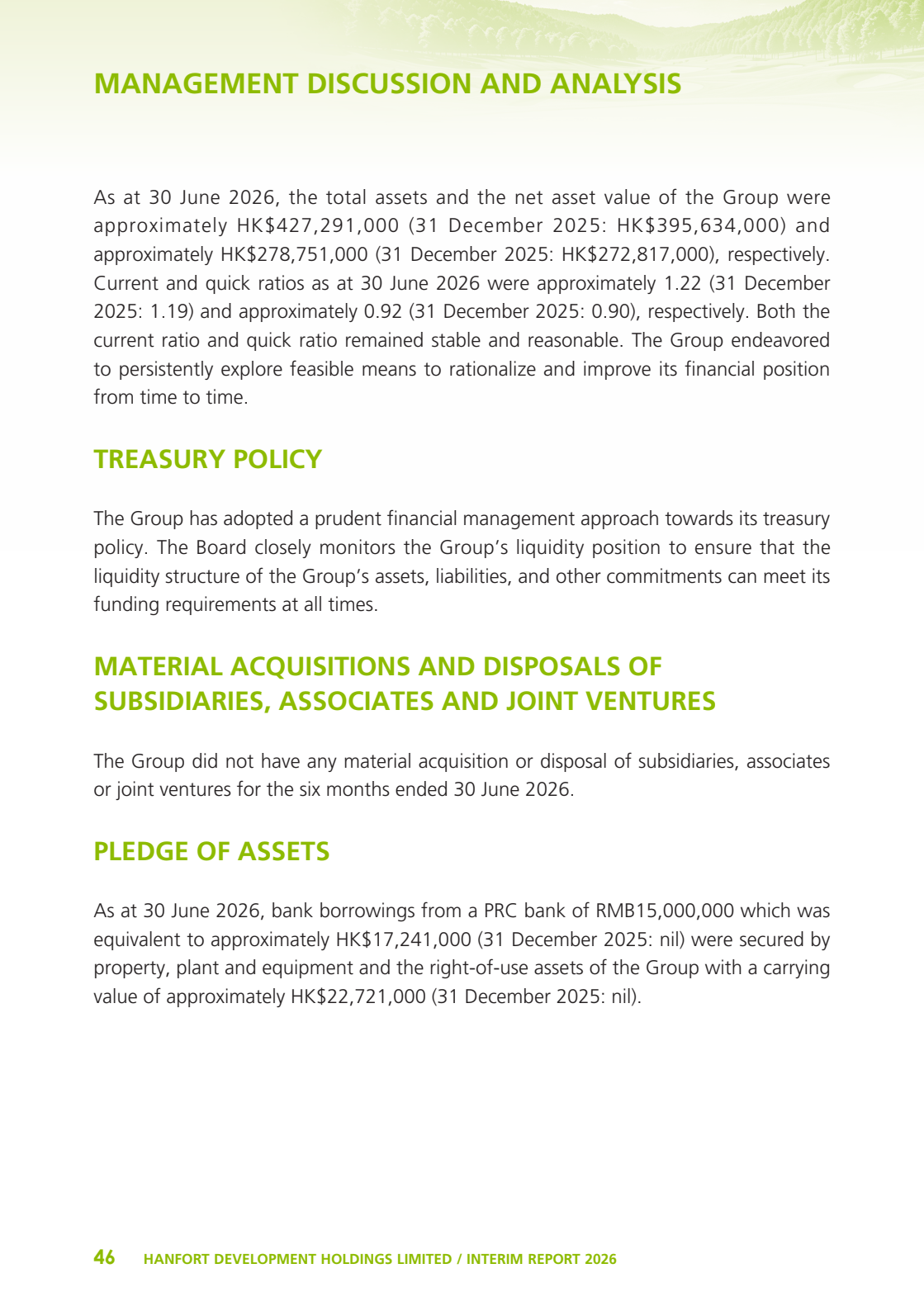
DIVIDEND

The Board resolved not to recommend the payment of any dividend for the six months ended 30 June 2026 (2025: nil).

FINANCIAL RESOURCES, LIQUIDITY AND GEARING

The Group satisfied its working capital and other funding requirements mainly through cash generated from the operations, bank borrowings and advances from a former director who resigned on 1 January 2024 and continued as a director of certain subsidiaries. As at 30 June 2026, bank balances and cash, which were mostly denominated in United States dollars, Hong Kong dollars, Renminbi and Vietnamese dong, amounted to approximately HK\$72,425,000 (31 December 2025: HK\$41,956,000). As at 30 June 2026, interest-bearing borrowings of the Group comprising bank borrowings amounted to approximately HK\$17,241,000 (31 December 2025: nil), which was fixed rate borrowings in the currency of RMB15,000,000 (31 December 2025: nil) and repayable within one year and carried interest at 3.0% per annum (31 December 2025: N/A). Amount due to a former director of approximately HK\$61,357,000 as at 30 June 2026 (31 December 2025: HK\$40,496,000) was unsecured, carrying interest at 9.75% (31 December 2025: 9.75%) per annum and repayable on demand.

As at 30 June 2026, the gearing ratio, defined as bank borrowings, and amount due to a former director less bank balances and cash of approximately HK\$6,173,000 divided by the total equity of approximately HK\$278,751,000 was approximately 2.2%. The preceding comparative figure for the gearing ratio was not applicable as it was a net bank balance and cash position of approximately HK\$1,460,000 as at 31 December 2025.



MANAGEMENT DISCUSSION AND ANALYSIS

As at 30 June 2026, the total assets and the net asset value of the Group were approximately HK\$427,291,000 (31 December 2025: HK\$395,634,000) and approximately HK\$278,751,000 (31 December 2025: HK\$272,817,000), respectively. Current and quick ratios as at 30 June 2026 were approximately 1.22 (31 December 2025: 1.19) and approximately 0.92 (31 December 2025: 0.90), respectively. Both the current ratio and quick ratio remained stable and reasonable. The Group endeavored to persistently explore feasible means to rationalize and improve its financial position from time to time.

TREASURY POLICY

The Group has adopted a prudent financial management approach towards its treasury policy. The Board closely monitors the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities, and other commitments can meet its funding requirements at all times.

MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

The Group did not have any material acquisition or disposal of subsidiaries, associates or joint ventures for the six months ended 30 June 2026.

PLEDGE OF ASSETS

As at 30 June 2026, bank borrowings from a PRC bank of RMB15,000,000 which was equivalent to approximately HK\$17,241,000 (31 December 2025: nil) were secured by property, plant and equipment and the right-of-use assets of the Group with a carrying value of approximately HK\$22,721,000 (31 December 2025: nil).



MANAGEMENT DISCUSSION AND ANALYSIS

EXPOSURE TO FLUCTUATIONS IN EXCHANGE RATES

The Group is exposed to foreign currency risk primarily through sales and purchases that are denominated in a currency other than the functional currency of operations to which they relate. The currencies giving rise to this risk are RMB and Vietnamese dong. The Group is exposed to foreign currency risk due to the exchange rate fluctuation of RMB and Vietnamese dong against Hong Kong dollars and United States dollars. The Group had not entered into any derivative contracts to hedge against the risk for the six months ended 30 June 2026. The Group will review and monitor its currency exposure from time to time and when appropriate hedge its currency risk.

CONTINGENT LIABILITIES

The Group had no significant contingent liabilities as at 30 June 2026.

EVENT AFTER THE REPORTING PERIOD

No significant event has taken place subsequent to 30 June 2026 and up to the date of this interim report.

CAPITAL COMMITMENTS

As at 30 June 2026, the Group had capital commitments, which are contracted but not provided in the condensed consolidated financial information, in respect of plant and equipment amounting to approximately HK\$159,000 (31 December 2025: HK\$75,000).

MANAGEMENT DISCUSSION AND ANALYSIS

TRANSACTION IN RELATION TO LEASE AGREEMENT IN VIETNAM

On 13 March 2026, Hio Pro (Vietnam) Sporting Goods Company Limited (the “**Lessee**”), an indirect wholly-owned subsidiary of the Company, entered into an agreement (the “**Agreement**”) with Huashuo Vietnam Joint Stock Company (the “**Landlord**”), pursuant to which the Landlord agreed to lease to the Lessee the premises located at Lot CN12, Nam Cau Kien Industrial Park, Thien Huong Ward, Hai Phong City, Vietnam (the “**Premises**”), with a total rental area temporarily estimated at 10,244 m² consisting of two separate single-story factory buildings under construction (each including office space), for a fixed term of 12 years (the “**Term**”) commencing from the date of handover of the Premises (the “**Handover Date**”), which shall be no later than 31 October 2026.

The Premises will be rented as factories for the manufacturing of sports and athletic equipment (specifically, golf-related products) and for carrying out other business and production activities in accordance with the business needs. The Lessee and the Landlord will enter into a formal lease agreement (the “**Second Agreement**”) on or before 31 October 2026 subject to the satisfaction of certain conditions precedent, including the Landlord having completed the construction of the Premises and obtained the relevant permits and approvals. The total rent payable by the Lessee to the Landlord for the Term is estimated to be approximately US\$7,229,703 (equivalent to approximately HK\$56,392,000). In accordance with HKFRS 16, the Group will recognise right-of-use assets upon the handover of the Premises, the unaudited value of which is approximately US\$5,558,877 (equivalent to approximately HK\$43,360,000).

As at the date of this report, the transaction contemplated under the Agreement remains pending for the satisfaction of the conditions precedent prior to closing.



MANAGEMENT DISCUSSION AND ANALYSIS

SIGNIFICANT INVESTMENTS HELD, MATERIAL ACQUISITIONS OR DISPOSALS OF SUBSIDIARIES AND AFFILIATED COMPANIES, AND PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

There were no significant investments held, material acquisitions or disposals of subsidiaries and affiliated companies during the six months ended 30 June 2026. Save as disclosed herein, there was no other plan for material investments or capital assets as at 30 June 2026.

EMPLOYEES AND REMUNERATION POLICIES

As at 30 June 2026, the Group had approximately 950 employees (31 December 2025: 840 employees) located mainly in Hong Kong, Vietnam and the PRC. It is the Group's strategy to maintain a harmonious relationship with its employees through provision of competitive remuneration packages and career development opportunities. The employees are remunerated based on their duties, experience and performance as well as market practices. The remuneration packages are reviewed annually to assure fairness and appropriateness and discretionary bonuses may be awarded to employees based on individual performance.

CHANGE OF COMPANY NAME, STOCK SHORT NAME AND COMPANY WEBSITE

Following the passing of the special resolution in relation to the proposed change of Company name by the shareholders of the Company at the special general meeting held on 13 January 2026, the English name of the Company has been changed from "SINO GOLF HOLDINGS LIMITED" to "Hanfort Development Holdings Limited", and the Chinese name "漢成發展控股有限公司" has been adopted as the secondary name in Chinese to replace the former Chinese name "順龍控股有限公司" (the "**Change of Company Name**"), both with effect from 16 January 2026 pursuant to the certificate of change of name and the certificate of secondary name issued by the Registrar of Companies in Bermuda on 20 January 2026.



MANAGEMENT DISCUSSION AND ANALYSIS

Following the Change of Company Name, the stock short name of the shares of the Company for trading on the Stock Exchange was changed from “SINO GOLF HOLD” to “HANFORT DEV H” in English and from “順龍控股” to “漢成發展控股” in Chinese with effect from 9:00 a.m. on 11 February 2026. The stock code of the Company on the Stock Exchange remains unchanged as “00361”.

The Company’s website was changed from “www.sinogolf.com” to “www.hanfort.com” with effect from 5 February 2026.

CONSTITUTIONAL DOCUMENTS

On 21 May 2026, the Board proposed to amend the existing bye-laws of the Company (the “**Second Amended and Restated Bye-laws**”) and adopt the third amended and restated bye-laws of the Company (the “**Third Amended and Restated Bye-laws**”), which incorporate and consolidate all the proposed amendments to the Second Amended and Restated Bye-Laws (the “**Proposed Amendments**”), in order to, among others, (i) allow holding repurchased shares of the Company in treasury instead of mandatory cancellation, and to cancel, sell or transfer treasury shares; (ii) clarify electronic voting arrangements at general meetings; (iii) reflect the uncertificated securities market regime according to the Information Paper on Rule Amendments to Implement an Uncertificated Securities Market and “Issuer Platform” published by the Stock Exchange of Hong Kong Limited in May 2025; and (iv) make certain other housekeeping amendments.

The Proposed Amendments and the proposed adoption of the Third Amended and Restated Bye-laws were approved by way of special resolution at the annual general meeting of the Company held on 25 June 2026. For details, please refer to the Company’s announcements dated 21 May 2026, 25 June 2026 and the Company’s circular dated 28 May 2026.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

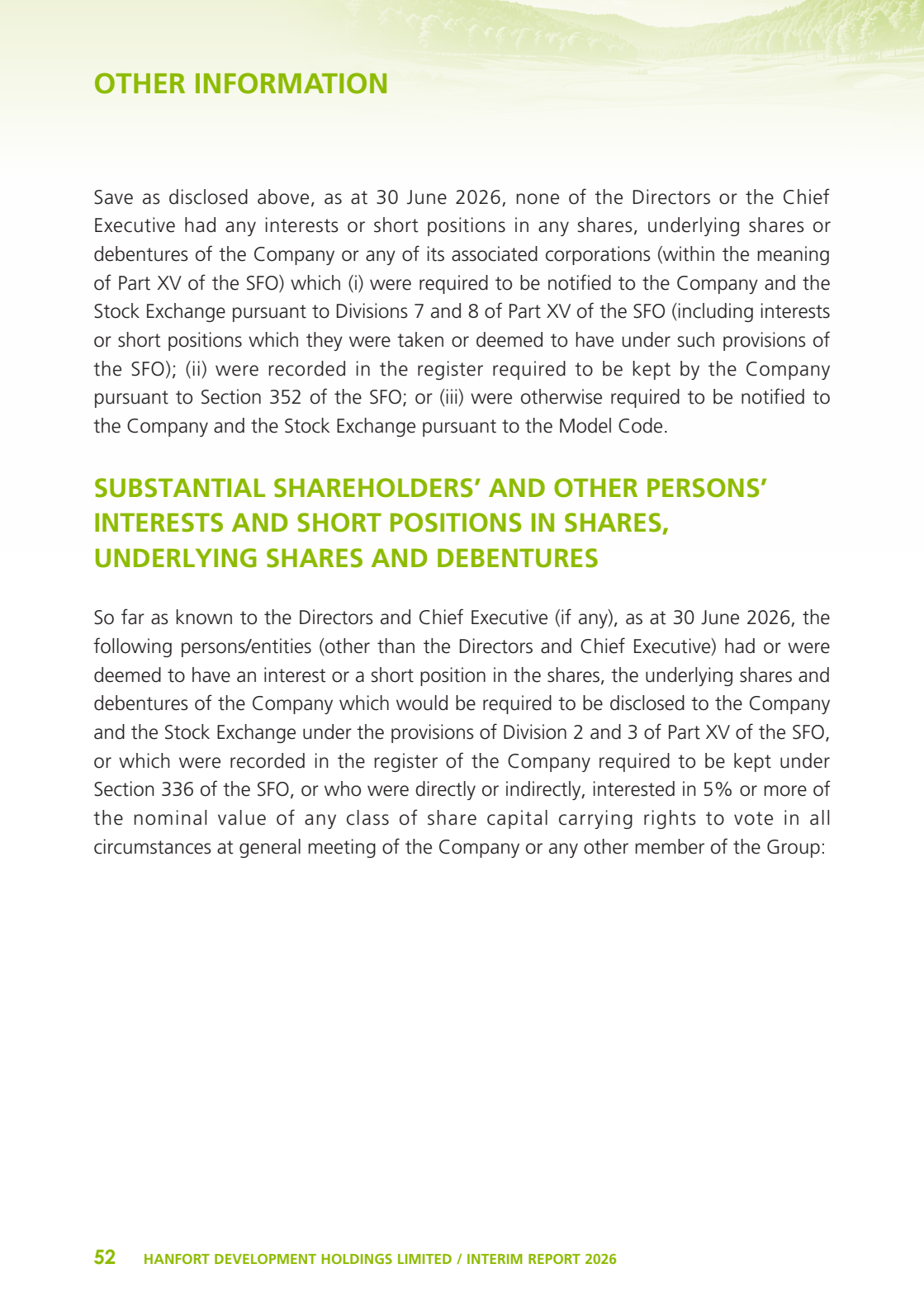
As at 30 June 2026, the interests and short positions of each of the Directors and the chief executive of the Company (the "**Chief Executive**") (if any) in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "**SFO**") which (i) were required 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); (ii) were recorded in the register required to be kept by the Company pursuant to section 352 of the SFO; or (iii) were otherwise 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**"), were as follows:

Long positions in shares and underlying shares of the Company

Name of Director	Capacity/Nature	Number of shares of the Company held	Approximate percentage of shareholding
Mr. LIU Jincheng ⁽¹⁾	Interest of controlled corporation	3,251,960,000	55.58%

Note:

- (1) Mr. LIU Jincheng holds 80% of the issued share capital of Hans' Energy Group Co., Limited (the "**Hans' Energy Group**"). Hans' Energy Group holds 100% of issued share capital of Tak Shun Investment Limited. Tak Shun Investment Limited holds 100% of issued share capital of DoThink Investment Limited ("**DoThink**"). DoThink holds 55.58% of issued share capital of the Company. Therefore, Mr. LIU Jincheng is deemed, or taken to be, interested in 3,251,960,000 shares of the Company held by DoThink for the purpose of the SFO.



OTHER INFORMATION

Save as disclosed above, as at 30 June 2026, none of the Directors or the Chief Executive had any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which (i) were required 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); (ii) were recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO; or (iii) were otherwise required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

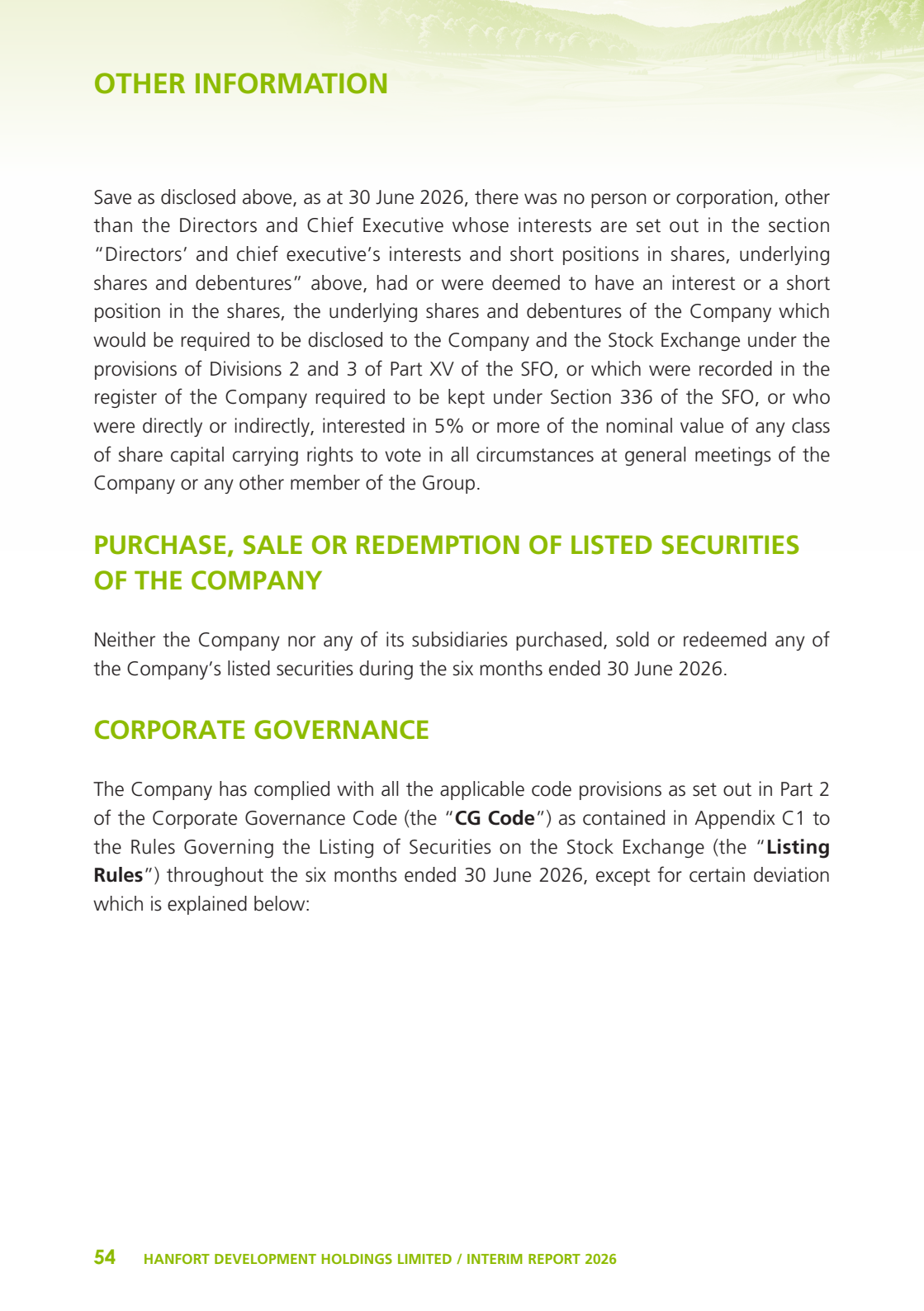
So far as known to the Directors and Chief Executive (if any), as at 30 June 2026, the following persons/entities (other than the Directors and Chief Executive) had or were deemed to have an interest or a short position in the shares, the underlying shares and debentures of the Company which would be required to be disclosed to the Company and the Stock Exchange under the provisions of Division 2 and 3 of Part XV of the SFO, or which were recorded in the register of the Company required to be kept under Section 336 of the SFO, or who were directly or indirectly, interested in 5% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meeting of the Company or any other member of the Group:

Long positions in shares and underlying shares of the Company

Name	Capacity/Nature of interest	Number of shares of the Company held	Approximate percentage of shareholding ⁽¹⁾
DoThink ⁽²⁾	Beneficial owner	3,251,960,000	55.58%
Tak Shun Investment Limited ⁽²⁾	Beneficial interest held by controlled corporation	3,251,960,000	55.58%
Hans' Energy Group ⁽²⁾	Beneficial interest held by controlled corporation	3,251,960,000	55.58%
Mr. LIU Jincheng ⁽²⁾	Beneficial interest held by controlled corporation	3,251,960,000	55.58%
Surplus Excel Limited ⁽³⁾	Beneficial owner	313,814,355	5.36%
Ms. YUE Xuqun ⁽³⁾	Beneficial interest held by controlled corporation	313,814,355	5.36%

Notes:

- (1) The calculation is based on the total number of 5,851,250,000 shares in issue as at 30 June 2026.
- (2) DoThink is indirectly wholly owned by Hans' Energy Group, which is owned as to 80% by Mr. LIU Jincheng. Accordingly, each of Tak Shun Investment Limited, Hans' Energy Group and Mr. LIU Jincheng is deemed to be interested in the shares held by DoThink.
- (3) Surplus Excel Limited is a company incorporated in the BVI with limited liability. Ms. YUE Xuqun controls 100% of the equity interest in Surplus Excel Limited and is deemed to be interested in the shares of the Company held by Surplus Excel Limited.



OTHER INFORMATION

Save as disclosed above, as at 30 June 2026, there was no person or corporation, other than the Directors and Chief Executive whose interests are set out in the section “Directors’ and chief executive’s interests and short positions in shares, underlying shares and debentures” above, had or were deemed to have an interest or a short position in the shares, the underlying shares and debentures of the Company which would be required 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 of the Company required to be kept under Section 336 of the SFO, or who were directly or indirectly, interested in 5% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of the Company or any other member of the Group.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company’s listed securities during the six months ended 30 June 2026.

CORPORATE GOVERNANCE

The Company has complied with all the applicable code provisions as set out in Part 2 of the Corporate Governance Code (the “**CG Code**”) as contained in Appendix C1 to the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”) throughout the six months ended 30 June 2026, except for certain deviation which is explained below:

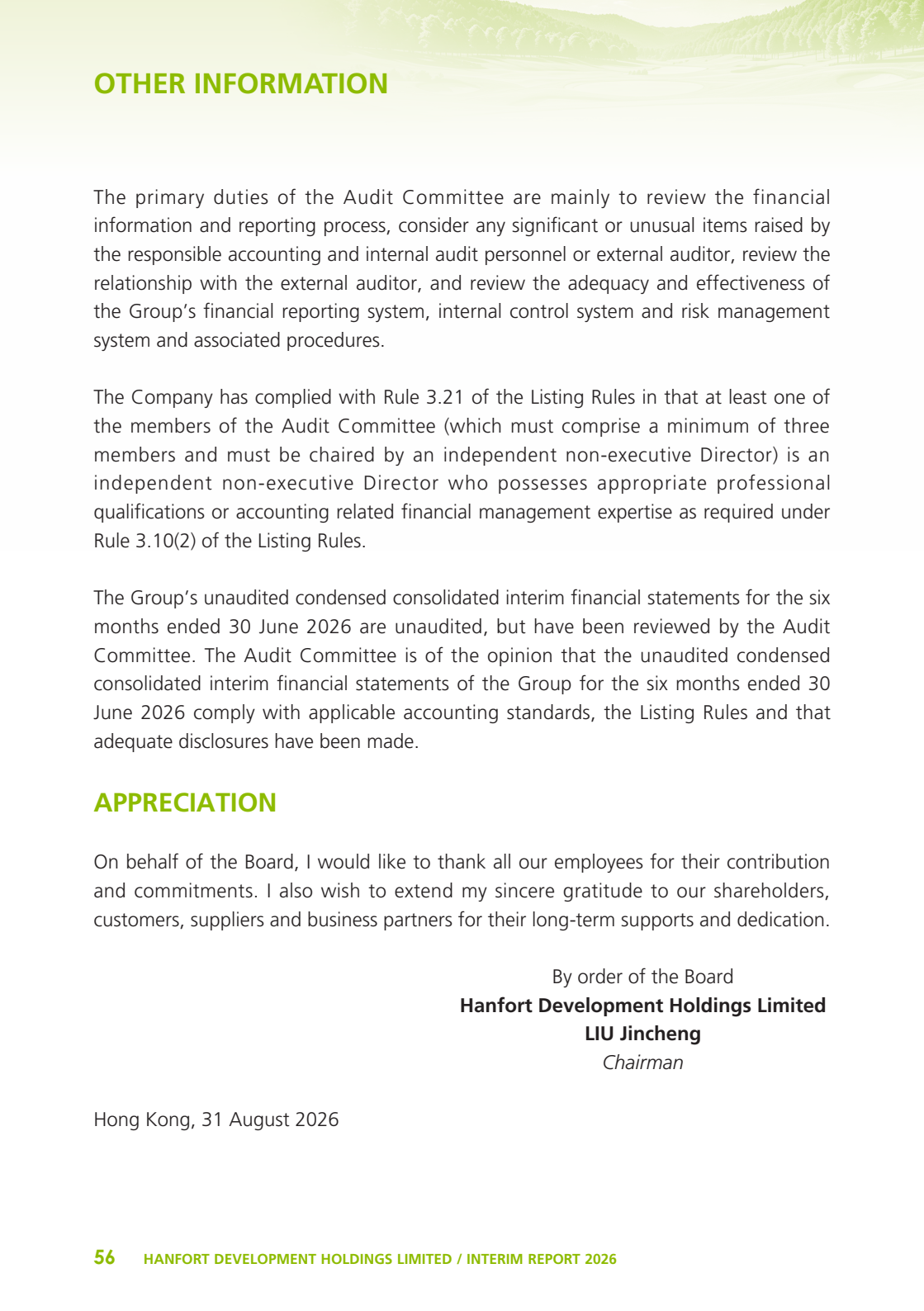
Code provision C.2.1 in Part 2 of the CG Code requires that the roles of the chairman and chief executive officer should be separate and should not be performed by the same individual. The division of responsibilities between the chairman and chief executive should be clearly established and set out in writing. During the six months ended 30 June 2026, Mr. LIU Jincheng is the Chairman of the Board and is responsible for overseeing the general operations of the Group. The Company does not have an officer with the title “Chief Executive Officer”. The overall responsibility of supervising and ensuring that the Group functions in line with the order of the Board in terms of day-to-day operations and execution is vested in the Board itself. The deviation is deemed appropriate and the Board believes that even vesting the roles of both chairman and chief executive officer in the same person could still provide the Company with strong and consistent leadership and allows for effective and efficient planning and implementation of business decisions and strategies. The Board further considers that the current structure does not impair the balance of power and authority between the Board and the management of the Company.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code set out in Appendix C3 to the Listing Rules as the Company’s code of conduct for dealings in securities of the Company by the Directors. Upon specific enquiry, all Directors have confirmed that they have complied with the required standard set out in the Model Code throughout the six months ended 30 June 2026.

AUDIT COMMITTEE

The audit committee of the Company (the “**Audit Committee**”) consists of three members, namely Mr. CHOI Sum Shing Samson (an independent non-executive Director and the chairman of the Audit Committee), Mr. SUN Xiongfei (a non-executive Director) and Mr. WU Weifeng (an independent non-executive Director). The written terms of reference of the Audit Committee are posted on the Stock Exchange’s website and on the Company’s website.



OTHER INFORMATION

The primary duties of the Audit Committee are mainly to review the financial information and reporting process, consider any significant or unusual items raised by the responsible accounting and internal audit personnel or external auditor, review the relationship with the external auditor, and review the adequacy and effectiveness of the Group's financial reporting system, internal control system and risk management system and associated procedures.

The Company has complied with Rule 3.21 of the Listing Rules in that at least one of the members of the Audit Committee (which must comprise a minimum of three members and must be chaired by an independent non-executive Director) is an independent non-executive Director who possesses appropriate professional qualifications or accounting related financial management expertise as required under Rule 3.10(2) of the Listing Rules.

The Group's unaudited condensed consolidated interim financial statements for the six months ended 30 June 2026 are unaudited, but have been reviewed by the Audit Committee. The Audit Committee is of the opinion that the unaudited condensed consolidated interim financial statements of the Group for the six months ended 30 June 2026 comply with applicable accounting standards, the Listing Rules and that adequate disclosures have been made.

APPRECIATION

On behalf of the Board, I would like to thank all our employees for their contribution and commitments. I also wish to extend my sincere gratitude to our shareholders, customers, suppliers and business partners for their long-term supports and dedication.

By order of the Board
Hanfort Development Holdings Limited
LIU Jincheng
Chairman

Hong Kong, 31 August 2026