

ANNUAL REPORT 2026



STOCK CODE: 1221

Conrad Hong Kong

Creating Better Lifescapes

 SINO HOTELS (HOLDINGS) LIMITED

This annual report (in both English and Chinese versions) has been published on the Company's website at www.sino.com and the website of Hong Kong Exchanges and Clearing Limited at www.hkexnews.hk.

Shareholders who wish to receive the Corporate Communications (including but not limited to annual report, summary financial report (where applicable), interim report, summary interim report (where applicable), notice of meeting, listing document, circular and proxy form) from the Company in printed form, please follow the instructions set out in the "Arrangement for Dissemination of Corporate Communications" under the "Investor Relations" section of the Company's website, to complete the relevant Request Form and return the completed form to the Company's Principal Registrar, Tricor Investor Services Limited.

Any such request from shareholders will be valid unless being revoked or superseded or until the time when the Company publishes its next annual report in the following year (whichever is earlier). Shareholders wishing to continue to receive Corporate Communications in printed form after expiry of the original request must complete and return a fresh Request Form.

Shareholders who have chosen printed form may at any time choose to change their choice of language of all future Corporate Communications from the Company by giving notice in writing by post to the Company's Principal Registrar, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong or by email at sinohotels1221-ecom@vistra.com.

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Corporate information

Board of Directors

Executive Director

Daryl Ng Win Kong, SBS, JP, Chairman

Non-Executive Directors

Ronald Joseph Arculli, GBM, CVO, GBS, OBE, JP

Gilbert Lui Wing Kwong

Nikki Ng Mien Hua

Independent Non-Executive Directors

Wong Cho Bau, JP

Hung Wai Man, JP

Rock Chen Chung-nin, NPC Deputy, SBS, BBS, JP

Audit Committee

Rock Chen Chung-nin, NPC Deputy, SBS, BBS, JP, Chairman

Gilbert Lui Wing Kwong

Hung Wai Man, JP

Nomination Committee

Daryl Ng Win Kong, SBS, JP, Chairman

Wong Cho Bau, JP

Hung Wai Man, JP

Nikki Ng Mien Hua

Rock Chen Chung-nin, NPC Deputy, SBS, BBS, JP

Remuneration Committee

Rock Chen Chung-nin, NPC Deputy, SBS, BBS, JP, Chairman

Hung Wai Man, JP

Daryl Ng Win Kong, SBS, JP

Authorised Representatives

Daryl Ng Win Kong, SBS, JP

Fanny Cheng Siu King

Company Secretary

Fanny Cheng Siu King

Auditor

KPMG

Public Interest Entity Auditor registered in accordance with the Accounting and Financial Reporting Council Ordinance

Solicitors

Clifford Chance, Hong Kong

Maples and Calder, Cayman Islands

Principal Registrar

Tricor Investor Services Limited

17/F, Far East Finance Centre,

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Principal Bankers

Bank of China (Hong Kong) Limited

OCBC Bank (Hong Kong) Limited

UBS AG

Hang Seng Bank Limited

The Hongkong and Shanghai Banking Corporation Limited

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Listing information

Stock Code	1221
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Shareholders' calendar

Closure of Register of Members for entitlement to attend and vote at Annual General Meeting	22nd October, 2026 to 27th October, 2026 (both dates inclusive)
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Annual General Meeting	27th October, 2026
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Closure of Register of Members for dividend entitlement	2nd November, 2026 to 3rd November, 2026 (both dates inclusive)
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Record Date for final dividend entitlement	3rd November, 2026
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Last Day for lodging form of election for scrip dividend	25th November, 2026 4:30 p.m.
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Interim Dividend Paid	HK1.5 cents per share 24th April, 2026
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Final Dividend Payable	HK1.5 cents per share 7th December, 2026
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I am pleased to present the 2025/2026 Annual Report to shareholders.

Final results

The Group recorded net profit attributable to shareholders of HK\$97.5 million for year ended 30th June, 2026 (the "Financial Year") compared to HK\$103.3 million for the last financial year. Revenue of the Group for the Financial Year was HK\$127.5 million (2024/2025: HK\$123.1 million). Earnings per share for the Financial Year was HK8.23 cents (2024/2025: HK8.89 cents).

Dividend

The Board of Directors has resolved to recommend a final dividend of HK1.5 cents per share for the Financial Year (2024/2025: HK1.5 cents).

The final dividend will be payable to shareholders whose names appear on the Register of Members of the Company on 3rd November, 2026. Together with the interim dividend of HK1.5 cents per share paid on 24th April, 2026, the total dividend for the Financial Year is HK3.0 cents per share.

The Board of Directors propose that shareholders be given the option of electing to receive the final dividend in new shares in lieu of cash. The scrip dividend proposal is subject to: (1) the approval of the proposed final dividend at the Annual General Meeting to be held on 27th October, 2026; and (2) The Stock Exchange of Hong Kong Limited granting the listing of and permission to deal in the new shares to be issued pursuant to this proposal.

A circular containing details of the scrip dividend proposal will be dispatched to shareholders together with the form of election for scrip dividend on or about 10th November, 2026. It is expected that the final dividend warrants and share certificates will be dispatched to shareholders on or about 7th December, 2026.

Review of operations

As at 30th June, 2026, the Group's portfolio of hotels comprises City Garden Hotel, Conrad Hong Kong and The Royal Pacific Hotel & Towers.

Tourist arrivals to Hong Kong continued to recover steadily in the first half of 2026, with total visitor numbers increasing by 13.0% year-on-year to exceed 26.7 million. While visitors from Chinese Mainland remained the primary growth driver, rising 15.5% year-on-year, it is particularly encouraging to note the strong rebound in long-haul markets. Visitor arrivals from the US, Canada, France, Germany, the UK and Australia collectively grew by 19.3% year-on-year, demonstrating broad-based demand across key international markets. The recovery in long-haul travel is particularly significant given the longer average length of stay and higher spending profile of these visitors, which support overnight room demand and provide a meaningful boost to the wider tourism and hospitality ecosystem. This positive trend was supported by the HKSAR Government's continued efforts to promote the integrated development of culture, sports and tourism, with an aim of enhancing the visitor experience and reinforcing Hong Kong's position as the Events Capital of Asia. A strong pipeline of mega events, international sporting competitions and world-class entertainment programmes has further enriched the city's tourism offering and strengthened its appeal to both regional and international visitors. Looking ahead, Hong Kong's tourism outlook remains positive. The Hong Kong Tourism Board has intensified its efforts to attract higher-spending overnight visitors across key source markets. Together with the opening of the new Terminal 2 at Hong Kong International Airport and an expanding calendar of international sporting, cultural and entertainment events, these initiatives are expected to support sustained growth in visitor arrivals and reinforce Hong Kong's status as a leading international tourism and events destination.

Chairman's statement (Continued)

Review of operations (Continued)

The Group remains agile and responsive, continuously adapting its operating strategies to meet the evolving demands of the hospitality industry and changing customer expectations. To enhance earnings visibility and maintain optimal occupancy, City Garden Hotel entered into a four-year lease agreement with a tenant effective August 2022. Under such agreement, the hotel receives pre-agreed rates for all available rooms. Conrad Hong Kong delivered significant improvements across all business segments, supported by increased demand generated by major international events, including financial summits and large-scale concerts. Benefiting from its strategic location adjacent to the Hong Kong West Kowloon railway station and China Ferry Terminal, The Royal Pacific Hotel & Towers was well positioned to capture the increase in visitor arrivals from Chinese Mainland, reinforcing its role as a key gateway for both leisure and business travellers. The Group remains focused on disciplined cost management and operational excellence, continuously identifying opportunities to enhance efficiency while maintain our unwavering commitment to service quality and guest satisfaction.

During the Financial Year, gross income generated from operations of City Garden Hotel, Conrad Hong Kong, and The Royal Pacific Hotel & Towers were HK\$106.0 million, HK\$571.9 million and HK\$291.5 million (2024/2025: HK\$100.4 million, HK\$546.0 million and HK\$271.7 million), respectively. City Garden Hotel recorded improved operating performance during the Financial Year, supported by pre-agreed annual step-up rates and stringent cost control measures. Conrad Hong Kong and The Royal Pacific Hotel & Towers delivered significant performance improvements, benefitting from the increase in both business and leisure travel demand, which supported stronger room and F&B margins. Both hotels also achieved higher average room rates compared to the last financial year.

During the Financial Year, the Group recorded a net profit attributable to shareholders of HK\$97.5 million, representing a 5.6% year-on-year decline from HK\$103.3 million in the last financial year. The decrease was primarily attributed to an unrealised fair value loss

of HK\$13.4 million on a financial instrument, compared with an unrealised fair value gain of HK\$7.8 million in the prior year. The financial instrument comprises a long-term investment in a Chinese Mainland real estate investment trust listed on the Stock Exchange. Excluding the impact of the unrealised fair value loss, the Group's adjusted net profit attributable to shareholders would have amounted to HK\$110.9 million, representing a 16.2% year-on-year increase, reflecting the continued recovery of the hospitality business and the effectiveness of the Group's operational strategies.

City Garden Hotel

City Garden Hotel is a wholly-owned subsidiary of the Group.

With the renewal of the Bulk Hiring Arrangement effective 1st August, 2022, the average room occupancy rate of City Garden Hotel for the Financial Year maintained at 100% (2024/2025: 100%) and the average room rate increased 5.0% compared with that of last financial year. Room sales for the Financial Year were HK\$96.8 million (2024/2025: HK\$92.2 million).

The four-year lease agreement with the single tenant, which commenced in August 2022, is due to expire in 2026. Subsequent to the end of the Financial Year, the Group secured a new 20-month bulk-hiring lease covering all available rooms at pre-agreed rates. This renewal reinforces earnings visibility and supports the Group's objective of maintaining high occupancy levels.

Conrad Hong Kong

Conrad Hong Kong is 50% owned by the Group and 30% owned by Sino Land Company Limited (Hong Kong stock code: 0083). Sino Group collectively own a total of 80% equity interest in Conrad Hong Kong.

The average room occupancy rate of Conrad Hong Kong for the Financial Year was 72.9% (2024/2025: 73.5%) and the average room rate increased by 4.4% compared with that of last financial year. Room sales for the Financial Year were HK\$336.9 million (2024/2025: HK\$325.4 million).

Review of operations (Continued)

The Royal Pacific Hotel & Towers

The Royal Pacific Hotel & Towers is 25% owned by the Group and the remaining 75% interest is owned by a private company, wholly owned by the Ng family, the controlling shareholder of Sino Hotels (Holdings) Limited.

The average room occupancy rate of The Royal Pacific Hotel & Towers for the Financial Year was 83.6% (2024/2025: 84.3%) and the average room rate increased by 7.0% compared with that of last financial year. Room sales for the Financial Year were HK\$251.9 million (2024/2025: HK\$237.3 million).

Other than that mentioned above, there was no material change from the information published in the report and accounts for the year ended 30th June, 2025.

Significant investment

As at 30th June, 2026, the Group held 85,909,519 ordinary shares, representing approximately 5.15% equity interest in The Hongkong and Shanghai Hotels, Limited (the "HKSHL Shares"), a company whose shares are listed on the Main Board of the Stock Exchange (Hong Kong stock code: 0045) and is principally engaged in the ownership and management of hotel, retail, commercial and residential properties in Asia, the United States of America and Europe. The total cost of investment in HKSHL Shares was approximately HK\$709.2 million and its fair value as at 30th June, 2026 was approximately HK\$451.9 million, representing approximately 10.4% of the total assets of the Group as at 30th June, 2026. The Group recognised an unrealised loss on fair value change of the HKSHL Shares of approximately HK\$20.6 million in other comprehensive income and accumulated in the investment revaluation reserve for the year ended 30th June, 2026. No dividend was declared by HKSHL for the year ended 30th June, 2026 (2024/2025: nil). This significant investment is held for long term.

The Group's investment portfolio is primarily held for long-term strategic purposes and forms part of our prudent capital management approach. We regularly review our investment holdings to ensure they remain aligned with the Group's long-term objectives and strategic priorities.

The Group maintains a disciplined approach to capital allocation. Investments are subject to rigorous review by our Investment Committee, which evaluates strategic fit, expected returns and potential risks before proposals are advanced for approval. Supported by a robust risk management framework, we actively monitor our investment portfolio to ensure it remains resilient and aligned with our long-term objectives.

During the year, the Group further streamlined its investment portfolio through the disposal of certain non-core investments, reflecting our continued focus on strengthening and growing our core businesses. These disposals represented 2.6% of the portfolio's fair value as at 30th June, 2025. The Hongkong and Shanghai Hotels, Limited remained the Group's principal investment holding, accounting for 87.8% of the portfolio's fair value as at 30th June, 2026. The remaining investments continue to provide diversification benefits and complement the Group's long-term investment strategy.

The Group will continue to review our investment holdings prudently and adopt a disciplined approach to capital allocation, ensuring that our resources are deployed effectively in support of sustainable long-term growth and shareholder value creation.

Finance

As at 30th June, 2026, the Group had cash and bank deposits of HK\$1,656.4 million and had no debt outstanding. The Group is in net cash position, therefore gearing ratio, calculated on the basis of net debt to equity attributable to the Company's shareholders, is not applicable.

Chairman's statement (Continued)

Finance (Continued)

There was no material change in the capital structure of the Group for the Financial Year. Foreign exchange exposure is kept at a low level. As at 30th June, 2026, the Group did not have any contingent liabilities.

The Group is in a strong financial position with no outstanding debt as of 30th June, 2026.

Other than the above-mentioned, there was no material change from the information published in the report and accounts for the financial year ended 30th June, 2025.

Employee programmes

Sino Hotels continued to be committed in driving our people agenda in support of service excellence, operational resilience and sustainable business growth. We remain focused on attracting and developing the right talent, enhancing employee capabilities, promoting wellbeing and engagement, and strengthening communication across the organisation.

To build a sustainable talent pipeline for our hotels, we continued to broaden our recruitment channels and reinforce our employer brand through targeted participation in university and institutional recruitment fairs. We also expanded our talent acquisition efforts to Chinese Mainland to access a broader pool of hospitality talent and support the evolving manpower needs of the hotel business. These initiatives enabled us to connect with a wider pool of graduates and experienced talent, while positioning the hotel business as an employer of choice for individuals aspiring to develop a career in hospitality.

We also strengthened collaboration with local education institutions to support trainee and internship opportunities across our hotels. By offering practical exposure to hotel operations and guest-facing service environments, these programmes supported evolving manpower needs and helped nurture young talent for the future development of the business.

Employee learning and development remained a key priority. Training programmes were provided to strengthen operational capabilities, service mindset, productivity and readiness to meet evolving guest expectations. During the Financial Year, training covered customer service, management skills and personal effectiveness, effective sales and marketing strategies for the Greater Bay Area, innovation and digitalisation, cybersecurity, health and occupational safety, and mandatory compliance training, including anti-corruption and the personal data privacy. In parallel, the adoption of AI-enabled solutions supported operational efficiency and enabled colleagues to focus more effectively on delivering attentive and personalised guest service.

We continued to cultivate a caring and inclusive workplace through wellness and engagement programmes designed to support employees' physical and mental wellbeing, strengthen team spirit and foster a positive workplace culture. Regular communication initiatives, including townhall meetings and employee briefings, further promoted transparency, alignment and two-way dialogue between management and employees, reinforcing our commitment to an engaged and inclusive workforce.

Sustainability

The Group upholds Environmental, Social and Governance ("ESG") and sustainability at all levels of operations. The Group seeks to create value for stakeholders and makes business a driver of sustainability for a better future by combating climate change, serving the community, promoting social integration and preserving heritage and culture.

In recognition of its performance in sustainable hotel best practices, the Group was ranked among the Top 10 in the Greater China Hotel Business Sustainability Index, organised by the Centre for Business Sustainability, The Chinese University of Hong Kong Business School, for the fourth consecutive year.

Sustainability (Continued)

Environmental management

The Group recognises the importance of protecting the environment and seeks to mitigate environmental impacts while upholding quality excellence. Priority focus areas include climate change mitigation, energy saving, biodiversity conservation and single-use plastic reduction.

The Group's efforts in fostering environmentally friendly management practices have been recognised through various awards. In January 2026, The Royal Pacific Hotel & Towers received the Certificate of Merit under the 2024 Hong Kong Awards for Environmental Excellence, organised by the Environmental Campaign Committee alongside the Environment and Ecology Bureau of the HKSAR Government, in conjunction with nine organisations.

The Group also proactively aligns with well-recognised sustainable and green building certifications. In March 2026, The Royal Pacific Hotel & Towers attained the Final Gold Rating under the BEAM Plus Existing Buildings V2.0 Comprehensive Scheme. As one of Hong Kong Green Building Council's green building tools, BEAM Plus Existing Buildings measures the actual performance of a building and evaluates its facility management practices. The assessment covers all aspects of management, operation and maintenance.

Climate resilience

The Group is committed to reducing greenhouse gas emissions by 30% by 2030, based on its 2012 baseline level. As at 30th June, 2026, a reduction of 48.8% has been achieved, equivalent to the amount of CO₂ removed by 245,641 trees. In its ongoing effort to achieve its goals, the Group implemented the "Energy Saving Charter" and adopted the "4T Charter" organised by the Environment and Ecology Bureau and the Electrical and Mechanical Services Department of the

HKSAR Government. With a view to reducing its carbon footprint, the Group is committed to implementing initiatives to improve energy efficiency and promote the use of renewable energy in its daily operations. Since the installation of 72 solar panels in 2019, City Garden Hotel has generated over 165,400 kWh of renewable energy to date.

The Group also deepened sustainability literacy and promoted behavioural change amongst the colleagues through Sino Sustainability Month. In April 2026, employees from the Group participated in tree-planting initiatives supporting local ecosystem restoration at the Kadoorie Farm and Botanic Garden, an orchid-planting workshop, and the upcycling of coffee grounds into soaps, putting circular economy principles into practice while promoting green living.

Promoting a circular economy and waste management

The Group makes every effort to minimise waste generation and increase opportunities for reusing and recycling. The Group's Waste Management Policy prioritises avoiding excessive consumption and promotes more sustainable operational alternatives. In support of the HKSAR Government's ban on single-use plastics under the Product Eco-responsibility (Amendment) Ordinance 2023, the Group has replaced disposable plastic tableware with non-plastic alternatives. Beyond compliance with statutory environmental requirements, the Group has also set a target to eliminate single-use plastics from the Group's core business operations by 2035.

To further demonstrate the Group's commitment to waste reduction and management, City Garden Hotel and The Royal Pacific Hotel & Towers joined the Carbon Neutrality (Waste Reduction) Charter, organised by the 30 • 50 FoodSmart Partnership Programme, committing to waste reduction and recycling, food waste management, and plastic reduction.

Chairman's statement (Continued)

Sustainability (Continued)

Environmental management (Continued)

Promoting a circular economy and waste management (Continued)

The Group also actively engages stakeholders in reducing food waste. The Group has partnered with food-related charities, such as the Foodlink Foundation, on the Food Donation Programme, which undertakes weekly food donations of well-prepared cooked food to underprivileged families in the community. The Group also joined the Environmental Protection Department of the HKSAR Government's Pilot Scheme on Food Waste Collection. Food waste is collected daily and delivered to O • PARK1, Hong Kong's first organic resources recovery centre, for transformation into electricity and compost.

In recognition of the Group's efforts and commitment to food cherishing, food waste reduction and recycling, as well as effectively realising resource circulation, The Royal Pacific Hotel & Towers was awarded the Diamond Class in the Food Wise Eateries Scheme presented by the Environmental Protection Department of the HKSAR Government.

Advancing a sustainable supply chain

The Group extends its sustainability principles to supply chain management, striving to minimise its impact on the environment and natural resources while providing high-quality products and services. The Group has achieved the goal of serving 60% of seafood from sustainable sources by 2025. To ensure continuous improvement, the Group also incorporates sustainability principles into supply chain management. The Group aims to serve 100% of sustainable seafood by 2030. The Group also has strict protocols to ensure its food supplies are safe and of high quality, including requiring all hotel suppliers to adhere to its Contractor/Supplier Code of Conduct.

Community engagement

Recognising the interconnected nature of business and society, the Group continues to play an active role in serving the community by utilising its hotel resources and formulating long-term sustainable community programmes. To spread care and warmth across the community, the Group partnered with community partners through the long-established "Hearty Soup Delivery Programme" for 15 consecutive years. Freshly made, nutritious soups were prepared by the Group's hotel chefs for volunteering colleagues to deliver to the elderly members during the cold winter. Since 2011, the Group has served over 58,150 elderly members across various community districts in Hong Kong.

Diversity and inclusion

The Group reasserts its commitment to promoting diversity and inclusion by designing and maintaining a barrier-free environment and culture in its hotels. The Group is committed to providing equal opportunities to disadvantaged community members. The Group continues collaborating with the Hong Chi Association to provide long-term employment and training opportunities to share skills with students.

In recognition of its efforts in offering job vacancies to persons with diverse abilities, City Garden Hotel and The Royal Pacific Hotel & Towers participated in the Talent-Wise Employment Charter and were recognised as Inclusive Organisations by the Labour and Welfare Bureau of the HKSAR Government. Additionally, The Royal Pacific Hotel & Towers received the Certificate of Appreciation in the Work Orientation and Placement Scheme, organised by the Selective Placement Division of the Labour Department of the HKSAR Government.

The Group also designs and maintains a caring environment at its hotels. Following the launch of Sino Women Connect in May 2024, the Group continues to advance its efforts to foster meaningful connections among female colleagues and cultivate a workplace that encourages wellbeing, diversity and inclusion.

Sustainability (Continued)

Community engagement (Continued)

Diversity and inclusion (Continued)

In addition, The Royal Pacific Hotel & Towers has been recognised as an accredited Muslim-friendly hotel by CrescentRating, the leading authority on Muslim-friendly travel, reaffirming its commitment to offering Muslim-friendly stay experiences.

Tai O Heritage Hotel

The Ng Family, the major shareholder of the Group, established a non-profit-making organisation named Hong Kong Heritage Conservation Foundation Limited ("HCF"). HCF revitalised and converted the Old Tai O Police Station, a Grade II historic building, into a boutique hotel. Tai O Heritage Hotel ("Hotel") has nine colonial-style rooms and suites. The Hotel, operated by HCF as a non-profit-making social enterprise, is part of the HKSAR Government's "Revitalising Historic Buildings Through Partnership Scheme". The Hotel was a winner of the "2013 UNESCO Asia-Pacific Awards for Cultural Heritage Conservation" and became the first UNESCO-awarded hotel in Hong Kong.

Climate change has led to more frequent extreme weather events. To help Tai O residents living in stilt houses better prepare for approaching tropical cyclones, in August 2025, the Hotel continued to join hands with the Hong Kong Young Women's Christian Association ("YWCA") to prepare and distribute typhoon relief packs and visit elderly villagers living in the stilt houses to take precautionary measures to prevent potential flooding or damage caused by the typhoon.

Throughout September and October 2025, the Hotel presented the second year of Tai O Night Boat Parade in collaboration with the Tai O Cultural Association. The event attracted over 2,200 visitors from Hong Kong and overseas. For the first time, the hotel incorporated

Augmented Reality ("AR") technology into the Night Boat Parade, offering visitors an innovative and enriched way to experience the cultural tapestry of the fishing village.

In February 2026, the Hotel celebrated Lunar New Year with the community through its Charity Day, welcoming 180 guests from underprivileged families. The hotel continued to join hands with the Tai O community to present public art installations. Entitled Hundredfold Blessings, the community art piece features a collection of 188 wooden blessing boards, each uniquely hand-painted by members of the Tai O community and volunteers. Inspired by Tai O's indigenous traditions, the Hotel partnered with the Tai O Cultural Association and villagers on the first Lunar New Year boat parade to extend hearty blessings to the neighbourhood, while promoting rural tourism through highlighting the rich cultural tapestry of Hong Kong's charming fishing village.

In May 2026, the Hotel hosted its four-day Open House and attracted more than 4,000 visitors from Hong Kong and overseas. The Open House also marked the opening of the month-long exhibition "Presenting Roof Ridge Stages of Tai O", co-curated by the Hotel and Dr So-Mui Ma, a venerable scholar of historical architectural ornamentation, shining a spotlight on the precious Shiwan ceramics on the roof ridges of temples at Tai O. The Hotel also enhanced its guided tours with AR technology and audio guides. In a continuous effort to engage the community, the Hotel partnered with charitable organisations to host more than 700 underprivileged family members at the hotel and explore the cultural tapestry of the Tai O fishing village.

The Hotel is committed to fostering the sustainable development of the Tai O community while actively promoting the importance of heritage conservation to both locals and tourists. The Hotel received recognition at the "Top 100 Sustainable Hotels & Resorts of the World Award" at the International Sustainability Awards 2025, and the "2026 Ctrip Popularity List — Cultural Hotel" award. These international accolades and recognitions are a testament to the Hotel's commitment to excellence.

Industry outlook and prospects

2026 marks the 105th anniversary of the founding of the Communist Party of China and the 29th anniversary of Hong Kong's return to the Motherland. During the Financial Year, Hong Kong's tourism sector continued its steady recovery, buoyed by a robust rebound in visitor arrivals and a calendar of exciting events and international conferences. Visitor arrivals increased by 13.0% year-on-year to 26.7 million in the first six months of 2026, following the 12.1% growth recorded in 2025. Chinese Mainland visitors remained the key growth driver, with arrivals increasing by 15.5% year-on-year to 20.6 million in the first half of 2026, while non-Chinese Mainland visitor arrivals grew by 5.4% to 6.2 million.

The city further reinforced its position as the Events Capital of Asia by hosting a diverse range of international sporting spectacles, world-class entertainment performances and high-profile business conferences. At the same time, continued enhancements to cross-boundary transport infrastructure, the opening of the new Terminal 2 at Hong Kong International Airport with expanded flight connectivity, and deeper integration with the Greater Bay Area and other Mainland provinces have further strengthened Hong Kong's accessibility and attractiveness as a leading international destination. These favourable developments have generated broad-based benefits across the tourism ecosystem, supporting growth in the hospitality, retail, and food and beverage sectors while reinforcing Hong Kong's position as a premier global tourism and business hub.

Looking ahead, Hong Kong's development prospects are further supported by a number of strategic initiatives. The Chief Executive will lead a cross-bureau, cross-departmental task force to formulate Hong Kong's first Five-Year Plan, with the aims of enhancing Hong Kong's unique advantages and important role as a super-connector between Chinese Mainland and the global

market as well as proactively aligning with the National 15th Five-Year Plan. Hong Kong's inaugural Five-Year Plan will provide a clear direction for Hong Kong's economic and social development in the coming five years, and support Hong Kong's high-quality development while enabling better integration into and serve the overall national development. We fully support this initiative and are confident that it will contribute to Hong Kong's sustainable growth, resilience and competitiveness in the years ahead.

The Government's policy direction gives a fresh impetus to the integrated development of culture, sports and tourism. Initiatives under the theme of "Tourism is Everywhere", including developing "Mega Events + Tourism", local thematic immersive tours, eco-tourism, and the yacht and cruise tourism economy will enrich Hong Kong's attractiveness. The policy also focuses on tapping into high-value and overnight visitor markets, including Mainland cities beyond Guangdong Province as well as emerging markets such as the ASEAN and the Middle East.

The launch of the Northern Metropolis Urban-rural Integration Fund as a pilot scheme to support rural tourism projects will help unlock the potential of local communities and generate new economic vitality in rural areas. These measures, together with continued investment in arts, culture and creative industries, are expected to enrich Hong Kong's tourism offering, enhance visitor experiences, attract higher-value and overnight visitors, and create broader opportunities for the hospitality, retail, dining and service sectors.

On the international stage, Hong Kong will host the Asia-Pacific Economic Cooperation (APEC) Finance Ministers' Meeting in October 2026. Together with the APEC Economic Leaders' Meeting, accompanied by the APEC CEO Summit in Shenzhen in November 2026, these important international summits will help to generate strong business travel momentum, further strengthening the city's position as a leading international financial centre.

Industry outlook and prospects (Continued)

Meanwhile, the hospitality sector continues to undergo structural shifts. Hotel room supply remains elevated, while competition across the industry continues to intensify. At the same time, evolving traveller preferences are reshaping demand patterns, with increasing emphasis on shorter, more personalised and experience-led travel journeys. To stay competitive in the changing landscape, the industry must continue to innovate and adapt to changing customer expectations. Enhancing guest experiences, strengthening brand positioning and delivering differentiated offerings will be increasingly important in capturing demand and fostering customer loyalty. Distinct brand identities, operational excellence and bespoke service delivery will remain critical to building long-term resilience, sustaining competitiveness and capturing emerging growth opportunities.

Artificial intelligence ("AI") is one of the most transformative megatrends of our time, and the Group is investing in upskilling our people to help us better prepare for the AI-powered era. During the Financial Year, the Group established the AI Transformation Committee to provide strategic direction and governance for the responsible adoption of AI across the organisation. By embracing innovation and leveraging technology to enhance productivity and efficiency, the Group is laying the foundations for long-term sustainable growth and competitiveness.

While the operating environment remains competitive and dynamic, we look to the future with reasoned optimism. Guided by our steadfast commitment to service excellence, customer-centric innovation and prudent financial management, the Group will continue to optimise its strategies, closely monitor market developments and drive operational efficiencies across its businesses.

Our strategic agility is underpinned by a strong balance sheet and no outstanding debt as at 30th June, 2026. The Group is well positioned to navigate market fluctuations, swiftly capture emerging growth opportunities, and create sustainable, long-term value for our stakeholders.

Staff and management

On behalf of the Board, I take this opportunity to express my sincere appreciation to all staff for their commitment, dedication and continuing support. I would also like to express my gratitude to my fellow Directors for their guidance and wise counsel.

Daryl NG Win Kong

Chairman

Hong Kong, 1st September, 2026

Environmental, social and governance report

Sino Hotels (Holdings) Limited (the “Company”) is pleased to present this Environmental, Social and Governance (“ESG”) Report (“ESG Report”) which summarises the ESG policies, initiatives and performance of the Company and its subsidiaries (collectively, the “Group”) as well as its commitment to sustainable development for the year ended 30th June, 2026.

Reporting framework and scope

This ESG Report is prepared in accordance with the Environmental, Social and Governance Reporting Code (“ESG Reporting Code”) under Appendix C2 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. It covers the management approach for the material sustainability areas of the Group’s core businesses in hotel investment, operations and management. This ESG Report focuses on the ESG performance and initiatives of City Garden Hotel and The Royal Pacific Hotel & Towers, which the Group has ownership and operational control of. Further information relating to the Group’s corporate governance practices can be found in the Corporate Governance Report on pages 38 to 67.

The reporting principles of materiality, quantitative, balance and consistency were followed in preparing this ESG Report. In relation to materiality, 12 material topics have been identified based on the results of the stakeholder engagement exercise and materiality assessment. These material topics are used to determine the focus of the ESG Report. In regard to quantitative, information on environmental and social aspects is presented with quantitative information whenever applicable. As for balance, the ESG Report presents an unbiased representation of the Group’s ESG management approach and performance. As for consistency, the methodologies and reporting scope adopted for the preparation of the ESG Report are consistent with those of previous years unless stated otherwise in the relevant paragraphs.

ESG and reporting approach and strategy

As a responsible corporate citizen, the Group’s ESG approach is to incorporate sustainability initiatives into the operations and management of its hotels. The Group continues to uphold high levels of corporate governance to embrace corporate social responsibility by protecting the environment, engaging the community and promoting social integration. With the vision of becoming the preferred choice for guests, investors and employees, the Group endeavours to establish an impeccable reputation in the hospitality and tourism industry and deliver a high standard of services to its guests.

In recognition of its performance in sustainable hotel best practices, the Group was ranked among the Top 10 in the Greater China Hotel Business Sustainability Index, organised by the Centre for Business Sustainability, The Chinese University of Hong Kong Business School, for the fourth consecutive year.

Materiality assessment

The Group invited various key stakeholder groups to participate in a stakeholder engagement exercise to identify the material topics for this ESG Report. The exercise was prepared based on an analysis of global risk reports and think tank insights, alongside a peer review, to identify a broad range of sustainability topics related to the Group's economic, environmental and social performance. Stakeholders were asked to rank the importance of the topics and provide their views on the Group's sustainability performance. The Group evaluated the issues identified by stakeholders, refined the material topics and aligned this ESG Report with stakeholders' expectations.

Material topics reflect the Group's significant economic, environmental and social impacts, as well as those that substantively influence the assessments and decisions of stakeholders. Based on the results of the stakeholder engagement exercise and materiality assessment, the Group has identified 12 material topics — climate resilience and greenhouse gas ("GHG") emissions, waste reduction and management, responsible and sustainable consumption, urban biodiversity, employment and labour practices, health and safety, training and development, labour standards, supply chain management, cybersecurity and data privacy, anti-corruption and community engagement — to form the basis of this ESG Report.

Stakeholder engagement

To better understand stakeholders' concerns and expectations, the Group has adopted a multi-pronged approach to engaging its key stakeholders, including guests, employees, shareholders, investors, non-governmental organisations ("NGOs"), partners (suppliers and contractors, academia and the Government), the local community and mass media, on a regular basis through various channels.

Stakeholder groups	Methods of ongoing engagement
Guests	• Guest service hotline • Social media • Daily personal contact • Guest feedback forms
Employees	• Town hall meetings and mini-town hall meetings • Employee magazine and app (inSino) • New hire orientation • Intranet (SinoNet) • Sinovation programme
Shareholders	• Annual general meetings • Annual and interim reports • Press releases, announcements and circulars
Investors	• Investor conferences • Analyst briefings
NGOs	• Regular meetings with green and community partners • Joint activities
Partners (suppliers and contractors, academia and the Government)	• Tendering processes • Meetings and conferences • Exhibitions • Site visits
Local community	• Volunteering opportunities • Charitable events • Regular meetings with green and community partners • Joint activities
Mass media	• Press conferences • Press releases

Sustainability governance

The Environmental, Social and Governance Steering Committee (“ESG Steering Committee”) reports to the Board of Directors of the Company (the “Board”) on the Group’s sustainability performance and progress at least twice a year. The ESG Steering Committee comprises Directors of the Company and key executives from different business units to support the Board in overseeing the approach to sustainability, including climate-related risks and opportunities, by providing regular updates on climate-related targets and progress, and ESG and climate-related information, risks, and opportunities. This ensures that the Board maintains the knowledge, skills, and competencies required to effectively oversee climate-related risks and opportunities.

In line with the Group’s corporate strategy and business planning, the ESG Steering Committee also reviews and enhances its ESG-related policies, including the Climate Change Policy. The ESG Steering Committee is responsible for planning and implementation, ensuring that the Group’s programmes and policies align with all the material topics and the overall sustainability strategy, and are implemented across the business lines.

To ensure the sustainability strategy can be implemented effectively, the Group has established sub-committees under the ESG Steering Committee. The sub-committees include representatives from various business units which focus on developing roadmaps and championing initiatives to achieve the goals and targets under the Group’s three pillars — Green Living, Innovative Design and Community Spirit. The sub-committees ensure that sufficient resources are allocated. They monitor feedback, concerns or grievances raised through multiple channels and recommend actions or new initiatives for the ESG Steering Committee to consider for implementation. The sub-committees play an integral role in evaluating and improving the Company’s management approach to sustainability through annual review and assessment exercises, stakeholder surveys and peer benchmarking. They meet regularly and track key performance indicators to identify areas for improvement.

The Group has also formulated a set of ESG policies and guidelines that outline its approach to various sustainability issues. These policies and guidelines enable the Group to design and deliver products and services while meeting the Group’s sustainability goals.

The Group has established a governance structure to oversee the identification, assessment and management of ESG-related risks, including climate-related risks. ESG- and climate-related risks are integrated into the Group’s enterprise risk management and internal control processes, and are assessed, monitored and managed alongside other strategic, financial, operational and compliance risks. The Board has the overall responsibility for the risk management and internal control systems and reviewing the effectiveness of such systems. The Audit Committee is designated to review the effectiveness of the risk management and internal control systems and report its recommendations to the Board.

The Audit Committee monitors the risk management system by reviewing updates, if any, on the Enterprise Risk Management (“ERM”) Policy and Framework and reviewing and approving the ERM reports regularly.

An information and data collection template is used for collecting ESG information and data from the relevant departments and business units of the Group. The ESG Report is prepared based on the information and data collected.

Key performance indicators (“KPIs”) relating to the Group’s environmental and social performance are highlighted in the paragraphs below.

Environmental performance

Management approach

The Group recognises the importance of sustainable development and environmental management. Priority areas include climate change mitigation, energy saving, effective waste management, and responsible and sustainable consumption. The Group's environmental approach is set by the ESG Steering Committee and the Board with the help of the Green Living Sub-committee. This Sub-committee also sets objectives and targets, reviews and evaluates the Group's environmental protection initiatives, and identifies areas for improvement. The Group's performance on material topics is directly linked to the compensation of the Group's executives based on their corresponding roles. Colleagues at assistant manager level and above are expected to set KPIs related to sustainability topics and integrate sustainability practices into their daily work. These KPIs are reviewed during annual performance appraisals. The Group's efforts in adopting environmental practices and management have been recognised through various awards. In January 2026, The Royal Pacific Hotel & Towers received the Certificate of Merit under "2024 Hong Kong Awards For Environmental Excellence", organised by the Environmental Campaign Committee and the Environment and Ecology Bureau of the HKSAR Government, in conjunction with nine organisations. In addition, both City Garden Hotel and The Royal Pacific Hotel & Towers have received the 2025 Friends of EcoPark — Certificate of Appreciation issued by the Environmental Protection Department of the HKSAR Government. The Royal Pacific Hotel & Towers has also been certified as a Hong Kong Green Organisation by the Environmental Campaign Committee.

The Group also proactively aligns with well-recognised sustainable and green building certifications. In March 2026, The Royal Pacific Hotel & Towers attained the Final Gold Rating under the BEAM Plus Existing Buildings V2.0 Comprehensive Scheme. The BEAM Plus certification sets out sustainability-related performance criteria relevant to the planning, design, construction, commissioning, fitting out, management, operation and maintenance of buildings, as recognised and certified by the Hong Kong Green Building Council.

Climate resilience and GHG emissions

Guided by its Environmental Policy, the Group is committed to performing beyond statutory requirements and raising awareness about sustainability among all stakeholders. At the office level, the Green Office Policy and Green Office Management Guidelines outline the recommendations for best practices in the workplace relating to energy, water and office supplies consumption. The Group also remains dedicated to raising environmental awareness among colleagues to improve collective performance.

For the year ended 30th June, 2026, there were no confirmed incidents of non-compliance with relevant laws and regulations relating to air and GHG emissions, discharges into water and land, and generation of hazardous and non-hazardous waste that had a significant impact on the Group.

Climate resilience

To facilitate the identification, assessment and prioritisation of climate-related risks and opportunities, the Group engaged an external consultant to conduct climate scenario analysis for hotels included within the ESG reporting boundary during the reporting year. For the analysis, the low-emission scenario (approximately 1.5°C warming) is represented by RCP 2.6 for physical risks and NGFS Net Zero 2050 for transition risks and opportunities, while the high-emission scenario (above 3°C warming) is represented by RCP 8.5 and NGFS Current Policies, respectively. Short-term (2030), medium-term (2050), and long-term (2100) time horizons have been adopted to evaluate the potential impacts of climate-related risks and opportunities. These scenarios and timeframes are aligned with the Group's strategic considerations, relevant regulatory and policy developments, as well as industry practices.

Environmental, social and governance report (Continued)

Environmental performance (Continued)

Climate resilience and GHG emissions (Continued)

Climate resilience (Continued)

The following section summarises the relevant climate-related risks and opportunities, and outlines their potential implications for the Group's business model and operations.

Risk/Opportunity	Time horizon when the effects could occur	Risk and opportunity description and where it is concentrated	Current and anticipated effects on business model and value chain
Physical risks			
Tropical cyclone	Short- to long-term	More frequent and severe tropical cyclones may damage hotel buildings and disrupt operations, particularly outdoor amenities and critical infrastructure exposed to extreme weather events	• Increased need for business continuity planning to ensure the safety of guests and staff • Increase in capital expenditure for preventive measures and maintenance • Decrease in revenue due to potential disruption to operations • Potential increase in insurance premiums
Flood	Short- to long-term	Driven by more extreme precipitation, may cause direct damage to hotel buildings and facilities and disrupt operations, particularly where infrastructure is located at ground level and below ground	• Decrease in revenue due to potential temporary closure of affected facilities • Increase in capital expenditure for repair and flood mitigation measures • Potential increase in insurance premiums • Potential need for redesign or relocation of critical infrastructure (e.g. electrical and mechanical systems)
Heat stress	Short- to long-term	Prolonged and more frequent heat stress conditions, associated with rising temperatures, may lead to increased demand for cooling and air-conditioning in hotel operations	• Increase in electricity costs due to higher demand for cooling and air-conditioning • Increase in insurance premiums as insurers factor in heat-related operational risks • Potential increase in maintenance requirements for HVAC systems • Increased need for energy efficiency improvements and cooling system upgrades

Environmental, social and governance report (Continued)

Environmental performance (Continued)

Climate resilience and GHG emissions (Continued)

Climate resilience (Continued)

Risk/Opportunity	Time horizon when the effects could occur	Risk and opportunity description and where it is concentrated	Current and anticipated effects on business model and value chain
Transition risks and opportunities			
Energy and supply chain transition	Short- to medium-term	Increasing adoption of renewable energy, evolving energy systems and shifts in food production practices may influence energy sourcing and food and beverage procurement	• Increase in energy costs driven by energy price changes and potential carbon pricing • Increase in capital expenditure for energy efficiency improvements and renewable energy adoption • Potential change in procurement strategies towards low-carbon energy sources and sustainable food and beverage products • Lower energy procurement costs through subsidies, rebates, tax incentives, or preferential tariffs for renewable energy • Opportunity to enhance brand value through sustainable hotel offerings
Low carbon technology and innovation	Long-term	Ongoing advancements in technology, energy-efficient solutions and environmentally friendly products may enhance energy efficiency, optimise operational performance and support revenue growth	• Increase in capital expenditure for low-carbon and energy-efficient equipment • Impact on operating costs due to depreciation of new investments • Potential reduction in energy consumption and operating costs over the longer term • Enhancement of operational efficiency and alignment with sustainability requirements • Increase in revenue through new revenue streams from environmentally friendly products for guests
Climate regulation and compliance	Short- to medium-term	Increasingly stringent climate-related regulations, carbon pricing mechanisms and disclosure requirements may result in additional compliance obligations, monitoring and reporting requirements, and investments related to emissions management and energy performance	• Increase in operating cost associated with carbon emissions, regulatory, monitoring and reporting requirements

Environmental performance (Continued)

Climate resilience and GHG emissions (Continued)

Climate resilience (Continued)

Building on the results of the climate scenario analysis, the Group has further assessed and quantified the financial implications of material climate-related risks. The assessment was based on several assumptions, including that the Group's main cost components would remain broadly consistent over the assessment period. The likelihood of financial impact was derived from an analysis of recent market trends, policy developments and changes in the macroeconomic environment, while the assessment also considered the magnitude and time horizon of the potential impacts. The result of this assessment supports the identification and prioritisation of financially material climate-related risks, enabling the Group to allocate resources effectively and develop targeted mitigation and adaptation measures.

The assessment results indicate that heat stress and energy and supply chain transition are the climate-related risks estimated with material financial impacts. Representing a physical risk and a transition risk, respectively, these risks are primarily associated with the potential increase in energy consumption and energy prices, which may lead to higher operating costs across the Group's operations.

To mitigate these financial impacts and enhance operational resilience, the Group continues to implement energy efficiency initiatives and identify opportunities to optimise energy consumption.

During the reporting year, approximately HK\$0.46 million in costs were incurred by hotels within the ESG reporting boundary as a result of extreme weather events. This expenditure illustrates the practical financial implications of climate-related risks on the Group's operations and assets, including costs associated with resilience-enhancing measures and the replacement of weather-damaged assets.

Looking ahead, the Group anticipates that climate-related risks may require ongoing investment in climate resilience enhancements, asset retrofitting, and energy efficiency upgrades. Potential increases in operating costs, including those related to energy prices, energy consumption and maintenance expenses, may also arise as climate-related risks intensify and regulatory expectations evolve. The Group will continue to enhance its assessment methodologies, assumptions and underlying data to strengthen its understanding of the financial implications of climate-related risks and opportunities.

To support the transition to a low-carbon economy and strengthen the long-term resilience of its operations, the Group continues to implement climate-related transition initiatives under Sino Group's Sustainability Vision 2030 ("SV2030"), which provides a strategic framework for advancing its sustainability and climate ambitions. Through initiatives focused on improving energy efficiency, increasing the adoption of renewable energy, reducing greenhouse gas emissions and promoting innovative sustainability solutions, the Group seeks to enhance operational resilience while contributing to the transition towards a lower-carbon future.

The Group's transition approach is developed based on key assumptions, including the continued advancement and availability of low-carbon technologies, increasing accessibility of renewable energy solutions, evolving regulatory requirements and supportive market developments. The successful implementation of these initiatives is also dependent on ongoing stakeholder engagement, including collaboration with employees, guests, suppliers and business partners, as well as the availability of financial and operational resources. These factors may influence the pace and pathways through which the Group progresses towards its long-term and net-zero targets.

As part of its transition efforts, the Group has incorporated climate-related upgrades into the Group's annual budgeting process. These investments are expected to enhance the resilience of its properties against extreme weather events and optimise building energy performance.

Environmental performance

(Continued)

Climate resilience and GHG emissions

(Continued)

GHG emissions management

To support its climate ambitions and the low-carbon transition, the Group's Climate Change Policy provides guidance for addressing and mitigating climate-related issues across its operations. In line with this commitment, the Group has developed several strategic approaches, established GHG emission targets and implemented related initiatives to enhance its preparedness for climate-related developments, with reference to relevant local and international climate frameworks, including Hong Kong's Climate Action Plan 2050 and the Paris Agreement, as outlined below.

Mitigation

- reducing carbon footprint by setting long-term GHG emission reduction targets;
- adopting appropriate practices to improve operational energy efficiency;
- encouraging the use of renewable energy, low-carbon and energy-efficient products and materials;
- communicating and encouraging employees, guests, contractors, suppliers and other stakeholders to reduce carbon footprint whenever practicable; and
- monitoring and regularly reporting progress in GHG emissions management and reduction.

Adaptation

- retrofitting with climate-resilient features in its hotels where appropriate; and
- monitoring and responding to market and technological shifts, as well as regulatory and policy changes associated with climate change.

Some of the measures to mitigate climate-related issues include:

- over 90% of the retrofitted lights in the hotels are equipped with energy-efficient lamps;
- installing energy-efficient heat pumps; and
- replacing chiller and other aged equipment to enhance operational efficiency and reduce carbon emissions.

Environmental, social and governance report (Continued)

Environmental performance (Continued)

Climate resilience and GHG emissions (Continued)

GHG emissions management (Continued)

GHG emissions from the Group's operations¹

			For the year ended 30th June, 2026	For the year ended 30th June, 2025
		<i>Unit</i>		
Scope 1 ²	Direct GHG emissions	<i>tonnes CO₂ equivalent</i>	184.38	236.10
Scope 2 ³	Indirect GHG emissions (location-based)	<i>tonnes CO₂ equivalent</i>	5,699.61	5,747.99
Scope 2 ³	Indirect GHG emissions (market-based)	<i>tonnes CO₂ equivalent</i>	5,699.61	5,747.99
Scope 3 ⁴	Other indirect GHG emissions	<i>tonnes CO₂ equivalent</i>	39.73	46.23
Total GHG emissions (location-based)		<i>tonnes CO₂ equivalent</i>	5,923.72	6,030.32
Total GHG emissions (market-based)		<i>tonnes CO₂ equivalent</i>	5,923.72	6,030.32
GHG emissions intensity (location-based)		<i>tonnes CO₂ equivalent/ occupied room night</i>	0.01	0.01
GHG emissions intensity (market-based)		<i>tonnes CO₂ equivalent/ occupied room night</i>	0.01	0.01

Notes:

1. Calculation methodologies for GHG emissions:

Methodologies: "Guidelines to Account for and Report on Greenhouse Gas Emissions and Removals for Buildings (Commercial, Residential or Institutional Purposes) in Hong Kong", published by the Environmental Protection Department and the Electrical and Mechanical Services Department of the HKSAR Government and the GHG Protocol: A Corporate Accounting and Reporting Standard (2004).

The Group adopts the operational control approach to define the organisational boundary of its GHG inventory as it provides the most appropriate basis for managing and influencing emissions arising from operations under its direct control.

Sources of emission factors: Local power and utility companies and Water Supplies Department of the HKSAR Government. Emission factors adopted have been updated based on the above sources.

GHG emissions calculated included carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O) and hydrofluorocarbons (HFCs). Perfluorocarbons (PFCs), sulphur hexafluoride (SF₆) and nitrogen trifluoride (NF₃) are not considered material as the amount is insignificant.

The measurement approach, inputs and assumptions used in calculating the emissions presented in the table remained unchanged from the previous reporting period and are consistent with those applied when the Group's emissions reduction target was established. The GHG emissions and emissions intensity metrics presented in the table are used to monitor and assess progress towards the Group's climate-related targets. For more details of the target, please refer to the section "Climate-related metrics and target".

2. Scope 1 emissions include direct GHG emissions from fuel consumption and loss of refrigerant.

3. Scope 2 emissions include indirect GHG emissions from purchased electricity and gas.

4. Scope 3 emissions include indirect GHG emissions from water consumption and paper waste disposal.

Environmental performance

(Continued)

Climate resilience and GHG emissions

(Continued)

GHG emissions management (Continued)

In addition to the data scope used for target tracking in the table above, the Group has expanded its Scope 3 emissions inventory since the previous reporting year to include Category 1 (Purchased goods and services), Category 5 (Waste generated in operations), and Category 6 (Business travel), in line with international best practices.

Following an internal system transformation during the previous reporting period, the Group enhanced its data integration and management, enabling reporting against expanded Scope 3 inventory. Scope 3 emissions data for the previous reporting period covered the period from 1 January 2025 to 30 June 2025, representing the best available data at the time of reporting, while data for the current reporting year covers the full reporting period. From the current reporting year onwards, the Group has been able to collect Scope 3 emissions data covering the full reporting period.

Under the expanded inventory, Scope 3 emissions amounted to 1,356.32 tonnes CO₂ equivalent in the previous reporting year and 2,122.38 tonnes of CO₂ equivalent in the current reporting year.

Climate-related metrics and target

The Group reviews opportunities to improve energy and natural resources management across its operations on a regular basis, as outlined in the Energy Policy and Green Office Policy. Particular attention has been paid to enhancing the energy efficiency of the Group's assets. In collaboration with an independent third-party consultant, the Group has also set a target to reduce absolute GHG emissions, including Scope 1, Scope 2 and Scope 3 GHG emissions, by 30% from the 2012 baseline by 2030, reinforcing its commitment to supporting Hong Kong's climate and sustainability ambitions towards carbon neutrality by 2050. The Group seeks to achieve its GHG emissions reduction target through the implementation of energy efficiency initiatives and the continuous identification of opportunities to reduce emissions across its operations. This Group-wide target is considered a gross GHG reduction target, as the Group does not currently plan to purchase carbon credits to offset emissions in achieving this goal. No revisions to the target or the underlying methodology were made during the reporting period. The feasibility of adopting a sectoral decarbonisation approach for future climate-related target setting is also under consideration. As at 30th June, 2026, a reduction of 48.8% in GHG emissions from the 2012 baseline level was recorded, equivalent to the amount of CO₂ removed by 245,641 trees planted. Emissions of nitrogen oxides, sulphur oxides and other air pollutants are not considered significant in the Group's operations.

The Group will continue to monitor the progress on GHG emissions reduction, identify new opportunities to reduce GHG emissions, and enhance the robustness of the target. As part of the ongoing review of its climate strategy, the Group is also currently exploring the feasibility of incorporating an internal carbon pricing mechanism into its operational decision-making processes and obtaining third-party validation on the target, with a view to further enhancing the effectiveness of climate-related risk management.

Environmental, social and governance report (Continued)

Environmental performance (Continued)

Climate resilience and GHG emissions (Continued)

Energy consumption and efficiency

The Group continues to seek practical ways to reduce energy consumption and improve efficiencies in the Group's operations. The Group has set a target to reduce its electricity consumption by 30% from the 2012 baseline level by 2030. For the year ended 30th June, 2026, a reduction of 26.4% in electricity consumption from the 2012 baseline level was recorded. The Group has implemented an array of environmentally-friendly measures to enhance energy efficiency in its hotels. Below are some of the energy-saving initiatives:

- participating in the Peak Demand Management Programme of CLP Power Hong Kong Limited;
- continuing to engage employees and guests in supporting energy-saving initiatives, including the Earth Hour event organised by World Wide Fund For Nature Hong Kong;

- adopting energy-efficient models for equipment, optimising heating, ventilation and air-conditioning systems, chillers, water pump motors, and fan coil unit motors in guest rooms; and
- replacing fluorescent lamps and quartz lamps with LED lights for better energy efficiency.

The Group continues to participate in the Energy Saving Charter 2026 ("Charter") initiated by the Environment and Ecology Bureau and the Electrical and Mechanical Services Department of the HKSAR Government. As a participant of the Charter, the Group maintains an average indoor temperature between 24°C and 26°C during the summer months, switches off electrical appliances and systems when not in use and engages colleagues and guests in adopting energy-saving practices together. The Group also signed the 4T Charter (Target, Timeline, Transparency and Together) to commit to reducing electricity consumption. In addition, The Royal Pacific Hotel & Towers has implemented the Charter on External Lighting issued by the Environment and Ecology Bureau of the HKSAR Government, switching off lighting installations for decorative, promotional or advertising purposes during preset times to foster a better nighttime environment for the public.

Energy consumption from the Group's operations

			For the year ended 30th June, 2026	For the year ended 30th June, 2025
Unit				
Total energy consumption ^{1,3}		GJ	44,019.94	41,974.86
Electricity	Consumption	kWh	11,941,534	11,407,498
	Intensity	kWh/occupied room night	28.01	26.66
Fuel – Towngas	Consumption	MJ	1,030,416	907,872
	Intensity	MJ/occupied room night	2.42	2.12
Percentage grid electricity ^{2,3}		%	97.66	97.84

Notes:

1. Total energy consumption is calculated as the sum of electricity and fuel consumption, including Towngas, expressed in gigajoules (GJ).
2. The percentage grid electricity is calculated by dividing the amount of purchased grid electricity by the total energy consumption.
3. Total energy consumption and percentage of grid electricity are disclosed with reference to the Sustainability Accounting Standards Board (SASB) Standards metric SV-HL-130a.1 (Hotels & Lodging).

Environmental performance

(Continued)

Climate resilience and GHG emissions

(Continued)

Renewable energy and electric vehicle charging facility

To reduce the Group's GHG footprint, the Group is committed to harnessing technology and implementing initiatives. Since the installation of 72 solar panels in 2019, City Garden Hotel has generated over 165,400 kWh of renewable energy to date, supporting the development of renewable energy in Hong Kong. The Group also promotes green mobility by installing an electric vehicle ("EV") charging station at City Garden Hotel's car park.

Waste reduction and management

The Group has placed responsible and sustainable consumption at the foundation of its resource and waste management efforts. The Group's Waste Management Policy prioritises the avoidance of excessive consumption and promotes more sustainable operational alternatives. It also promotes proper reuse, recycling and disposal of waste across its operations. The Group has implemented programmes to engage employees and guests in waste reduction, as well as recycling. Plastic bottles, glass bottles, paper and used cooking oil are examples of items recycled in the Group's recycling programme. In March 2026, employees from The Royal Pacific Hotel & Towers participated in a beach cleanup at Golden Beach in Tuen Mun, contributing to cleaner local ecosystems and raising awareness of pollution and environmental conservation among team members.

In addition, the reduction and upcycling of single-use plastics used in business operations has long been a key component of the Group's waste management initiatives. The Group meets the requirements of the HKSAR Government's ban on single-use plastics under the Product Eco-responsibility (Amendment) Ordinance 2023, which includes replacing disposable plastic tableware with non-plastic alternatives. Beyond compliance with statutory environmental requirements, the Group has also set a target to eliminate single-use plastics from the Group's core business operations by 2035.

Since 2018, the Group has installed smart filtered water stations and removed plastic bottled water from all guest premises. As at 30th June, 2026, the use of more than 1,626,440 plastic bottles has been averted, representing a reduction in carbon emissions of over 2,568,970 kg, equivalent to the amount of CO₂ removed by 111,694 trees planted.

To further demonstrate the Group's commitment to waste reduction and management, City Garden Hotel and The Royal Pacific Hotel & Towers joined the Carbon Neutrality (Waste Reduction) Charter, organised by the 30 • 50 FoodSmart Partnership Programme, committing to waste reduction and recycling, food waste management, and plastic reduction. The Royal Pacific Hotel & Towers also joined the Packaging Reduction Charter of the Environmental Protection Department of the HKSAR Government in March 2025, in a commitment to promoting sustainable packaging, reducing packaging waste, and contributing to Hong Kong's long-term goal of achieving carbon neutrality.

Environmental, social and governance report (Continued)

Environmental performance (Continued)

Waste reduction and management (Continued)

Waste produced from the Group's operations

			For the year ended 30th June, 2026	For the year ended 30th June, 2025
		<i>Unit</i>		
Hazardous waste ¹	Disposal	<i>tonnes</i>	0.295	0.321
	Intensity	<i>kg/occupied room night</i>	0.000691	0.000751
Non-hazardous waste ²	Disposal	<i>tonnes</i>	1,675	1,700
	Intensity	<i>kg/occupied room night</i>	3.93	3.97

Notes:

1. Hazardous waste was collected by qualified contractors for recovery and/or disposal in a safe manner in compliance with relevant regulations.
2. Licensed collectors collected non-hazardous waste for proper disposal in compliance with relevant regulations.

Recycled materials from the Group's operations

			For the year ended 30th June, 2026	For the year ended 30th June, 2025
		<i>Unit</i>		
Plastic		<i>kg</i>	2,083	2,360
Glass bottles		<i>kg</i>	2,441	821
Paper		<i>tonnes</i>	16	14
Used cooking oil		<i>litres</i>	1,848	1,736
Aluminium cans		<i>kg</i>	53	73

Environmental performance (Continued)

Waste reduction and management (Continued)

Food waste management

The Group continues its dedication to food waste reduction by supporting the HKSAR Government's food waste reduction and recycling programmes. The Group manages food waste through a structured food waste recycling programme and by working with like-minded partners.

The Group joined the Environmental Protection Department of the HKSAR Government's Pilot Scheme on Food Waste Collection. Food waste is collected daily and delivered to O • PARK1, Hong Kong's first organic resources recovery centre, for transformation into electricity and compost. Food waste disposal and recycling figures are collected and analysed on a monthly basis, to monitor closely the effectiveness of food waste management.

The Group has partnered with the Food Wise Hong Kong Campaign of the HKSAR Government since 2013. The Group is committed to promoting best practices and behavioural changes to reduce food waste, implementing plans to reduce food waste in its operations, and supporting food donation activities whenever possible.

For the year ended 30th June, 2026, 55,910 kg (2025: 60,904 kg) of food waste was collected for recycling.

In recognition of the Group's efforts and commitment to food cherishing, food waste reduction and recycling, as well as effectively realising resource circulation, The Royal Pacific Hotel & Towers was awarded the Diamond Class in the Food Wise Eateries Scheme presented by the Environmental Protection Department of the HKSAR Government.

Engaging stakeholders to promote a circular economy

The Group continues its commitment to engage colleagues, guests and the wider community in consumption reduction as well as recycling and upcycling, to raise awareness on waste management. The Group deepens sustainability literacy and promotes behavioural change amongst the colleagues through Sino Sustainability Month for the second consecutive year. In April 2026, employees from the Group participated in tree-planting initiatives supporting local ecosystem restoration at the Kadoorie Farm and Botanic Garden, an orchid-planting workshop, and the upcycling of coffee grounds into soaps, putting circular economy principles into practice while promoting green living.

Environmental, social and governance report (Continued)

Environmental performance (Continued)

Responsible and sustainable consumption

The Group advocates environmentally responsible procurement practices through communication with its business units and suppliers. Initiatives to conserve water, promote sustainable procurement and protect biodiversity have also been introduced.

Water consumption and efficiency

The Group actively pursues effective water management to consume water responsibly and reduce consumption in operations. The Group's Environmental Policy outlines its commitment to efficiently utilising precious resources like water. The Group monitors water consumption monthly and promotes responsible water management to hotel guests. The Group aims to reduce water consumption by 20% by 2030 from the 2018 baseline level. As at 30th June, 2026, a reduction of 56.99% in water consumption from the 2018 baseline level was recorded.

The Group will continue to monitor its progress on water consumption to enhance water conservation efforts through various measures. The key water-saving measures include:

- installing water-saving devices;
- encouraging hotel guests to participate in the linen and towel reuse programme;
- promoting an awareness of water conservation among housekeeping and kitchen employees;
- using jet sprays to wash dishes effectively and reduce water consumption;
- operating fully-loaded dishwashers and washing machines; and
- inspecting water facilities regularly to ensure there is no leakage.

In recognition of its commitment to safeguarding the quality of drinking water, The Royal Pacific Hotel & Towers complies with the standards of the Quality Water Supply Scheme for Buildings — Fresh Water (Management System) (Gold) administered by the Water Supplies Department of the HKSAR Government.

Water consumption from the Group's operations

			For the year ended 30th June, 2026	For the year ended 30th June, 2025
<i>Unit</i>				
Water ¹	Consumption	<i>m³</i>	101,825	105,726
	Intensity	<i>m³/occupied room night</i>	0.24	0.25

Note:

1. All potable water and flushing water used by the Group were provided by the Water Supplies Department of the HKSAR Government. There were no issues related to sourcing water that was fit for purpose.

Environmental performance

(Continued)

Responsible and sustainable consumption

(Continued)

Sustainable procurement

The Group's Sustainable Procurement Policy integrates its commitment to minimise the impact on natural resource consumption and the environment into contractor/supplier selection, procurement processes and activities. For example, the environmental, energy, water, and other natural resource implications for all stages of a product's life cycle are taken into consideration in addition to waste generation and labour practices.

Engagement with the Group's contractors and suppliers is imperative to minimise social and environmental impacts across the value chain. The Group purchases sustainable paper products that align with this policy for its office operations. This policy also strongly encourages all purchasing units to follow relevant government policies on sustainable product specifications.

In recognition of the Group's efforts to incorporate sustainability principles into supply chain management, the Group received the ISO 20400:2017 Sustainable Procurement — Guidance certification in February 2026. This reflects the Group's strong commitment to its sustainable procurement policy and strategy as well as its effective integration of sustainability principles throughout procurement activities.

Green packaging

In addition, the Group's Guidelines on Green Gift Hampers and Basket Packaging Design encourage suppliers to reduce excessive packaging and explore the use of environmentally-responsible materials. The Group's suppliers are also encouraged to opt for simple packaging designs using recyclable and reusable materials, while those with high environmental impact or low recycling value (such as PVC plastic or plastic foam) should be minimised. For the year ended 30th June, 2026, 0.23 tonnes (2025: 0.26 tonnes) of materials were used for festive packaging.

Urban biodiversity

Biodiversity helps maintain the quantity, quality and resilience of ecosystems and the natural services required for thriving businesses and societies. For the benefit of the Group's business and all stakeholders, the Group focuses on understanding and effectively managing its impact on the ecosystems surrounding its urban properties, and in its supply chain, during all phases of hotel operations.

Environmental performance

(Continued)

Responsible and sustainable consumption

(Continued)

Sustainable food choices

The Group encourages sustainable food choices across its hotels. The Group has demonstrated its commitment to promoting marine conservation by, among other measures, ceasing to serve shark fin at all of its restaurants and banquet halls since 2012. To promote marine conservation and preserve natural resources, the Group procures sustainable seafood with reference to the Seafood Guide issued by the World Wide Fund For Nature Hong Kong and prioritises sustainable seafood certified by the Aquaculture Stewardship Council and the Marine Stewardship Council.

The Group has achieved the goal of serving 60% of seafood from sustainable sources by 2025. To ensure continuous improvement, the Group also incorporates sustainability principles into supply chain management. The Group aims to serve 100% of sustainable seafood by 2030. The Group also has strict protocols to ensure its food supplies are safe and of high quality, including requiring all hotel suppliers to adhere to its Contractor/Supplier Code of Conduct.

Social performance

Management approach

The Group prioritises the health, safety and wellbeing of its stakeholders as it seeks to achieve the Group's corporate vision of making Sino the preferred choice for guests, investors and employees. The Green Living Sub-committee of the ESG Steering Committee supports fair employment practices and ensures the Group complies with local labour regulations. It also identifies, monitors, and reviews existing and emerging issues and trends related to human capital development, as well as health and safety. Safety performance is periodically evaluated by the Green Living Sub-Committee for the development of action plans.

The Group's commitment to safeguarding and enriching the health, safety and wellbeing of people and its surrounding communities is articulated in its Human Rights Policy, Diversity and Inclusion Policy and Health and Safety Policy. These policies direct the Group to protect people by providing a just and inclusive environment where employees, customers and communities can thrive. In addition, the Group's Staff Handbook sets out its human resources framework and detailed management policies, which contain guidelines on working conditions and respectful behaviour, benefits and remuneration, training and development, as well as health and safety. The Group regularly updates this Handbook to align with best practices and new regulatory requirements.

Environmental, social and governance report (Continued)

Social performance (Continued)

Employment and labour practices

The Group's value proposition of 'Trust • Integrity • Reliability' ("TIR") defines its approach to workplace practices. To acquire and retain the right talent, the Group supports equality for all, provides all employees with training and career development opportunities and offers competitive remuneration and benefits.

All new colleagues receive training in workplace diversity and non-discrimination during orientation. The Human Resources Department of the Group also organises training to facilitate communication among employees from different walks of life.

For the year ended 30th June, 2026, there were no confirmed incidents of non-compliance with relevant laws and regulations relating to employment and labour practices that had a significant impact on the Group.

Total number of employees

	<i>Unit</i>	For the year ended 30th June, 2026	For the year ended 30th June, 2025
<i>By gender</i>			
Male	<i>headcount</i>	191	171
Female	<i>headcount</i>	162	145
<i>By employee category</i>			
Senior level	<i>headcount</i>	21	21
Middle level	<i>headcount</i>	33	36
Entry level	<i>headcount</i>	237	228
Contract/short-term employees	<i>headcount</i>	62	31
<i>By employment type</i>			
Full-time	<i>headcount</i>	291	295
Part-time	<i>headcount</i>	62	21
<i>By age group</i>			
Under 30 years old	<i>headcount</i>	21	16
30-50 years old	<i>headcount</i>	137	123
Over 50 years old	<i>headcount</i>	195	177
<i>By geographical region</i>			
Hong Kong	<i>headcount</i>	353	316

Environmental, social and governance report (Continued)

Social performance (Continued)

Employment and labour practices (Continued)

Turnover rate

	<i>Unit</i>	For the year ended 30th June, 2026	For the year ended 30th June, 2025
<i>By gender</i>			
Male	%	19.3	29.2
Female	%	18.9	15.4
<i>By age group</i>			
Under 30 years old	%	43.2	81.3
30-50 years old	%	17.7	16.9
Over 50 years old	%	17.7	22.0
<i>By geographical region</i>			
Hong Kong	%	19.1	23.0

Employee wellness

The Group offers a holistic Employee Wellness Programme that provides a range of activities across the themes of work, family, and physical and mental health. The Group promotes a festive spirit and togetherness throughout the year by giving gifts to colleagues to celebrate the holiday seasons, including Chinese New Year, Mother's Day, Father's Day, Mid-Autumn Festival and Christmas.

To appreciate the hard work and contributions of colleagues, the Group presented the Long Service Award to 38 long-serving employees in October 2025, as a token of appreciation for their contributions over the past 5 to 25 years. In January 2026, the Group launched New Year Gratitude Week to foster engagement and celebrate its colleagues' contributions. Activities included fun games, a lucky draw, a staff mega sale, an online health talk, and a Crisis and Management Seminar partnered with the Crisis and Emergency Management Centre. To further support employee wellbeing and work-life balance, the Group also organised a Pickleball Fun Day in May 2026 at the Hong Kong Gold Coast Hotel.

Diversity and equal opportunities

The Group is committed to promoting diversity and inclusion in the workplace. As a responsible employer, the Group is committed to providing equal opportunities in recruitment, remuneration, promotion, training and transfers, regardless of gender, disability, family status, marital status, pregnancy, race, religion, age, nationality or sexuality.

The Group's Diversity and Inclusion Policy outlines its commitment to ensuring a workplace free of discrimination, harassment or vilification, where employees can enjoy fair treatment at all times. The Whistleblowing Policy describes the confidential grievance mechanism that allows employees to express their concerns regarding suspected inappropriate behaviour or harassment. The policy also details the types of reportable conduct, procedures and follow-up actions that apply in these instances.

Social performance (Continued)

Employment and labour practices (Continued)

Diversity and equal opportunities (Continued)

To promote social integration and inclusion, the Group reasserts its commitment by creating a barrier-free environment and culture at its hotels. The Group also provides equal opportunities to disadvantaged members of the community and is continuing its collaboration with the Hong Chi Association to provide long-term employment and training opportunities and share skills with its students.

In recognition of its efforts in offering job vacancies to candidates with diverse abilities, City Garden Hotel and The Royal Pacific Hotel & Towers were recognised as Inclusive Organisations under the Talent-Wise Employment Charter awarded by the Labour and Welfare Bureau of the HKSAR Government.

Health and safety

Maintaining a safe and healthy environment for employees, guests, and customers is of paramount importance. The Group is committed to creating a healthy and safe environment for its stakeholders, including employees, contractors and guests. The Group adopts stringent health and safety practices and adheres to all relevant laws and regulations. The Group's Health and Safety Policy covers employees, contractors, guests and other stakeholders. The Policy stipulates the health and safety principles that the Group adheres to, including:

- to adopt a risk-based approach to identify, evaluate, mitigate and report issues related to health and safety;
- to operate a health and safety management system that complies with relevant laws and regulations, as well as industry standards and best practices;

- to foster a health and safety culture by maintaining effective communication with all stakeholders through various channels and allocating resources, including training, equipment, facilities, material applications, methods and systems, to achieve and maintain the highest possible health and safety standards;
- to monitor health and safety performance through the establishment of relevant indicators and conduct regular inspections and audits; and
- to conduct periodic tests and drills on emergency response procedures to ensure guest safety.

The occupational health and safety ("OHS") performance of the Group's core businesses in hotel investment, operations, and management falls under the purview of a dedicated OHS Steering Committee, comprising senior executives from key business units. This Committee also ensures that appropriate safety principles are implemented in day-to-day operations in accordance with the Group's health and safety management system. A Safety and Health sub-committee and a separate sub-committee focused on district-level safety and health sit under the OHS Steering Committee. These sub-committees review all issued accident investigations and near-miss reports, providing recommendations for the improvement of systems and prevention of incidents. These sub-committees also compile OHS data and reports for the OHS Steering Committee's review. Employees' views on our OHS management system's development, implementation and evaluation are gathered through our two-way communication channels.

Training is crucial for employees to build the right mindset and cultivate high safety standards. To promote good employee habits for pursuing safety standards and enhance employees' safety awareness, the Group hosts regular safety training workshops for employees to gain a deeper understanding of personal health and safety issues. The Group has also set up an internal risk and safety team, which consists of representatives from various departments, including hygiene, engineering and security, to promote and advocate a safe working environment for achieving "zero accident" status.

Social performance (Continued)

Health and safety (Continued)

To ensure the applicability and effectiveness of OHS measures, the Group reviews the performance of OHS measures on a regular basis. OHS measures include conducting daily inspections, formulating emergency response plans, conducting risk assessments and refining accident investigation mechanisms to ensure legal compliance and minimise associated risks.

The Group ensures employee health and safety at work and maintains a low incident rate. 5 work-related injury cases accounting for 200 lost days were reported for the year ended 30th June, 2026 (2025: 5 work-related injury cases accounting for 46.5 lost days). There have been no recorded work-related fatalities in the past three years.

For the year ended 30th June, 2026, there were no confirmed incidents of non-compliance with relevant laws and regulations relating to OHS that had a significant impact on the Group.

Training and development

Employee training and development are key to the long-term success of the Group. In line with “Continuous Improvement” as one of the Group’s core values, the Group encourages employees at all levels to actively seek opportunities for continuous development, lifelong learning and qualifications to support their personal development aspirations and drive business growth. To promote lifelong learning, the Group offers employees examination leave and educational subsidies for external training. The Group also provides a wide range of internal and external training initiatives to enhance employee knowledge and develop interdisciplinary skills. In addition, the Group provides technical skills training on topics such as first aid, the safe use of electricity and legal requirements applicable to its business. The Group also ensures that employees have access to training on wellness topics, including mental health and stress management.

Hospitality Industry Internship Trainee Programme

The Royal Pacific Hotel & Towers offers a two- to twelve-month structured programme for talent to gain first-hand experience in the hospitality industry through placements in various departments. The programme offers internship periods of six months or more, with trainees undertaking rotations across two or more departments to broaden their understanding of the operations of different departments.

Environmental, social and governance report (Continued)

Social performance (Continued)

Training and development (Continued)

Employee training hours¹

	Headcount		Total training hours		Average training hours/employee		Percentage of employees trained ²	
	For the year ended 30th June, 2026	For the year ended 30th June, 2025	For the year ended 30th June, 2026	For the year ended 30th June, 2025	For the year ended 30th June, 2026	For the year ended 30th June, 2025	For the year ended 30th June, 2026	For the year ended 30th June, 2025
<i>By gender</i>								
Male	237	223	10,168.66	12,274.76	42.91	55.04	100%	100%
Female	199	170	9,136.97	10,018.46	45.91	58.93	100%	100%
<i>By employee category</i>								
Senior level	25	26	1,233.91	1,287.89	49.36	49.53	100%	100%
Middle level	42	41	2,232.58	3,171.78	53.16	77.36	100%	100%
Entry level	289	272	14,501.86	16,287.30	50.18	59.88	100%	100%
Contract/short-term employees	80	54	1,337.28	1,546.25	16.72	28.63	100%	100%

Note:

1. Training data covers both existing employees and employees who left the Group during the reporting period.
2. The percentage of employees trained represents the proportion of employees who participated in training programmes during the reporting period and is capped at 100%.

Labour standards

The Group's Code of Conduct, Human Rights Policy and other regulations related to work and labour practices help ensure that the Group conducts its business in accordance with high standards of ethical behaviour and integrity. The Code of Conduct outlines the expectations that all employees must meet, and clearly sets out the Group's approach to address any violations. Training on the Code of Conduct is provided to all new employees and existing employees are required to review it annually.

Policies are in place to prevent unethical behaviour in recruitment, promotion and dismissal. The Group forbids forced labour and child labour, which extends to its contractors and suppliers as specified in the Contractor/Supplier Code of Conduct. Communication channels are also available for employees, contractors and suppliers to report any concerns. Anyone found to violate the Code of Conduct or the Contractor/Supplier Code of Conduct is subject to disciplinary action.

For the year ended 30th June, 2026, there were no confirmed incidents of non-compliance with relevant laws and regulations relating to preventing child or forced labour that had a significant impact on the Group.

Environmental, social and governance report (Continued)

Social performance (Continued)

Supply chain management

The Group has been actively working with different business partners to deliver quality products and services with sustainable attributes to the Group's guests. The Group cultivates its contractors and suppliers to uphold the Group's core values and adhere to ethical, as well as socially and environmentally responsible practices.

To facilitate communication with contractors and suppliers on sustainability issues, the Group has developed the Contractor/Supplier Code of Conduct and the Sustainable Procurement Policy, which are included in every standard tender document. The Contractor/Supplier Code of Conduct covers regulatory compliance, labour practices, anti-corruption, environmental measures, green procurement, OHS and business ethics. The Sustainable Procurement Policy strongly encourages all purchasing units to integrate sustainability into procurement practices and activities, and applies to all suppliers and contractors.

Regular monitoring and annual performance reviews of registered suppliers and contractors are conducted to identify and minimise environmental and social risks in the supply chain. The Group also has a standard approach and criteria to assess the performance of suppliers and contractors. For instance, auditors from various departments will conduct factory audits and due diligence on approved suppliers/contractors to review and assess their performance. Spot checks are conducted on a regular basis to ensure full compliance with laws and other requirements by suppliers and contractors. The corresponding user department of the Group evaluates the performance of each contractor and supplier based on the acceptance criteria and records, as stated in the performance assessment form. Such criteria include the quality of service, safety measures, timeliness and overall performance, as well as their commitment to sustainability, as supply chain sustainability is increasingly recognised as a key driver of business resilience. In cases of non-compliance with regulations, the Group carries out prompt corrective action, followed by re-auditing. Subsequently, the Group may suspend procurement from suppliers that do not meet its expectations and re-audit them to ensure compliance with requirements.

Number of suppliers by geographical region

	For the year ended 30th June, 2026	For the year ended 30th June, 2025
Hong Kong	1,183	1,154
Chinese Mainland and Taiwan	5	5
Asia (except Chinese Mainland, Hong Kong, and Taiwan)	1	1
Europe and North America	11	11
Other regions	0	0

Social performance (Continued)

Product responsibility

Guest satisfaction

The Group is committed to achieving high levels of guest satisfaction and promoting a culture of 'Customer First' and 'Quality Excellence' within the Group's business operations.

The Group places significant emphasis on identifying and understanding guest needs and addressing key findings to achieve product and service excellence. This is accomplished by regularly participating in professional guest experience surveys and programmes through various communication channels, including daily communication, online comments, courtesy calls, online guest feedback forms and mystery shopper programmes.

The Group has strict protocols to ensure its food supplies are of high quality, including the requirement for all hotel suppliers to adhere to the Group's Contractor/Supplier Code of Conduct. The Group also complies with the Food Hygiene Code of the Food and Environmental Hygiene Department of the HKSAR Government and maintains records for specific foods available for inspection upon demand.

If any products are identified as potentially unsafe, a product recall procedure would be initiated to stop the distribution and sale of the products. The incident would be recorded and reported. No substantive product or service-related complaints that had a significant impact on the Group were received for the year ended 30th June, 2026. Product recall procedures are not considered material to the operations of the Group, and the Group did not record any major incident of recall due to safety and health reasons for the year ended 30th June, 2026.

The Group strictly follows regulatory requirements, industry guidelines, and internal procedures to enhance guest health and safety, promote responsible marketing, and ensure the security of its guests' information.

Cybersecurity and data privacy

To safeguard its information systems and manage cybersecurity risks appropriately to maintain business integrity, the Group has implemented several measures to protect its employees, guests and suppliers, as outlined in the Cybersecurity Policy. Risk assessments are regularly conducted by the Internal Audit Department and third-party auditors to ensure the cybersecurity programme is robust. These involve in-depth reviews of the Group's systems and relevant supporting IT operations, including secure network architecture, performance and capacity monitoring, data protection, licensed software management and anti-virus detection and management.

The Group provides training to its colleagues on data security and the safeguarding of digital assets. The Group also continues to communicate information security tips to all employees via email, including tips on safeguarding mobile devices, recognising phishing emails, holding online meetings safely and what to do if a data breach occurs.

The Group has always been dedicated to protecting the privacy of its guests' information, as well as upholding its intellectual property rights. The Group closely follows the Personal Data (Privacy) Ordinance in Hong Kong when handling customer data, and the Group's Code of Conduct requires all employees to respect intellectual property and treat customer data in strict confidence. Regular training is also provided to relevant employees on the protection of personal data in accordance with Hong Kong's Personal Data (Privacy) Ordinance, in collaboration with the Office of the Privacy Commissioner for Personal Data of the HKSAR Government.

Environmental, social and governance report (Continued)

Social performance (Continued)

Cybersecurity and data privacy (Continued)

Regular reviews and revisions of the Group's personal data and privacy protection practices are carried out to ensure compliance with relevant laws and identify actionable improvement measures as needed. The intellectual property of the Group is protected through the registration of its trademarks and domain names in relevant jurisdictions. The Group understands that intellectual property rights constitute a valuable company asset. The Group protects its intellectual property, trademarks, copyrights, designs and patents and is committed to respecting others. Employees found in breach of customer privacy obligations will be subject to disciplinary action, which may include termination of employment. Action is taken immediately if scamming or infringing articles or materials in relation to the Group are discovered. If a criminal offence is suspected, a report is made to the relevant authorities for further action.

For the year ended 30th June, 2026, there were no confirmed incidents of non-compliance with relevant laws and regulations relating to health and safety, advertising, labelling and privacy matters related to products and services provided and methods of redress that had a significant impact on the Group.

Further underscoring the Group's commitment to ensuring a robust information security management system, in January 2025, The Royal Pacific Hotel & Towers obtained the ISO/IEC 27001:2022 (Information Security Management) certification after being audited by the British Standards Institution. Looking ahead, the Group will continue strengthening its cybersecurity infrastructure and remain vigilant and proactive in adapting to emerging cyberthreats.

Anti-corruption

The Group places great importance on corporate integrity, business ethics, and good governance. The Group prohibits, among others, bribery and corruption in its business transactions. Employees are required to perform themselves with integrity, ethically and properly, and in compliance with the applicable laws and regulations, including the Prevention of Bribery Ordinance in Hong Kong, and to avoid situations that may lead to a potential conflict of interest.

To ensure proper conduct across all aspects of the Group's operations, the Group's Code of Conduct outlines its approach to addressing any violations. It sets out the requirements that all employees must meet. The Group's Anti-Corruption Policy provides guidelines to ensure proper conduct across its business, including those relating to the prevention of bribery, solicitation and acceptance of advantages, conflicts of interest, forging of documents or presenting false accounting records, as well as the acceptance of gifts and entertainment from third parties.

The Group's Whistleblowing Policy describes the confidential grievance mechanism that employees can use to express their concerns related to any inappropriate behaviour or harassment. To assist the Group in achieving its business commitments and upholding its corporate integrity, the Group has established a Business Ethics Committee. In addition, to protect employees who report unethical conduct, a confidential and secure channel has been established, as specified in the Policy and Procedures for Notification of Unethical Conduct. In situations where an employee identifies any possible breach of the Code of Conduct or any act of misconduct, the employee can report it to the Business Ethics Committee. The confidentiality of all reporting persons is strictly protected, and every reasonable effort will be made to maintain confidentiality to ensure that no retaliation will result from reports or complaints on reportable misconduct made in good faith. The mechanism will be followed by the dedicated investigation team to ensure all complaints are treated promptly and fairly.

Social performance (Continued)

Anti-corruption (Continued)

Ongoing monitoring and regular reviews of the Policy and Procedures for Notification of Unethical Conduct are carried out to ensure continued effectiveness. Anti-corruption training is provided to employees and Executive Directors on a regular basis. All new employees are required to undergo training on the Code of Conduct through an e-learning course available on the SINO iLearn app. They must also complete a mandatory “Code of Conduct Acknowledgement and Declaration Form” to confirm that they understand the requirements stipulated in the Group’s Code of Conduct.

For the year ended 30th June, 2026, there were no confirmed incidents of non-compliance with relevant laws and regulations relating to bribery, extortion, fraud and money laundering that had a significant impact on the Group. No legal cases regarding corrupt practices brought against the Group or its employees were recorded for the year ended 30th June, 2026.

Community engagement

Investing in our communities is vital to our journey of Creating Better Lifescapes. The Group strives to build an inclusive society by formulating a number of long-standing community programmes and utilising resources to engage its employees and community partners. The Group’s community investment and engagement efforts are an opportunity to create shared value as we advance together. To this end, the Group has developed Stakeholder Engagement Guidelines, providing a general framework for managing the Group’s relations with its stakeholders and supporting implementation across its operations. The Group engages members of society, from children and youth to the elderly, through events and activities in partnership with charitable organisations and NGOs. The Group also promotes social integration by organising initiatives that empower and enhance the social mobility of less-resourced community members.

For the year ended 30th June, 2026, the Group’s volunteers provided over 354 hours of volunteer services in Hong Kong.

Hearty Soup Delivery Programme

For 15 consecutive years, the Group has delivered hot soup to elderly members through the Hearty Soup Delivery Programme in collaboration with its community partners. The programme aims to serve hot, nutritious soup in elderly homes and extend warmth and care across the community during the colder months. Volunteering colleagues deliver freshly made, nutritious soup, prepared by hotel chefs, to elderly residents across Hong Kong. Since 2011, the Group has served over 58,150 elderly members across various community districts in Hong Kong, spreading warmth and kindness to the underprivileged elderly residents in the community and fostering meaningful personal connections with vulnerable members of the community.

Food Donation Programme

To promote a “food wise” culture, since 2011, the Group has joined hands with food-related charities such as Foodlink Foundation in its Food Donation Programme. The initiative undertakes weekly food donations to underprivileged members of the community. The Royal Pacific Hotel & Towers joined hands with Foodlink to donate a total of 77kg of surplus food to underprivileged families in the community. Furthermore, the Group collaborated with Food Angel, a food rescue and food assistance programme, with colleagues volunteering regularly to prepare meal boxes for people in need, and delivering food prepared at its hotels through visits to various community service centres.

Support for Women’s Wellness

The Group also underscores its commitment to promoting social integration by designing and maintaining a safe and inclusive environment at its hotels. As part of its ongoing efforts, The Royal Pacific Hotel & Towers was awarded the “Breastfeeding — friendly Premises — Blue Label” issued by UNICEF Hong Kong.

Corporate governance report

The Board of Directors ("Board") is committed to providing effective management and sound control of the Company for maximising shareholders' value. The corporate governance principles of the Company emphasise the attainment and maintenance of a high standard of corporate governance practices and procedures, a quality board, sound internal control, and high transparency and accountability to shareholders. The Company has adopted its own Corporate Governance Code, which is based on the principles and the code provisions as set out in Part 2 of Appendix C1 ("CG Code") to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("Listing Rules"). The Company has complied with all code provisions as set out in the CG Code to the Listing Rules applicable to the Company for the financial year ended 30th June, 2026, save as disclosed in this report. The corporate governance practices of the Company in compliance with the CG Code to the Listing Rules during the financial year under review with explanation of the deviations are set out in this report.

Corporate culture framework

Our vision and mission

Incorporated in 1994, the Company has been growing with the communities it serves to become a trusted brand of the hospitality industry and one of the city's leading service providers in hotel management and club management. The core business of the Company and its subsidiaries ("Group") of hotel investments and hotel management is complemented by club management to ensure a holistic 'Sino Experience'.

Our corporate vision of 'making Sino the preferred choice for customers, investors and employees' and our mission of 'Creating Better Lifescapes' are the cornerstones of our corporate culture and values, guiding us on our growth and development as we formulate business strategies to create long-term value for our stakeholders.

The Group brings the mission of 'Creating Better Lifescapes' to life through work in the three interconnected and strategic pillars of Green Living, Innovative Design and Community Spirit, integrating sustainability into all aspects of our business and operations.

Corporate culture framework (Continued)

Our corporate core values

We embrace the following corporate core values as we build long-term relationships with our stakeholders and grow our business:

- Integrity – We maintain integrity in everything we do
- Customer First – Understand the needs of individuals and communities, we put our customers first
- Respect – Through humility, we appreciate and respect one another
- Teamwork and Quality Excellence – With strong teamwork, we strive for quality excellence in building our business and communities
- Continuous Improvement and Sense of Urgency – Together with our sense of urgency and quest for continuous improvement, we constantly look for ways to surpass the expectations of our stakeholders
- Preparedness – Thinking ahead and being proactive ensure our preparedness

In particular, management places a heavy emphasis on our value proposition of ‘Trust • Integrity • Reliability’ (“TIR”). It is the cornerstone of our business, guiding us on how we add value to customers and earn their trust. It is rooted in having a deep understanding of the needs of our customers and stakeholders, and being committed to excellence to do things right and doing things well. We need to be a valued and trusted long-term partner of our customers.

The TIR value proposition is integrated into our day-to-day operations, and guides us on selecting suppliers, vendors and business partners as they are integral to our quality ecosystem of delivering product and service excellence.

Corporate culture must be supported and practised by all levels of employees who share the vision of making Sino the preferred choice for customers, investors and employees. Communications are managed through a multi-pronged approach, which comprises top-down, bottom-up and horizontal interactions and close collaborations among the Board, employees and the communities where the Group operates. Orientation and regular training are provided for employees to instil and reinforce the Group’s vision, mission and core values.

Business model and strategy

The Group’s portfolio of hotels comprises City Garden Hotel, Conrad Hong Kong and Royal Pacific Hotel, all located in Hong Kong.

The Group continues to operate in a pragmatic manner in response to market changes and remains focused on long-term sustainable growth, whilst remaining prepared for short-term cyclical fluctuations to optimise occupancy and maintain a stable stream of income. The Group continually reviews its hotel portfolio and upgrade facilities to deliver best-in-class services and ensure top-quality products for customers and guests. This is how the Group adds value to customers and earns their trust, which is crucial to the branding of the Group.

Corporate culture framework (Continued)

Business model and strategy (Continued)

The Group is a devoted corporate citizen and stays committed to the mission of 'Creating Better Lifescapes', reflected by the efforts and goals of the Group to decarbonise, respond to climate change, promote circular economy and urban biodiversity, build caring and vibrant communities that are conducive to healthy living and help those in need to make the community a more compassionate place. The Group has launched the AI Transformation Committee, which sets forth directions and provides guidance to ensure responsible adoption and AI to enhance innovation and upskill our people to help us better prepare for the AI-powered era, strengthening the Group's long-term competitiveness.

The Board believes that strong corporate culture, which is aligned with the vision, mission, values and strategies of the Group, is key to the success and sustainable growth of the Group. The culture and values of the Group provide a strong foundation for its core governance structure and work in tandem to sustain the Group over the long term through business challenges, changing regulatory and market environment. The Group's vision, mission, values and strategies are inextricably linked to its purpose and business operations, and will continue to underpin its performance in enhancing shareholders' value and delivering returns.

Corporate governance

Principles

The Group is committed to the highest standards of business ethics and corporate governance. This is critical to the efforts of the Group to become the preferred choice for customers, investors and employees and the Group's mission of 'Creating Better Lifescapes'. The Board and the management of the Group are committed to upholding good corporate governance practices and procedures as the Board believes that strong corporate governance provides a solid foundation for prudent financial management, sustainable business growth and long-term success.

The Board will continue to focus on enhancing sound corporate governance, promoting corporate values and culture that reflect the essence of 'Creating Better Lifescapes' at all levels, and to ensure top quality products and deliver the best-in-class services to our customers.

Board leadership

The Board provides overall leadership and control for the Company in an effective and responsible manner with a view to maximising the financial performance of the Company and shareholders' value. The Board makes decisions on business strategies and corporate governance practices, determines the Company's objectives, values and standards, and oversees and monitors the management performance within the control and delegation framework of the Company. These include the Company's financial statements, dividend policy, any significant changes in accounting policy, adoption of corporate governance practices and procedures, and risk management and internal control strategies.

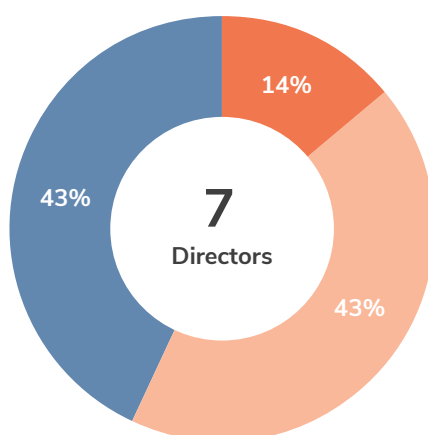
Corporate governance (Continued)

Board composition

As at 30th June, 2026, the Board has seven Directors comprising one Executive Director, three Non-Executive Directors and three Independent Non-Executive Directors. The Company exceeded the target of having Independent Non-Executive Directors representing at least one-third of the Board. Biographical details of the

Directors and their relationships, where applicable, are contained under the section entitled 'Biographical details of Directors & senior management' of this Annual Report. The Company has maintained on its website and on the website of The Stock Exchange of Hong Kong Limited ("Stock Exchange") an updated list of its Directors identifying their roles, positions and types of directorships. Independent Non-Executive Directors are identified in all corporate communications that disclose the names of Directors of the Company.

Composition of the Board of Directors



- Executive Director (1)
- Non-Executive Directors (3)
- Independent Non-Executive Directors (3)

Corporate governance report (Continued)

Corporate governance (Continued)

Board composition (Continued)

As at 30th June, 2026, the length of tenure and the current period of appointment of each Director are set out below:

	Length of Tenure (Year)	Current Period of Appointment since last Re-election (Year)
<i>Executive Director</i>		
Mr. Daryl Ng Win Kong (<i>Chairman, appointed on 31st August, 2025</i>)	21.2	1
<i>Non-Executive Directors</i>		
The Honourable Ronald Joseph Arculli	31.8	2
Mr. Gilbert Lui Wing Kwong	31.8	2
Ms. Nikki Ng Mien Hua	2.9	3
<i>Independent Non-Executive Directors</i>		
Mr. Wong Cho Bau	11.4	2
Mr. Hung Wai Man	7.5	1
The Honourable Rock Chen Chung-nin	1	1

Corporate governance (Continued)

Division of responsibilities

The Board, led by the Chairman, is responsible for the Company's future development directions, overall strategies and policies, evaluation of the financial performance of the Company and approval of matters that are of a material or substantial nature, including adequacy of systems of financial, risk management and internal control, and conduct of business in conformity with applicable laws and regulations. The Executive Director(s), constituting the senior management of the Company, is(are) delegated with responsibilities in the day-to-day management of the Company and make(s) operational and business decisions within the control and delegation framework of the Company. The Board gives clear directions as to the matters that must be approved by the Board before decisions are made on behalf of the Company. The implementation of strategies and policies of the Board and the operations of each business unit are overseen and monitored by designated responsible Executive Director(s), Deputy Chief Executive Officers and the heads of individual business units. The Board has found that the current arrangement has worked effectively in enabling it to discharge its responsibilities satisfactorily. The types of decisions to be delegated by the Board to the management include implementation of the strategies and direction determined by the Board, operation of the business of the Group, preparation of financial statements and operating budgets, and compliance with applicable laws and regulations.

The Chairman ensures that the Board works effectively to discharge its responsibilities in the best interests of the Company, and, to establish good corporate governance practices and procedures. He also ensures that all key and appropriate issues are discussed by the Board in a timely manner and all Directors are encouraged to make a full and active contribution to the

Board's affairs. Directors with different views are encouraged to voice their concerns. They are allowed sufficient time for discussion of issues so as to ensure that board decisions fairly reflect board consensus. A culture of openness and debate is promoted to facilitate the effective contribution of Non-Executive Directors and Independent Non-Executive Directors, and ensure constructive relations between Executive, Non-Executive and Independent Non-Executive Directors. During the financial year under review, the Chairman held a meeting in November 2025 with the Independent Non-Executive Directors without the presence of other Directors in compliance with the applicable code provision of the CG Code to the Listing Rules.

The Company has not separated the roles of chairman and chief executive. The Chairman of the Board provides leadership to the Board and undertakes both roles of chairman and chief executive. The Board considers that the existing management structure has been effective in facilitating the Company's operations and business development. In addition, adequate checks and balances consistent with sound corporate governance practices are in place. The Independent Non-Executive Directors provide independent judgment and constructive advice to management, and contribute valuable views and recommendations to the Board's deliberations and decision-making process. The Board reviews the effectiveness of the current governance structure from time to time to ensure that it continues to meet the Company's operational needs and remains aligned with prevailing corporate governance practices.

To enhance the function of the Board, board committees have been set up to take up different responsibilities. All board committees have specific terms of reference clearly defining their powers and responsibilities. All board committees are required by their terms of reference to report to the Board in relation to their decisions, findings or recommendations, and in certain specific situations, to seek the Board's approval before taking any action.

Corporate governance report (Continued)

Corporate governance (Continued)

Division of responsibilities (Continued)

The Non-Executive Directors, including Independent Non-Executive Directors, provide the Company with diverse skills, expertise and varied backgrounds and qualifications. They participate in board/board committee (including Audit Committee, Nomination Committee and Remuneration Committee) meetings to bring independent views, advice and judgement on important issues relating to the Company's strategies, policies and financial performance, and take the lead on matters where potential conflicts of interests arise. They also attend annual general meetings of the Company to understand the view of shareholders. They make a positive contribution to the development of the Company's strategies and policies through independent, constructive and informed comments.

Every Director is considered to have given sufficient time and attention to the Company's affairs for the financial year under review, and does not concurrently hold more than six directorships of companies listed on the Stock Exchange. Each of the Directors is required to disclose to the Company the number and nature of offices he/she held in public companies or organisations and other significant commitments as well as the identity of such public companies or organisations.

Directors' and officers' liabilities insurance

The Company has arranged appropriate directors' and officers' liabilities insurance coverage for the Directors and officers of the Company.

Board meetings and supply of and access to information

The Board holds at least four regular meetings a year, which are normally scheduled in advance in the fourth quarter of the preceding year. During the financial year under review, the Board had held four meetings with approximately 97% attendance from the Directors which exceeded the target of having at least 75% attendance under the Company's own Corporate Governance Code. The attendance records of the Directors to these board meetings are set out below:

Directors	Meeting(s) attended/held
<i>Executive Directors</i>	
Mr. Robert Ng Chee Siong (retired on 31st August, 2025)	1/1
Mr. Daryl Ng Win Kong (Chairman, appointed on 31st August, 2025)	4/4
<i>Non-Executive Directors</i>	
The Honourable Ronald Joseph Arculli	4/4
Mr. Gilbert Lui Wing Kwong	4/4
Ms. Nikki Ng Mien Hua	4/4
<i>Independent Non-Executive Directors</i>	
Mr. Wong Cho Bau	4/4
Mr. Hung Wai Man	4/4
The Honourable Rock Chen Chung-nin	3/4

Notice incorporating the agenda for each regular board meeting is given to all Directors at least 14 days in advance, and, all Directors are given the opportunity to include matters for discussion in the agenda. All Directors/board committee members are entitled to have access to board/board committee papers and related materials in sufficient details to enable them to make informed decisions on matters to be placed before the board/board committee meetings. Meeting papers are normally sent to all Directors or board committee members at least 5 days in advance of every regular board meeting or board committee meeting.

Corporate governance (Continued)

Board meetings and supply of and access to information (Continued)

The Company Secretary assists the Chairman of the Board and the chairmen of board committees in preparing meeting agendas and ensures that the CG Code to the Listing Rules as well as all applicable laws and regulations are duly complied with. Minutes of board meetings and board committee meetings are recorded in sufficient details of the matters considered and decisions reached at the relevant meetings. Draft and final versions of the minutes in respect of board meetings and board committee meetings are sent to all Directors or board committee members respectively for comment and records within a reasonable time after the relevant meetings. All minutes are properly kept by the Company Secretary and are available for the Directors' and board committee members' inspection.

All Directors are given unrestricted access to the advice and services of the Company Secretary who is responsible to the Board for ensuring that board procedures and all applicable laws, rules and regulations are followed. The selection, appointment or dismissal of the Company Secretary is subject to approval by the Directors at board meeting.

All Directors are entitled to have access to timely information in relation to the Company's business and make further enquiries or retain independent professional advisors where necessary. The management provides all relevant explanation and information to the Board so as to give the Board the information it needs to discharge its responsibilities. During the financial year under review, the management provided all Directors with the relevant updates of major business operations giving a balanced and understandable assessment of the Company's performance, position and prospects.

Directors' appointment, re-election and removal

All Non-Executive Directors and Independent Non-Executive Directors have entered into letters of appointment with the Company for a specific term of three years. The Company's Amended and Restated Memorandum and Articles of Association provide that each Director is subject to retirement from office by rotation and re-election once every three years and that one-third (or the number nearest to but not exceeding one-third) of the Directors shall retire from office every year at the annual general meeting. New appointment to the Board is subject to re-election at the next following annual general meeting. In addition, the appointment of an Independent Non-Executive Director who has served on the Board for more than nine years will be subject to a separate resolution to be approved by shareholders. The Board will provide in the circular accompanying the annual report sent to shareholders the reasons why the Board considers the Independent Non-Executive Director is still independent and its recommendation to shareholders to vote in favour of the re-election of such Independent Non-Executive Director.

The Directors who are subject to retirement and re-election at the 2026 annual general meeting are set out on page 81 of this Annual Report.

The Board is empowered under the Company's Amended and Restated Memorandum and Articles of Association and is collectively responsible to appoint any person as a director either to fill a casual vacancy or as an additional board member. Only the most suitable candidate who is experienced, competent and able to fulfill the fiduciary duties and duties of skill, care and diligence would be selected as a director.

Corporate governance report (Continued)

Corporate governance (Continued)

Confirmation of independence

The independence of the Independent Non-Executive Directors has been assessed in accordance with the applicable Listing Rules. Each of the Independent Non-Executive Directors has provided an annual written confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company is of the view that all the Independent Non-Executive Directors meet the guidelines for assessing independence as set out in Rule 3.13 of the Listing Rules and are independent.

Corporate governance mechanism to ensure independent views and input

The Company has adopted its own corporate governance mechanism pursuant to the CG Code to the Listing Rules to ensure views and input of Directors are available to the Board and the implementation and effectiveness of which are annually reviewed. All Directors provide half-yearly confirmation on their time commitment for giving sufficient time and attention to the affairs of the Company. Directors are entitled to have access to timely information in relation to the Company's business and to make further enquiries, and may, upon reasonable request to the Chairman, seek independent professional advice at the Company's expense to assist them in performing their duties to the Company. Directors are given unrestricted access to the advice and services of the Company Secretary who is responsible to the Board for ensuring that board

procedures and all applicable laws, rules and regulations are followed. Directors are also provided with monthly updates to keep abreast of the Group's business performance. Proper meeting arrangements and procedures are in place to facilitate open, constructive and informed discussions of relevant issues concerning the Group.

Channels for Independent Non-Executive Directors to express independent views and input to the Board have been established. The Chairman meets Independent Non-Executive Directors, who constitute more than one-third of the Board, annually without the presence of other Directors and the management, at which the Chairman can listen independent views on various issues concerning the Group on an effective and exclusive platform.

Directors' training and professional development

Every Director keeps abreast of responsibilities as a Director and of the conduct, business activities and development of the Company. Every newly appointed director receives a comprehensive induction package covering the statutory and regulatory obligations of directors, organisational structure, policies, procedures and codes of the Company, terms of reference of board committees and internal audit charter of internal audit. The Company Secretary from time to time updates and provides written training materials to the Directors, and arranges to conduct in-house seminars/webinars on the latest development of the Listing Rules, applicable laws, rules and regulations relating to Directors' duties and responsibilities.

Corporate governance (Continued)

Directors' training and professional development (Continued)

The Company Secretary maintains records of training attended by the Directors. During the financial year under review, all Directors had participated in continuous professional development ("CPD") as

required under Rules 3.09F and 3.09G of the Listing Rules. Details of the modes, topics and number of hours of CPD undertaken by the current Directors during the financial year under review are set out below:

Directors	Internal training hours/Topics	External training hours/Topics	Self-study hours/Topics	Total training hours
<i>Executive Director</i>				
Mr. Daryl Ng Win Kong (<i>Chairman</i>)	15 A, B, C, D, E, F ⁽ⁱⁱ⁾	–	–	15
<i>Non-Executive Directors</i>				
The Honourable Ronald Joseph Arculli	15 A, B, C, D, E, F ^{(i), (ii)}	34 A, B, C, D, E, F ^{(i), (ii)}	–	49
Mr. Gilbert Lui Wing Kwong	15 A, B, C, D, E, F ⁽ⁱⁱ⁾	21 A, C, D, F ⁽ⁱⁱ⁾	–	36
Ms. Nikki Ng Mien Hua	15 A, B, C, D, E, F ⁽ⁱⁱ⁾	–	–	15
<i>Independent Non-Executive Directors</i>				
Mr. Wong Cho Bau	15 A, B, C, D, E, F ⁽ⁱⁱ⁾	–	–	15
Mr. Hung Wai Man	15 A, B, C, D, E, F ⁽ⁱⁱ⁾	–	–	15
The Honourable Rock Chen Chung-nin	15 A, B, C, D, E, F ⁽ⁱⁱ⁾	6 A, E ^{(i), (ii)}	–	21

Topics

- A Roles, functions and responsibilities of the board, its committees and directors, and board effectiveness
- B Listed issuers' obligations and directors' duties
- C Corporate governance/Environmental, Social and Governance ("ESG")
- D Risk management and internal controls
- E Industry developments, business trends and strategies
- F Others (i.e. finance/managerial/leadership)

Notes

- (1) The above training activities were organised by professional organisations, regulators, governmental authorities, industry associations or other qualified or well-recognised bodies.
- (2) The training hours included in the above table have been subject to rounding adjustment.

Modes of participation

- (i) Attending webinars/seminars/conferences/forums/industry events
- (ii) Reading materials/watching videos

During the financial year under review, Ms. Fanny Cheng Siu King, the Company Secretary of the Company, had taken not less than 15 hours of CPD in compliance with Rule 3.29 of the Listing Rules.

Corporate governance (Continued)

Board evaluation and director self-assessment

The Company considers regular evaluation of the Board to be an essential element of good corporate governance and an important means of assessing the performance and overall effectiveness of the Board. The Company has established an evaluation mechanism under which a formal Board evaluation is conducted annually. During the financial year ended 30th June, 2026, the Company conducted an internal evaluation of the performance and effectiveness of the Board, the Board Committees and the contribution and engagement of individual Directors. No external provider was engaged in conducting the evaluation.

The evaluation was conducted by way of a questionnaire completed individually by all Directors. The questionnaire incorporated ratings and open-ended questions and covered, among other matters, the composition and structure of the Board and the Board Committees, Board processes and effectiveness, governance and oversight, risk management and internal controls, Board engagement in strategic matters, and the duties, responsibilities, contribution and engagement of individual Directors. The Company Secretary reviewed the content of the questionnaire, taking into account the latest developments in corporate governance, and submitted the questionnaire to the Nomination Committee for endorsement. The completed questionnaires were analysed by the Company Secretary, and the evaluation results were submitted to the Nomination Committee for review and reporting to the Board.

All seven Directors participated in the evaluation. The overall results were highly positive and indicated that the Board and the Board Committees continued to operate effectively and that the Directors had effectively discharged their respective roles and responsibilities.

No significant area requiring remedial action was identified. The observations were considered non-material. Nevertheless, the Company will continue to review its practices relating to Board refreshment and succession planning, ensure that Directors have adequate opportunities to include matters on Board meeting agendas, and review the Board's involvement in strategic initiatives and major transactions, including merger and acquisition projects, with a view to maintaining the effectiveness of the Board and aligning its practices with good corporate governance standards.

Remuneration of directors and senior management

Emolument policy

The Company's emolument policy is to ensure that the remuneration offered to employees, including Executive Director(s) and senior management, is based on skill, knowledge, responsibilities and involvement in the Company's affairs. The remuneration packages of Executive Director(s) are also determined by reference to the Company's performance and profitability, the prevailing market conditions and the performance or contribution of each Director. The emolument policy for Non-Executive Directors and Independent Non-Executive Directors is to ensure that they are adequately compensated for their efforts and time dedicated to the Company's affairs, including their participation in board committees. Individual Directors and senior management have not been involved in deciding their own remuneration.

Various businesses and functions of the Company are respectively under the direct responsibilities of the Executive Directors who are regarded as senior management of the Company. In respect of the remuneration payable to the Directors and senior management of the Company, the details have been set out in Notes 11 and 12 to the consolidated financial statements on pages 135 to 137 respectively.

Corporate governance (Continued)

Remuneration of directors and senior management (Continued)

Remuneration committee

The Company established its Remuneration Committee with written terms of reference on 23rd June, 2005. The current written terms of reference are available at the Company's website www.sino.com and the Stock Exchange's website.

The Remuneration Committee is responsible for making recommendations to the Board on the Company's policy and structure for all Directors' and senior management's remuneration and on the establishment of a formal and transparent procedure for developing remuneration policy. In arriving at its recommendations, the Committee consults the Chairman of the Board and takes into consideration factors including salaries paid by comparable companies, employment conditions elsewhere in the Group, and desirability of performance-based remuneration. The Committee makes recommendations to the Board relating to the remuneration package of individual Executive Director(s) and senior management, and it also makes recommendations to the Board on the remuneration of Non-Executive Directors and Independent Non-Executive Directors. The Committee meets at least once a year and is provided with sufficient resources enabling it to discharge its duties.

During the financial year under review, the Remuneration Committee comprises three members with two Independent Non-Executive Directors constituting the majority of the Committee and an Independent Non-Executive Director acting as its chairman.

During the financial year under review, the Remuneration Committee had performed the following works:

- reviewed the existing emolument policy of Directors;
- reviewed and endorsed the remuneration packages of Executive Director(s);
- recommended Directors' fees of, Executive Director(s), Non-Executive Directors and Independent Non-Executive Directors; and
- reviewed draft disclosures in relation to Remuneration Committee for inclusion in interim report and annual report.

No Director was involved in deciding his own remuneration at the meeting of the Remuneration Committee. The attendance records of the committee members to committee meeting(s) held during the financial year under review are set out below:

Committee members	Meeting(s) attended/held
The Honourable Rock Chen Chung-nin* (Committee Chairman)	1/1
Mr. Daryl Ng Win Kong	1/1
Mr. Hung Wai Man*	1/1

* Independent Non-Executive Director

Details of Directors' emoluments for the financial year under review are set out in Note 11 to the consolidated financial statements.

Corporate governance (Continued)

Nomination of directors and senior management

Nomination policy

The Company adopted the Nomination Policy for Directorship ("Nomination Policy") with effect from 1st January, 2019. The Nomination Policy supplements the terms of reference of the Nomination Committee and sets out the procedures, process and criteria for the nomination, appointment and re-appointment of Directors. It is intended to ensure that nominations are considered through a formal, fair and transparent process and that the Board maintains an appropriate balance of skills, experience, knowledge and diversity of perspectives, having regard to the requirements of the Company's business and corporate strategy.

In assessing the suitability of a candidate for appointment or re-appointment, the Nomination Committee shall consider the candidate's character and reputation for integrity; professional qualifications, skills, knowledge, accomplishments and relevant industry or other experience; ability and willingness to devote sufficient time to the Company; and other significant external time commitments; potential contribution to the Board; and the perspectives and attributes that the candidate would bring to the Board, having regard to the Board Diversity Policy, the Board skills matrix, succession planning and the existing composition and needs of the Board. For a candidate proposed as an Independent Non-Executive Director, the Nomination Committee shall also assess the candidate's independence by reference to Rule 3.13 of the Listing Rules and any other relevant factors or circumstances.

The Nomination Committee shall evaluate each candidate against the selection criteria set out above for new directorship or director offer for re-election and make recommendations to the Board for consideration. The Board will then make a decision as to whether the nominated candidate or the director offer for re-election shall be eligible to be appointed as a director of the Company or eligible to be re-appointed as a director of the Company respectively.

Board diversity policy

With a view to achieving a sustainable and balanced development, the Company has been considering diversity at the Board level as an essential element in supporting the attainment of its strategic objectives and its sustainable development. The Board Diversity Policy allows the Company to consider board diversity from a number of factors when deciding on new and re-appointments to the Board in order to achieve a diversity of perspectives among Directors. These factors include but are not limited to gender, age, ethnicity, cultural and educational background, professional or industry experience, skills, knowledge and other qualities of Directors. The Nomination Committee shall consider candidates on merits as well as against these measurable objectives with due regard for the benefits of the appropriate diversity of perspectives within the Board and also the candidates' potential contributions thereto.

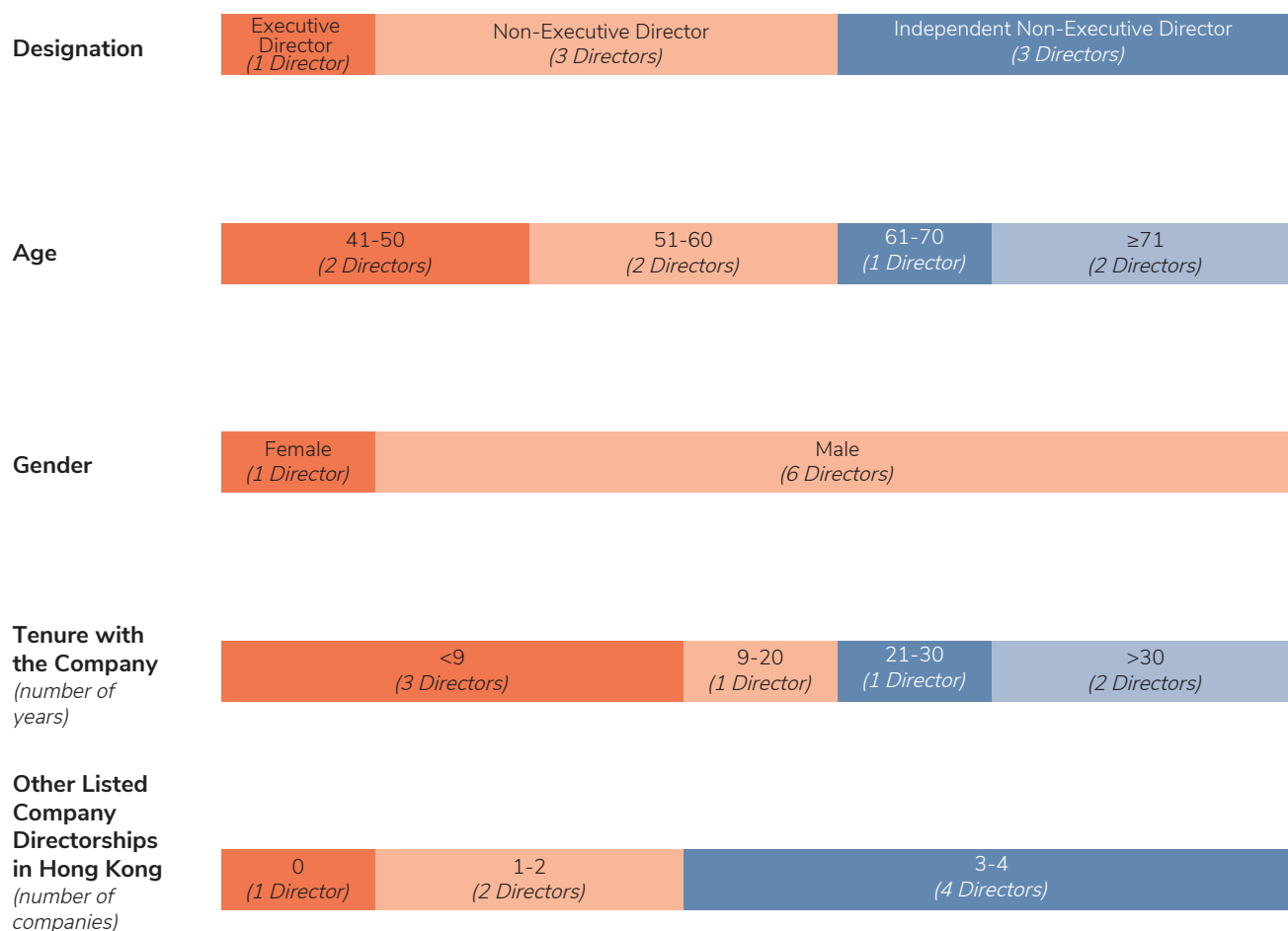
The Board as a whole is responsible for reviewing the structure, size and composition of the Board with due regard to the intended benefits of board diversity. The Board believes that it currently has the appropriate diversity to give balanced and wide-ranging considerations on matters deliberated at the Board level. During the financial year under review, the proportion of female representation at board level maintained at 14%. The Board targets to maintain at least the current level of female representation and may adjust the proportion of female directors over time as and when appropriate. The current balance between the number of Executive, Non-Executive and Independent Non-Executive Directors is also considered effective in ensuring independent judgement being exercised effectively to provide sufficient checks and balances to safeguard the interests of the Company and its shareholders. The Company believes that the current Board composition is well-balanced and of a diverse mix appropriate for the business of the Company. The Board reviews and monitors the implementation of board diversity on a regular basis to ensure its effectiveness on determining the optimal composition of the Board.

Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Board diversity policy (Continued)

As at 30th June, 2026, the Board comprises seven Directors. The following charts show the diversity profile of the Board and the skills set of these Directors:



Corporate governance report (Continued)

Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Board diversity policy (Continued)

Skills and experience



Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Board skills matrix

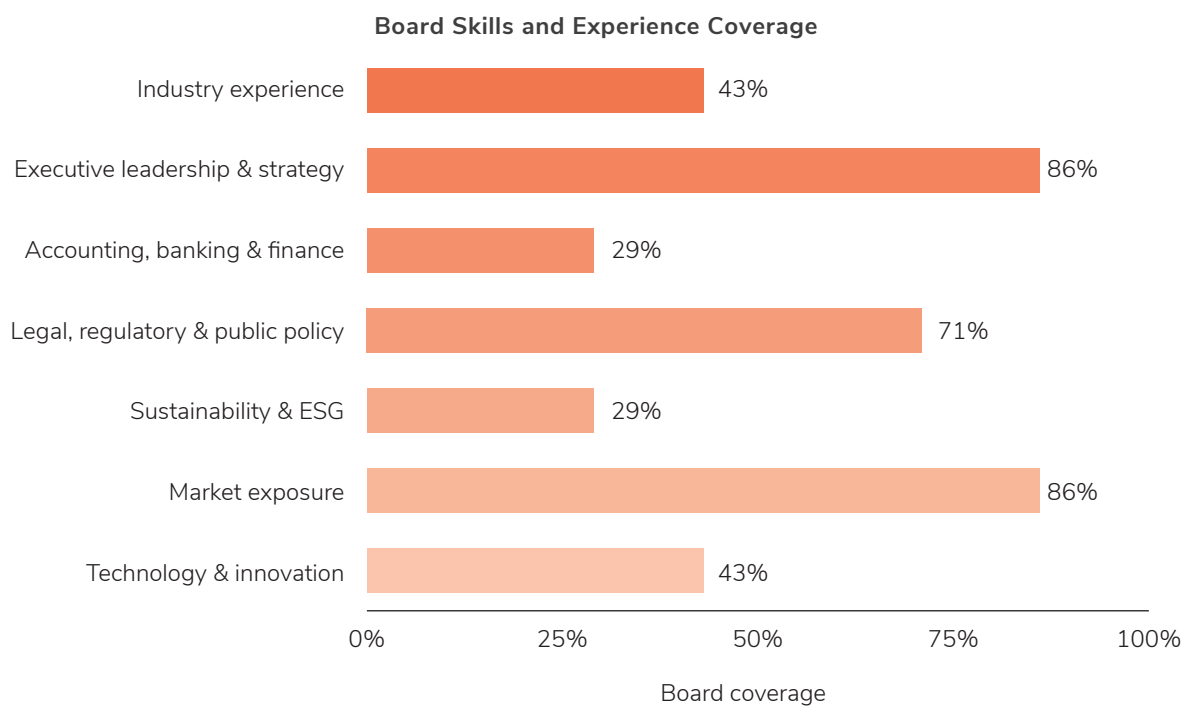
The Board maintains a skills matrix to assess the collective strengths, experience and diversity of the Directors and to enable the Board to effectively discharge its responsibilities and provide oversight of the Group's operations.

Skills and Experience	Relevance to the Company	Board Coverage
Industry experience	Supports the Board's oversight of the Group's hotel investment, operation and management, and provides informed perspectives on investment opportunities and emerging market trends.	43%
Executive leadership & strategy directorships or executive experience with other listed company	Promotes a thorough understanding of the financial, legal and regulatory requirements applicable to listed companies, and supports high standards of corporate governance and strategic accountability.	86%
Accounting, banking & finance	Strengthens the Board's oversight of business performance and capital management, supporting rigorous evaluation of financial statements, major investments and transactions, and the Group's overall financial direction.	29%
Legal, regulatory & public policy	Supports the Group's compliance with the Listing Rules and applicable legislation, and facilitates constructive engagement with regulators and public authorities.	71%
Sustainability & ESG	Supports the Board's oversight of the Group's sustainability strategy, management of ESG-related risks and opportunities, and maintenance of high standards of non-financial reporting and disclosure.	29%
Market exposure (Hong Kong)	Provides the Board with direct knowledge of the Group's key operating market, enabling effective oversight of its asset portfolio, assessment of sector-specific risks and identification of growth opportunities.	86%
Technology & innovation	Enhances the Board's capacity to oversee the Group's digital transformation agenda, cybersecurity posture, data governance frameworks and innovation initiatives, supporting long-term value creation.	43%

Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Board skills matrix (Continued)



The current combination of skills, experience and diversity of perspectives supports the Group’s vision, mission, values and long-term strategy. The Board’s collective expertise enables effective oversight of the Group’s operations, risk management, corporate governance and stakeholder engagement. The Board considers that its current composition provides an

appropriate balance of skills, experience and perspectives that support the Group’s purpose of ‘Creating Better Lifescapes’, its business strategy and long-term sustainable development. The Nomination Committee will review the skills matrix annually in evaluating Board composition, succession planning and future appointments.

Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Workforce diversity

Workforce diversity forms an important part of the Group's people strategy. The Group is committed to fostering a diverse, equitable and inclusive workplace, providing equal opportunities for recruitment, development, and advancement regardless of gender, age, race, ethnicity, nationality, disability, family status, religious or political beliefs, or other characteristics protected by law. The Group promotes a merit-based employment culture and supports diversity through inclusive people practices, training and development programmes, fair employment policies, and regular monitoring of workforce diversity.

As at 30th June, 2026, women represented 46% of the Group's workforce, excluding senior management, and 43% of management positions across the Group.

The Group has set 2030 as the timeline for achieving and maintaining balanced gender representation in the workforce and related management pipeline. The objective is assessed by reference to annual gender ratios for the workforce (excluding senior management), management positions and senior management. Progress towards this objective is supported by talent development, leadership training, inclusive people practices and regular monitoring of workforce diversity data and related initiatives by the Green Living Sub-committee. The Group will continue to monitor progress annually and review the effectiveness of its plans and initiatives. Given that senior management comprises one Executive Director only, gender representation at this level may be affected by changes in Board composition.

Nomination committee

The Company established its Nomination Committee with written terms of reference on 20th February, 2012. The current written terms of reference are available at the Company's website www.sino.com and the Stock Exchange's website.

The Nomination Committee reports to the Board and holds regular meetings to assist the Board in discharging its responsibility in reviewing the structure, size and composition of the Board with reference to the Board Diversity Policy of the Company, and to assist the Board in maintaining a board skills matrix. The Committee makes recommendations on any proposed changes to the Board to complement the Company's corporate strategies. Its duties include making recommendations to the Board on the selection of individuals nominated for directorships, the appointment or re-appointment of Directors and succession planning for Directors, and regularly reviewing and assessing the time commitment and contribution to the Board by each Director as well as the Director's ability to discharge his/her responsibilities effectively. The Committee is also responsible for assessing the independence of Independent Non-Executive Directors and reviewing their annual confirmations on independence. The Committee meets at least once a year and is provided with sufficient resources enabling it to discharge its duties.

During the financial year under review, the Nomination Committee comprised five members with three Independent Non-Executive Directors constituting the majority of the Committee and the Chairman of the Board acting as its chairman.

Corporate governance report (Continued)

Corporate governance (Continued)

Nomination of directors and senior management (Continued)

Nomination committee (Continued)

During the financial year under review, the Nomination Committee performed the following works:

- reviewed and endorsed the structure, size, composition and board diversity status;
- considered potential candidate for directorship, recommended the re-appointment of the retiring directors who offered for re-election at the annual general meeting;
- assessed the independence of Independent Non-Executive Directors, including their annual confirmations on independence and was satisfied that they have continued to provide independent, balanced and objective views to the Board and had met the guidelines for assessing independence under the Listing Rules;
- reviewed the corporate governance mechanism for ensuring independent views and input being available to the Board and was satisfied that such mechanism remained effective;
- assessed each Director's time commitment and contribution to the Board, and his or her ability to discharge his or her responsibilities effectively, taking into account each Director's skill set, knowledge, professionalism and experience, and other significant commitment and confirmations on having given sufficient time and attention to the affairs of the Company to perform his or her responsibilities as a Director of the Company, and was satisfied with the time commitment and skill set of all Directors; and
- reviewed and approved the board evaluation mechanism and the evaluation form.

The attendance records of the committee members to committee meeting(s) held during the financial year under review are set out below:

Committee members	Meeting(s) attended/held
Mr. Daryl Ng Win Kong (Committee Chairman)	1/1
Ms. Nikki Ng Mien Hua	1/1
Mr. Wong Cho Bau*	0/1
Mr. Hung Wai Man*	1/1
The Honourable Rock Chen Chung-nin*	1/1

* Independent Non-Executive Director

Accountability and audit

Directors' responsibilities for financial statements

The Board is responsible for the preparation of the financial statements which should give a true and fair view of the state of affairs of the Company and of the results and cash flows for such reporting period. In preparing the financial statements, the Board has adopted generally accepted accounting standards in Hong Kong and suitable accounting policies and applied them consistently, made judgements and estimates that are prudent, fair and reasonable, and prepared the financial statements on a going concern basis. The Board is responsible for ensuring that the Company keeps proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company.

The Board is not aware of any material uncertainties relating to events or conditions which may cast significant doubt over the Company's ability to continue as a going concern. Accordingly, the Board has continued to adopt the going concern basis in preparing the financial statements.

The auditor is responsible for auditing and reporting its opinion on the financial statements of the Company and the independent auditor's report for the financial year ended 30th June, 2026 is set out in the section entitled 'Independent auditor's report' of this Annual Report.

Corporate governance (Continued)

Accountability and audit (Continued)

Risk management and internal control

The Board has the overall responsibility for evaluating and determining the nature and extent of the risks it is willing to take in achieving the Company's strategic objectives, and ensuring that the Company establishes and maintains appropriate and effective risk management and internal control systems. The Audit Committee is delegated with the authority from the Board to oversee the risk management and internal control systems.

Effective risk management is important to the Company's achievement of its strategic goals. To this end, the Company adopts an Enterprise Risk Management ("ERM") approach to assist the Board in discharging its risk management responsibilities and individual business units in managing the key risks faced by the Company. Details of the main features of the ERM system including the processes for the identification, evaluation and management of significant risks are set out in the 'Risk management report' on pages 68 to 78.

The Company's internal control system is built on a sound control environment with a strong commitment to ethical values. 'Staff integrity' is one of our core values. A Code of Conduct, including prevention of bribery and avoidance of conflict of interest has been established. The core values and Code of Conduct are communicated to all new staff during orientation. This information is also included in the Staff Handbook and available on our intranet. The importance of integrity is reiterated regularly by messages from senior management and through training and seminars. The Business Ethics Committee has been established as a whistle-blowing channel for staff and other relevant parties to report misconduct cases. Every reported case will be handled in confidence and followed through in accordance with the policy and procedures for notification of unethical conduct.

The internal control system also includes an appropriate organisational structure with clearly defined responsibilities, accountability and authorities underpinning proper segregation of duties, complemented by monitoring and reporting mechanism to ensure proper checks and balances. Policies and procedures covering key business processes are established and communicated to staff, and are reviewed regularly to ensure continued relevance and effectiveness, and for continuous improvement.

The Company's internal control system is fully integrated with the risk management framework. The ERM is a process through which risks together with the relevant controls are identified, assessed, evaluated and reviewed on an ongoing basis. All the significant risks identified are mapped to and incorporated in the annual internal audit plan. Key controls are subject to regular independent review and test by the Internal Audit Department in order to assess their adequacy and effectiveness.

Corporate governance report (Continued)

Corporate governance (Continued)

Accountability and audit (Continued)

Risk management and internal control (Continued)

Internal audit

The Internal Audit Department provides independent assurance regarding the existence of adequate and effective controls in the operations of the Company's business units. The Head of Internal Audit Department reports directly to the Audit Committee. In performing its duties, the Internal Audit Department has free and unfettered access to information and to meet with any of the department heads or persons-in-charge as stipulated in the Internal Audit Charter.

The Internal Audit Department adopts a risk-based audit approach. It conducts annual risk assessment and devises a 3-year-rolling internal audit plan which is reviewed and approved by the Audit Committee. Depending on the nature and level of the risks, the Internal Audit Department performs audits and reviews on the operations of individual business units, and conducts recurring and unannounced site inspections on selected risk areas to assess the effectiveness of the controls implemented by the business units concerned. The audit findings regarding control weaknesses are communicated to the relevant business units. Significant audit findings and recommendations are reported to the Audit Committee, which in turn reports to the Board. The implementation of the agreed actions in response to the audit findings are tracked and followed up regularly, and the status is reported to the Audit Committee.

Internal control self-assessment

To further enhance the risk management and internal control systems, the heads of individual business units conduct annual internal control self-assessment with reference to the 17 principles of the COSO (The Committee of Sponsoring Organizations of the Treadway Commission) 2013 Internal Control – Integrated Framework. Through the use of internal control self-assessment questionnaires, the heads of individual business units systemically review and assess the effectiveness of all the key internal controls over their business operations that are in place to mitigate the risks, identify potential new risks affecting their businesses and operations, design and execute enhancement plans to address such new risks. The results of the self-assessment are reported to the Board through the Audit Committee and form part of the annual assessment of the adequacy and effectiveness of the risk management and internal control systems.

Evaluation of the adequacy of resources of the company's accounting and financial reporting function, and internal audit function

For the financial year ended 30th June, 2026, the Internal Audit Department has conducted an assessment and concluded that the resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function were adequate. The Head of Internal Audit Department, in conjunction with the Human Resources Department, also carried out a review of the internal audit function and concluded that its resources, staff qualifications and experience, training programmes and budget were adequate. The results of the review were reported to the Audit Committee.

Based on the above, the Board and the Audit Committee were satisfied with the adequacy of the resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function, and internal audit function.

Corporate governance (Continued)

Accountability and audit (Continued)

Risk management and internal control (Continued)

Review of the effectiveness of risk management and internal control systems

The Board has the overall responsibility for the risk management and internal control systems and reviewing the effectiveness of such systems, which are designed to manage rather than eliminate the risks of failure to achieve business objectives, and can only provide reasonable but not absolute assurance against material misstatement or loss.

On behalf of the Board, the Audit Committee evaluates the effectiveness of the Company's risk management and internal control systems at least annually. For the financial year ended 30th June, 2026, the Audit Committee, with the assistance of the Risk and Control Committee, conducted a review of the effectiveness of the Group's risk management and internal control systems covering all the material risks, including strategic, financial, operational, compliance and ESG risks. Throughout the year, the Audit Committee also oversaw the risk management system on an ongoing basis through various activities including reviewing and approving the ERM reports and internal audit reports.

For the financial year ended 30th June, 2026, the Board received a confirmation statement from management on the effectiveness of the risk management and internal control systems. The confirmation is based on:

- the work performed by management in identifying, evaluating, monitoring and managing the existing, new and emerging risks on an ongoing basis;
- the results of formal risk assessments conducted quarterly during the financial year under review in accordance with the approved ERM Policy and Framework;

- the results of the Group-wide internal control self-assessment performed by individual business units during the financial year under review; and
- the independent verification and assurance provided through audit and review performed by the external auditor and the Internal Audit Department.

In the light of the above, the Board and the Audit Committee concluded that the overall risk management and internal control systems of the Group for the financial year ended 30th June, 2026 were adequate and effective.

Policy and procedures of inside information handling and dissemination

The Company handles and disseminates inside information in accordance with the Securities and Futures Ordinance and the Listing Rules and with reference to the Guidelines on Disclosure of Inside Information issued by the Securities and Futures Commission. Potential inside information is captured through established reporting channels of the business units and escalated to senior management which will consider the price sensitivity of the information. Inside information is kept strictly confidential and is restricted to relevant parties on a need-to-know basis so as to ensure confidentiality until consistent and timely disclosure by way of corporate announcement is made to inform the public of the inside information in an equal and timely manner. A strict prohibition on the unauthorised use of confidential information is included in the Company's code of conduct applicable to all employees of the Group.

Policies and systems in relation to anti-corruption laws and regulations

The Company has also established policies and systems that promote and support anti-corruption laws and regulations by ensuring that all employees conduct themselves with integrity and in an ethical and proper manner.

Corporate governance (Continued)

Accountability and audit (Continued)

Audit committee

The Company established its Audit Committee with written terms of reference on 16th September, 1998. The current written terms of reference are available at the Company's website www.sino.com and the Stock Exchange's website.

The Audit Committee reports to the Board and holds regular meetings to assist the Board in discharging its responsibilities for effective financial reporting controls, risk management and internal control. The Committee monitors the integrity of the Company's financial statements, annual report and accounts and half-year report and reviews significant financial reporting judgements contained in them. It reviews, makes recommendations and reports to the Board on findings relating to the financial statements, reports and accounts, risk management and internal control systems and compliance issues. The Committee also oversees the Company's relationship with the external auditor, reviews auditor's letter of engagement and makes recommendations to the Board on the appointment and re-appointment of external auditor. It is empowered to review and monitor the external auditor's independence and objectivity and the effectiveness of the audit process in accordance with applicable standards. It reviews external auditor's management letter and any material queries raised by the auditor to the management and the management's response. The Committee meets at least four times a year and is provided with sufficient resources enabling it to discharge its duties.

During the financial year under review, the Audit Committee comprises three members, with the majority of them being Independent Non-Executive Directors.

Both the external auditor and the Head of Internal Audit Department are regular attendees at the committee meetings. During the financial year under review, the Committee had held a meeting with each of the external auditor and the Head of Internal Audit Department without the presence of the management, and the Committee had also held four meetings and considered, inter alia, the following matters:

- the Company's 2025 annual report and audited financial statements and the 2025/2026 interim report and unaudited interim financial statements, including the accounting policies and practices adopted by the Company, before submitting to the Board;
- external auditor's reports to the Audit Committee in connection with the audit of the Company's financial statements for the year ended 30th June, 2025 and the review of the Company's unaudited interim financial statements for the period ended 31st December, 2025;
- the Audit Plan for the Company for the financial year ending 30th June, 2026;
- the ERM Policy and Framework of the Company for the enhancement of the risk management system;
- audit reports and ERM reports on the risk management and internal control systems, including the effectiveness of the risk management and internal control systems of the Group; the adequacy of resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function, and internal audit function; and the Group's cybersecurity;
- internal audit plan 2026/2027;
- usage of annual caps on continuing connected transactions of the Company;
- re-appointment of the Company's auditor before submitting to the Board; and
- the new Amended and Restated Memorandum and Articles of Association of the Company.

Corporate governance (Continued)

Accountability and audit (Continued)

Audit committee (Continued)

All these meetings were attended by the external auditor of the Company. The attendance records of the committee members to these committee meetings are set out below:

Committee members	Meeting(s) attended/held
The Honourable Rock Chen Chung-nin* (Committee Chairman)	4/4
Mr. Gilbert Lui Wing Kwong	4/4
Mr. Hung Wai Man*	4/4

* Independent Non-Executive Director

Codes for dealing in the company's securities

The Company has adopted its own code for dealing in the Company's securities by Directors ("Directors Dealing Code") on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers of the Listing Rules ("Model Code"). The Company has made specific enquiries of all Directors who held such offices during the financial year under review. All of them confirmed their compliance with the required standard set out in the Directors Dealing Code during the financial year under review. The Company has also adopted a code for dealing in the Company's securities by relevant employees, who are likely to be in possession of inside information in relation to the securities of the Company, on no less exacting terms than the Model Code.

Auditor's remuneration

The fees in respect of audit and non-audit services provided to the Group by the external auditor of the Company for the financial year ended 30th June, 2026 amounted to HK\$377,000 and HK\$297,000 respectively. The non-audit services mainly consist of review services.

Corporate governance functions

The Board is responsible for performing the following corporate governance duties as required under the CG Code to the Listing Rules:

- to develop and review the Company's policies and practices on corporate governance;
- to review and monitor the training and continuous professional development of Directors and senior management;
- to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;
- to develop, review and monitor the code of conduct and compliance manual applicable to employees and Directors; and
- to review the Company's compliance with the CG Code to the Listing Rules and disclosure in the Corporate Governance Report.

During the financial year under review, the Board performed the following corporate governance works:

- reviewed the usage of annual caps on continuing connected transactions of the Company;
- reviewed the compliance with the CG Code to the Listing Rules through the Compliance Committee; and
- reviewed the effectiveness of the risk management and internal control systems of the Group through the Risk and Control Committee and the Audit Committee.

Corporate governance report (Continued)

Corporate governance (Continued)

Corporate governance functions (Continued)

Compliance committee

The Company established its Compliance Committee with written terms of reference on 30th August, 2004 to enhance the corporate governance standard of the Company. The Compliance Committee has dual reporting lines. A principal reporting line is to the Board through the Committee Chairman. A secondary reporting line is to the Audit Committee. As at 30th June, 2026, the Compliance Committee comprises Mr. Ringo Chan (Committee Chairman), the Executive Director of the Company, the Chief Financial Officer, the Company Secretary, the Heads of Legal & Company Secretarial Departments, the Head of Internal Audit Department, the Legal Adviser engaged as compliance officer and Department Heads or their representatives without an overseeing Executive Director. The Committee holds regular meetings to review management reports on ongoing compliance regarding continuing connected transactions and usage of annual caps, provide a forum for regulatory updates for the management, consider corporate governance issues and make recommendations to the Board and the Audit Committee on the Company's corporate governance issues and Listing Rules compliance matters.

Communication with shareholders

The Company is committed to maintaining a high degree of corporate transparency, communicating regularly with its shareholders and, where appropriate, ensuring that the wider investment community has ready, equal and timely access to balanced and understandable information about the Company, including its financial performance, strategic objectives and plans, material developments, governance, risk profile and other material information. This enables shareholders to exercise their rights in an informed manner.

Communication strategies

Principles

The Board is committed to maintaining an ongoing dialogue with the Company's shareholders and the investment community. Information is communicated principally through the Company's interim and annual reports, annual general meetings, meetings with research analysts and fund managers, disclosures submitted to the Stock Exchange, and corporate communications and other publications made available on the Company's website. The Company continues to enhance its website to improve communication with shareholders. The Board seeks to ensure the effective and timely dissemination of information at all times. The Shareholders Communication Policy is reviewed regularly to ensure that it remains effective.

The Audit Committee reviewed the shareholder and investor engagement and communication measures and activities implemented by the Company under its Shareholders Communication Policy during the financial year under review. In arriving at its conclusion, the Audit Committee considered the publication of corporate communications, the information and contact channels made available on the Company's website, shareholders' participation in the 2025 annual general meeting, and the media session held after that meeting. The Audit Committee was satisfied with the implementation and effectiveness of the Shareholders Communication Policy during the financial year under review. The Board concurs with the views of the Audit Committee and considers that the Shareholders Communication Policy was properly implemented and effective during the financial year under review.

Corporate governance (Continued)

Communication with shareholders (Continued)

Shareholders and investors engagement activities

Shareholders' meetings

The Board maintains an open and continuing dialogue with the Company's shareholders. Shareholders are encouraged to participate in general meetings or, if they are unable to attend, to appoint proxies to attend and vote on their behalf. The arrangements for general meetings are monitored and reviewed regularly and, where appropriate, are revised to ensure that shareholders' needs are properly addressed.

The Company uses its annual general meeting as a principal channel of communication with shareholders and seeks to ensure that shareholders' views are communicated to the Board. Each substantially separate issue is considered by way of a separate resolution, including the election of each individual Director. The Chairman of the Board, the chairmen of the Board committees, other Directors, including the Independent Non-Executive Directors, and the external auditor are invited to attend the annual general meeting and to be available to answer relevant questions from shareholders.

The Company's most recent annual general meeting was the annual general meeting held on 22nd October,

2025 (the "2025 AGM") at the Grand Ballroom, Lower Lobby, Conrad Hong Kong, Pacific Place, 88 Queensway, Hong Kong. Mr. Daryl Ng Win Kong, Chairman of the Board, chaired the 2025 AGM and answered questions raised at the meeting. Except for Mr. Wong Cho Bau, all other Directors, including the Chairmen of the Audit, Remuneration and Nomination Committees, attended the 2025 AGM. The Company's external auditor, KPMG, also attended. The Directors' attendance records for the 2025 AGM are set out below:

Directors	Meeting(s) attended/held
<i>Executive Director</i>	
Mr. Daryl Ng Win Kong	1/1
<i>Non-Executive Directors</i>	
The Honourable Ronald Joseph Arculli	1/1
Mr. Gilbert Lui Wing Kwong	1/1
Ms. Nikki Ng Mien Hua	1/1
<i>Independent Non-Executive Directors</i>	
Mr. Wong Cho Bau	0/1
Mr. Hung Wai Man	1/1
The Honourable Rock Chen Chung-nin	1/1

Notice of the 2025 AGM was sent to shareholders more than 21 days before the meeting. In accordance with the Company's Amended and Restated Memorandum and Articles of Association, the chairman of the meeting put each proposed resolution to a vote by poll. The poll procedures were set out in the Company's circular dispatched with the 2025 annual report and were explained at the 2025 AGM before voting commenced. Simultaneous interpretation from English into Cantonese was available at the meeting.

Corporate governance report (Continued)

Corporate governance (Continued)

Communication with shareholders

(Continued)

Shareholders and investors engagement activities (Continued)

Shareholders' meetings (Continued)

A separate resolution was proposed at the 2025 AGM for each substantive matter. The percentage of votes cast in favour of each resolution, as disclosed in the Company's announcement dated 22nd October, 2025, is set out below:

Resolutions proposed at the 2025 AGM		Percentage of votes
Ordinary Resolutions		
1	Adoption of the audited Financial Statements and the Directors' and Independent Auditor's Reports for the year ended 30th June, 2025	100%
2	Declaration of a final dividend of HK\$0.015 per ordinary share with an option for scrip dividend	100%
3(i)	Re-election of Mr. Daryl Ng Win Kong as Director	100%
3(ii)	Re-election of Mr. Hung Wai Man as Director	100%
3(iii)	Re-election of The Honourable Rock Chen Chung-nin as Director	99.99%
3(iv)	Authorisation of the Board to fix the Directors' remuneration for the financial year ending 30th June, 2026	100%

Resolutions proposed at the 2025 AGM

Percentage of votes

4	Re-appointment of KPMG as Auditor for the ensuing year and to authorise the Board to fix their remuneration	100%
5(i)	Share buy-back mandate up to 10% of the Company's issued shares	100%
5(ii)	Share issue mandate up to 20% of the Company's issued shares	99.99%
5(iii)	Extension of share issue mandate to the shares bought back under the share buy-back mandate	99.99%
Special Resolution		
6	To amend the Amended and Restated Memorandum and Articles of Association of the Company	99.99%

All resolutions proposed at the 2025 AGM were passed. The Company's Principal Share Registrar was appointed as scrutineer to monitor and count the poll votes cast at the meeting. The poll results were published on the respective websites of the Company and the Stock Exchange.

The Company's Amended and Restated Memorandum and Articles of Association, as adopted by a special resolution passed at the 2025 AGM, are available on the websites of the Company and the Stock Exchange. No further changes were made to the Amended and Restated Memorandum and Articles of Association during the financial year under review.

Corporate governance (Continued)

Communication with shareholders (Continued)

Shareholders and investors engagement activities (Continued)

Other engagement activities

The following shareholder and investor engagement activities were conducted under the Shareholders Communication Policy during the year ended 30th June, 2026:

- Corporate communications: the Company's interim and annual financial results, interim and annual reports and other corporate communications were published in a timely manner on the respective websites of the Company and the Stock Exchange in accordance with the Listing Rules.
- Nature and frequency of engagement: information about the Group's latest developments was disseminated through the Company's website. The 2025 annual general meeting of the Company was held on 22nd October, 2025, at which shareholders were able to meet the Directors and senior management. A media session was held immediately after the meeting to keep stakeholders informed of the Company's latest developments.
- Groups involved and Company representatives: shareholders were engaged at the 2025 annual general meeting, where they were able to meet the Directors and senior management. Stakeholders were also engaged through the media session held immediately after the meeting.

- Follow-up approach and communication channels: shareholders may provide feedback and views to the Company by mail, email or telephone using the contact details published on the Company's website. Written enquiries may be sent to the Company's principal office at 12th Floor, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong; email enquiries may be sent to investorrelations@sino.com (investor relations) or info@sino.com (general); and telephone enquiries may be made on (852) 2132 8480 (investor relations) or (852) 2721 8388 (general). These channels enable enquiries and views to be directed to the Company for consideration and follow-up.
- Press releases were published on the Company's website to facilitate stakeholders' understanding of the Company's latest developments and enhance transparency.
- Electronic communications: shareholders were encouraged to access the Company's corporate communications electronically through its website as an effective and more environmentally friendly communication channel.

Enquiries

Shareholders may direct enquiries concerning their shareholdings to the Company's Principal Share Registrar. Shareholders and members of the investment community may also request publicly available information about the Company at any time. The Company's contact details are set out in the 'Corporate Information' section of this Annual Report and on its website, enabling enquiries and views on matters affecting the Company to be directed appropriately.

Corporate governance report (Continued)

Corporate governance (Continued)

Communication with shareholders (Continued)

Shareholders and investors engagement activities (Continued)

Shareholders' privacy

The Company recognises the importance of shareholders' privacy and will not disclose shareholders' information without their consent, unless required by law to do so.

Corporate communications

Corporate communications issued by the Company are provided to shareholders in both English and Chinese to facilitate understanding. Shareholders may choose the language of the corporate communications, whether English, Chinese or both, and the means of receipt, whether in hard copy or electronically. Shareholders are encouraged to provide their email addresses to the Company to facilitate timely, effective and environmentally friendly communication.

Company's website

An 'Investor Relations' section is available on the Company's website at www.sino.com and is updated regularly. Information released by the Company to the Stock Exchange is also published on the Company's website promptly in accordance with the Listing Rules, including financial statements, announcements, circulars to shareholders and notices of general meetings.

Shareholders' rights

Pursuant to Article 71 of the Amended and Restated Memorandum and Articles of Association of the Company, any one or more shareholders of the Company holding together, as at the date of deposit of the requisition, shares representing not less than one-tenth of the voting rights, on a one vote per share basis, of the Company which carry the right of voting at general meetings of the Company can send a written requisition to the Company to convene a general meeting. The written requisition shall be deposited at the principal office of the Company in Hong Kong or, in the event the Company ceases to have such a principal office, the registered office (i.e. P.O. Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands) for the attention of the Company Secretary, specifying the objects of the meeting and the resolutions to be added to the meeting agenda, and signed by the requisitionist(s). The request should also be sent to the Company's email address at investorrelations@sino.com.

Shareholders who wish to propose a person (other than a retiring Director) for election as director ("Candidate") at a general meeting of the Company, should (a) deposit a written notice of such proposal at the principal office of the Company in Hong Kong for the attention of the Company Secretary, signed by the shareholders who should be qualified to attend and vote at the general meeting; (b) provide biographical details of the Candidate as set out in Rule 13.51(2)(a) to (x) of the Listing Rules; and (c) provide a written consent signed by the Candidate indicating his/her willingness to be elected. The period for lodgment of such a written notice shall be at least 7 days commencing no earlier than the day after the dispatch of the notice of the meeting appointed for such meeting and such election and ending not later than 7 days prior to the meeting.

Corporate governance (Continued)

Communication with shareholders (Continued)

Shareholders' rights (Continued)

The Company implements its Shareholders Communication Policy in handling enquiries and views addressed to the Board. The policy is reviewed regularly to ensure its effectiveness. Shareholders may send specific enquiries, views and suggestions in writing to the Board or the Company Secretary at the Company's principal office or by email to the Company.

Dividend policy

The Board has formalised and adopted a Dividend Policy with effect from 1st January, 2019 to set out the framework that the Company has put in place in relation to dividend payout to shareholders. The Company's Dividend Policy is consistent with its business profile and maintenance of a strong credit profile while providing steady dividend payout to shareholders.

The aim and objective of the Company's dividend policy is to provide shareholders with relatively consistent ordinary dividends and, where appropriate, increases in such dividends, having regard to the underlying earnings performance of the Company's business for the reporting period. In determining whether to recommend the payment of a dividend and the amount of any dividend to be paid, the Board will take into account a number of factors, including: (i) the financial results of operations and cash flows; (ii) operating and capital requirements; (iii) the interests of shareholders as a whole; (iv) general business conditions and (v) financial condition and future prospects of the Company.

The Company may also offer to its shareholders an option to receive dividends in the form of new shares in the Company credited as fully paid in lieu of cash dividends. The scrip dividend option will enable the shareholders to increase their investment in the Company without incurring brokerage fees, stamp duty and related dealing costs. The Company may, at the Board's discretion, declare and pay dividends in any other forms as prescribed by its Amended and Restated Memorandum and Articles of Association, as the Board deems appropriate.

All dividend decisions made by the Board during the financial year under review were made in accordance with the Company's dividend policy.

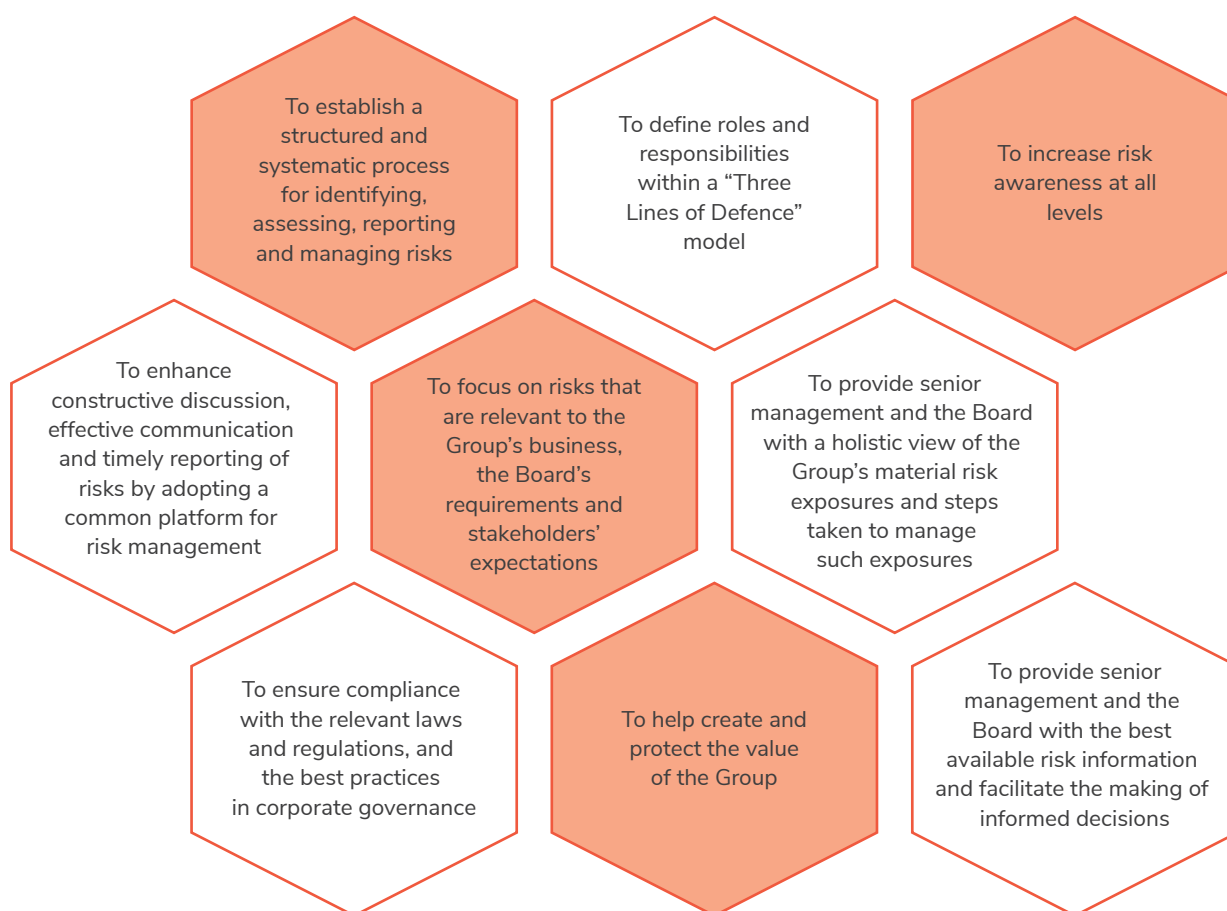
The Board will review the Dividend Policy from time to time and may adopt changes as appropriate at the relevant time to ensure the effectiveness of this policy.

Risk management report

Risk policy statement

Robust and effective management of risks is an essential and integral part of corporate governance. It helps to ensure that the risks encountered in the course of achieving the Group's strategic objectives are managed within the Group's risk appetite.

To achieve this, an Enterprise Risk Management ("ERM") approach is adopted for identifying, assessing, responding to and reporting on risks that might affect the Group in pursuit of its objectives and goals. The purposes of the implementation of ERM are as follows:



The Group is committed to continuously improving its ERM framework and processes and building a risk-aware culture across the Group with a view to achieving a sustainable and balanced development.

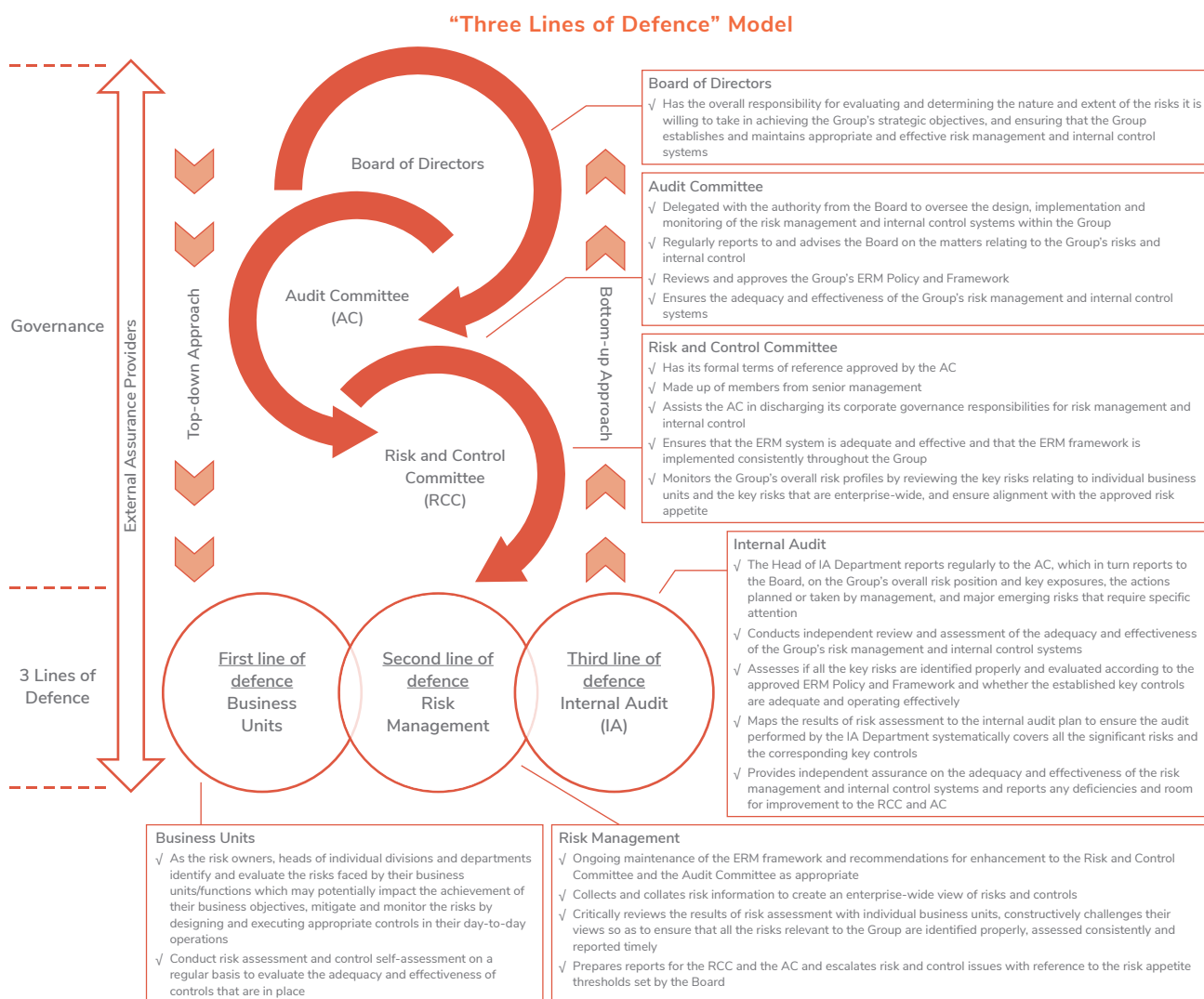
Risk governance and management

The Group's ERM Policy and Framework was based on the International Standard ISO 31000:2018 Risk Management – Guidelines. To ensure continued relevance and continuous improvement, the ERM Policy and Framework is reviewed and updated regularly.

The Group adopts a “Three Lines of Defence” model in risk governance. This is manifested by the oversight and directions from the Board, the Audit Committee

and the Risk and Control Committee of the Group. The risk management framework of the Group combines a top-down strategic view with a bottom-up operational assessment conducted by each division and department. Members of senior management discuss the top-tier risks escalated through the bottom-up process and deliberate on any other risk issues that they consider important. This combined approach ensures that all the significant risks which need to be considered are identified and managed properly.

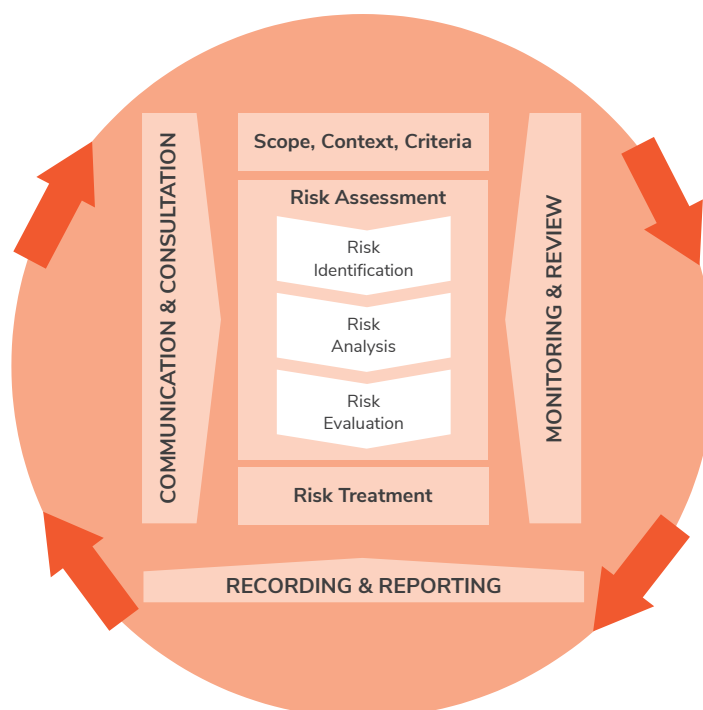
The following diagram illustrates the Group's Risk Governance and Management Framework:



Risk management report (Continued)

Risk management process

The ERM process is illustrated in the diagram below:



(Source: The ISO 31000:2018 Risk Management Process)

Communication and consultation

Communication and consultation with appropriate external and internal stakeholders take place within and throughout all steps of the ERM process. For instance, in the daily management meetings, management would raise risk concerns, identify and evaluate emerging risks and take appropriate actions.

Scope, context, criteria

The risk management process applies to all business and decision-making processes, including the formulation of strategic objectives, business planning and day-to-day operations. The context of the ERM process is developed from the understanding of the external and internal environment in which the Group operates, taking into account the relevant external and internal factors, the relationships with the external and internal stakeholders and the contractual relationships and commitments to ensure that the risk management approach adopted is appropriate for the Group. To ensure a common assessment standard is adopted, risk criteria are defined to measure the relative significance of risk.

Risk identification

Divisions and departments analyse their respective business activities and main processes to identify operational risks, which forms a “bottom-up” approach. A “top-down” approach is also adopted by the senior management to identify business/strategic risks. Combining the output from the two approaches, a comprehensive list of risks for individual business units and hence for the Group can be generated. Risk classification system is used to facilitate the identification and accumulation of similar risks.

Risk management process (Continued)

Risk analysis

The purpose of risk analysis is to comprehend the nature of risk and its characteristics. Risk analysis involves a detailed consideration of the sources of risk, the potential consequences and likelihood, the existing controls and their effectiveness.

Risk evaluation

Divisions and departments use the predefined criteria to assign scores to the risks identified. With reference to the risk matrix (i.e. a combination of the consequence and likelihood scores), the risk ratings are determined (i.e. low risk, moderate risk, high risk or extreme risk). The risk ratings reflect the management attention and risk treatment effort required, taking into account the Group's risk appetite.

Risk treatment

The adequacy of existing controls is assessed in order to determine if additional measures are required to bring the residual risks to an acceptable level. When determining the appropriate risk treatment plans, one or more of the following four types of risk response will generally be adopted:

- avoid (not starting or continuing with the activity that gives rise to the risk);
- reduce (lessening the likelihood or consequences);
- transfer (sharing the risk with another party, e.g. insurance); and
- accept (retaining the risk by making an informed decision).

Monitoring and review

A quarterly risk assessment is conducted. All divisions and departments assess changes in business operations and take into account the external and internal factors that impact the risk level. They also identify any new and emerging risks and monitor the progress and effectiveness of risk treatments since the last review.

Recording and reporting

The results of risk assessment are documented in the risk registers in a systematic and consistent manner. All the identified risks, risk scoring and ratings, together with the details of existing controls and proposed treatment plan (if any) are recorded in the risk registers.

Quarterly ERM report is prepared for the Risk and Control Committee and the Audit Committee. The Group's top tier risks are presented in a heat map which provides a dynamic and forward-looking picture of the Group's risk position. The changes in risk profile since the last review, the corresponding key controls and risk treatment plans, as well as the targeted risk positions upon the completion of risk treatment plans with a specified time frame are highlighted in the ERM report. The potential/expected trend of certain risks, such as emerging risk, is also indicated in the ERM report.

Risk management report (Continued)

Principal risks to the Group

As part of the ERM process, risk assessments have been performed on principal risks faced by the Group, including risks related to ESG issues. The following are the principal risks that include both ESG and non-ESG risk categories:

Strategic Risk

Risk Description	ESG Category	Risk Movement*
1. Decrease in number of visitors/tourists/customers	Non-ESG risk	↔
Key Controls/Mitigation Measures		
- Close monitoring of changes in global and local economic outlook as well as government policies, with prompt and appropriate responses - Ongoing monitoring of business performance and adjustment of our pricing and marketing strategies - Continuous effort in market diversification to attract visitors from different countries - Regular review to determine if hotel properties and facilities need to be upgraded or renovated - Continuous improvement in the quality of our services to strengthen our brand and market position		

Operational Risk

Risk Description	ESG Category	Risk Movement*
2. Fire and safety	Social risk	↔
Key Controls/Mitigation Measures		
- Implementation of various safety measures to safeguard the health and safety of customers and employees - Strict enforcement of quality control measures to prevent and mitigate potential food safety hazards - Regular conduct of fire drills and inspections to enhance fire safety awareness and emergency preparedness - Leveraging of AI technologies, such as Smart Site Safety Systems (4S), on construction sites to strengthen safety measures		
Risk Description	ESG Category	Risk Movement*
3. Cybersecurity and system availability	Governance risk	↔
Key Controls/Mitigation Measures		
- Continuous review and upgrade of information technology (IT) infrastructure and systems - Continuous enhancement of security measures such as internet perimeter protection, network intrusion detection, end-user computing security improvement, email security and endpoint protection - Regular internal communication and training on cyber-attack threats including regular phishing simulation tests and compulsory cybersecurity awareness training for all staff - Engagement of independent consultants to perform various security assessments such as penetration tests and compromise assessment to assess the cybersecurity risks - Adoption of cybersecurity operation centre services for real-time monitoring, detection, analysis and response to cyber threats - Maintenance of ISO 27001:2022 Information Security Management Systems certification		

Principal risks to the Group (Continued)

Operational Risk (Continued)

Risk Description	ESG Category	Risk Movement*
4. Data privacy and protection	Governance risk	↔
Key Controls/Mitigation Measures		
- Establishment of policies and procedures on personal data privacy management - Strengthening of information security measures to guard against data breaches and personal data leakage - Regular training for staff on data protection and privacy		
Risk Description	ESG Category	Risk Movement*
5. Natural disaster event	Environmental risk	↔
Key Controls/Mitigation Measures		
- Comprehensive insurance coverage for our properties and business operations - Immediate response actions when potential threat is noted - Business continuity plans (BCP) and IT disaster recovery plan (DRP) are in place and BCP and DRP drills are conducted for critical business processes/functions and systems		
Risk Description	ESG Category	Risk Movement*
6. Talent management	Social risk	↔
Key Controls/Mitigation Measures		
- Regular review of compensation and benefits packages to ensure market competitiveness - Ongoing staff development and cultivation of a culture of learning and growth within the organization - Diversification of labor sourcing and utilization of various employment types - Succession planning to ensure business resilience and continuity of leadership		

Risk management report (Continued)

Principal risks to the Group (Continued)

Environmental Risk		
Risk Description	ESG Category	Risk Movement*
7. Energy, material and waste management	Environmental risk	↔
Key Controls/Mitigation Measures		
- Implementation of innovative energy-saving technology solutions and adoption of renewable energy - Establishment of policies and procedures to guide the use of resources and to outline requirements for proper use, recycling and disposal of waste - Implementation of food waste management program and reduction of single-use plastic		
Emerging Risk		
Risk Description	ESG Category	Risk Movement*
8. Digital transformation risk	Non-ESG risk	↔
Key Controls/Mitigation Measures		
- Establishment of an AI Transformation Committee to drive and oversee AI transformation initiatives across the Group - Development of the AI Governance Policy & Control Framework and AI Technologies Usage Guideline to promote the responsible use of AI and provide practical guidance for employees on AI technologies and tools - Establishment of Sino Inno Lab as a platform for incubating new technological initiatives to promote innovative culture - Implementation of new systems and applications to streamline core business processes across functions, enhance operational efficiency, and ensure resilience through contingency planning - Provision of continuous training and upskilling for employees to strengthen competencies in emerging technologies		

For the financial risks of the Group, please refer to 'Notes to the consolidated financial statements' on pages 153 to 158.

Notes:

* Risk movement (change from last year)

↔ Risk rating remained broadly the same

Apart from the above principal risks, other risks have also been identified and kept under continuous monitoring and regular review.

ESG risk management

The Group operates in a dynamic environment, in which potential ESG risks related to our material topics are continually evolving along with related opportunities for positive impact. During the reporting period, we reviewed our risk register and the results of this year's

in-depth stakeholder engagement exercise to refresh our understanding of the salient ESG risks and opportunities applicable to our business.

Some of our key potential ESG risks and opportunities are outlined below.

Ethics and Integrity

Potential Risks/Opportunities

- Misconduct by employee may lead to financial and reputational losses for the Group
- Enhancing training and communication on our core value of "Integrity" will improve fraud prevention awareness and increase trust from our stakeholders

Our Response

- Policies and procedures in place to reinforce our firm commitment to ethical values and incorporate proper segregation of duties with checks and balances
- Regular staff training and communication on ethics and integrity
- Business Ethics Committee and whistleblowing channel established to support and strengthen ethical conduct and accountability

Anti-Money Laundering and Counter-Terrorist Financing

Potential Risks/Opportunities

- Non-compliance with anti-money laundering (AML) and counter-terrorist financing (CTF) regulations may result in legal, financial, and reputational impacts on the Group
- Strengthening AML and CTF controls and employee awareness will enhance regulatory compliance and stakeholder trust

Our Response

- Anti-Money Laundering and Counter-Terrorist Financing Policy setting out the Group's framework and compliance requirements for preventing money laundering and terrorist financing
- AML and CTF training programmes for Hong Kong and Chinese Mainland employees focusing on regulatory requirements and money laundering risks relevant to the property industry

Risk management report (Continued)

ESG risk management (Continued)

Cybersecurity and Data Protection

Potential Risks/Opportunities

- Digitalisation may bring an increased risk of cybersecurity incidents and more complex or stringent data privacy requirements
- Minimising cybersecurity threats by strengthening the Group's information security measures is imperative for the long-term resilience of the Group
- Ensuring the Group's systems are protected and data is handled properly builds stakeholder trust in our business, enabling us to adopt innovative technologies safely

Our Response

- Continuous review and upgrade of IT infrastructure and systems and continuous enhancement of cyber security measures
- Regular internal communication and training on cyberattacks and cyberthreats
- Adoption of cybersecurity operation centre services for real-time cyberthreats monitoring and handling
- Maintenance of ISO 27001 (Information Security Management Systems) certification
- Policies and procedures established for the protection of personal data privacy

Sustainable and Ethical Supply Chain

Potential Risks/Opportunities

- High quality inputs are required to deliver the products and services that meet customers expectations
- ESG-related incidents in our supply chain could negatively impact the reputation of the Group
- Promoting sustainability in the supply chain is an opportunity to engage suppliers to improve our ESG practices and the quality of our products and services

Our Response

- Sustainable Procurement Policy in place to ensure responsible ESG practices are incorporated in the selection of contractors and suppliers and across all procurement activities
- 100% of approved suppliers are governed by the Contractor/Supplier Code of Conduct and at least 50% of our approved suppliers obtain recognised ISO/ESG/EHS standards by 2030
- Attainment of ISO 20400 (Sustainable Procurement) certification

Climate Resilience and Greenhouse Gas Emissions

Potential Risks/Opportunities

- Impact of climate change on business operations and profitability is becoming increasingly evident and unavoidable
- Adopting climate-related risk management measures, from implementing energy-efficient and renewable technology to addressing physical and transition risks, including costly regulatory mechanisms, is important for the Group

Our Response

- Incorporation of environmentally responsible designs/facilities into our properties
- Utilisation of technology and pursuit of innovative solutions to minimise emissions
- Continuous improvement in the Group's climate risk mitigation through design, innovation and technology such as artificial intelligence

ESG risk management (Continued)

Energy Consumption and Efficiency

Potential Risks/Opportunities

- Increasing operating costs from higher energy price and compliance with more stringent climate-related regulations
- Improve energy efficiency and cost savings by investing in new energy-saving technology and use of renewable energy

Our Response

- Implementation of innovative technology solutions to reduce energy consumption and optimise energy efficiency
- Adoption of renewable energy, such as using photovoltaic panels at hotel to generate electricity
- Installation of electric vehicles (EV) charging stations at hotel to reduce energy costs for customers

Material Use, Waste Reduction and Management

Potential Risks/Opportunities

- More stringent regulations on waste disposal will lead to an increase in compliance costs
- Greater efficiencies and cost savings by producing less waste, and managing our business more effectively

Our Response

- Green Office Policy in place to guide the use of resources, and Waste Management Policy in place to outline requirements for proper use, recycling and disposal of waste
- Implementation of food waste management programme in hotels for reduction of food waste
- Replacement of plastic straws, bottled water and single-use plastic toiletries in hotels with eco-friendly alternatives

Health, Safety and Wellbeing

Potential Risks/Opportunities

- Health and safety incidents could adversely affect the wellbeing of stakeholders and negatively impact the reputation of the Group
- Consistent and diligent health and safety measures will improve the wellbeing of our people and stakeholders

Our Response

- Commitment to create a supportive environment where our employees, customers and communities can flourish
- Enforcement of various safety measures to safeguard the health and safety of customers and employees
- Leveraging of AI technologies, such as Smart Site Safety Systems (4S), on construction sites to strengthen safety measures

Risk management report (Continued)

ESG risk management (Continued)

Investment in Innovation

Potential Risks/Opportunities

- Investments in new technologies may not deliver the expected financial, operational, or sustainability benefits
- The increasing use of AI may give rise to governance, ethical, privacy, cybersecurity, and regulatory risks
- Innovation can create sustainable products, services, and business models that drive growth and meet evolving market demands
- Innovative technologies can improve efficiency, reduce resource consumption and emissions, and strengthen long-term resilience

Our Response

- Integration of innovative technologies into business operations to improve service quality, operational efficiency and employee development
- Promotion of innovation through Sino Inno Lab and Sino Inno Portal, leveraging advanced technologies and forward-looking solutions to enhance operational effectiveness and safety performance
- Establishment of an AI Transformation Committee to oversee AI initiatives, foster cross-functional collaboration, and monitor implementation progress
- Development of an AI Governance Policy and Control Framework to support the responsible development, deployment, and use of AI
- Issuance of AI Technologies Usage Guidelines to promote the effective, ethical, and secure use of AI tools across the Group

Integration of risk management with internal control system

Risk management is fully integrated with the Group's Internal Control Framework. Key controls for mitigating high risk items identified in the ERM process are subject to independent reviews and tests by the Internal Audit Department in order to assess their adequacy and effectiveness. Details of the internal control system are set out in the 'Corporate governance report' on pages 57 to 59.

Review of the effectiveness of risk management and internal control systems

During the financial year under review, the Audit Committee, on behalf of the Board, has reviewed the effectiveness of the Group's risk management and internal control systems. Details of the aforesaid review of effectiveness are described in the 'Corporate governance report' on page 59.

The Directors present their annual report and the audited consolidated financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for the year ended 30th June, 2026.

Principal activities

The Company acts as an investment holding company. The principal activities of its principal subsidiaries are set out in Note 34 to the consolidated financial statements.

Subsidiaries and associates

Details of the Company's principal subsidiaries and associates at 30th June, 2026 are set out in Notes 34 and 17 to the consolidated financial statements, respectively.

Business review

A fair review of the Group's business during the year and a discussion on its future development are provided in the 'Chairman's statement' on pages 3 to 11.

Description of principal risks and uncertainties facing the Group can be found in the 'Risk management report' on pages 68 to 78. Also, the financial risk management objectives and policies of the Group can be found in Note 31 to the consolidated financial statements. Particulars of important events affecting the Group that have occurred since the end of the year ended 30th June, 2026, if any, are provided in the 'Notes to the consolidated financial statements'. An analysis of the Group's performance during the year using financial key performance indicators is provided in the 'Financial summary' on page 164.

Discussions on the Group's environmental policies, performance and relationships with its key stakeholders are contained in the 'Environmental, social and governance report' on pages 12 to 37. Discussions on the Group's compliance with the relevant laws and regulations that have a significant impact on the Group can be found in this report, the 'Environmental, social and governance report' on pages 12 to 37 and the 'Corporate governance report' on pages 38 to 67. The above discussions form part of this report.

Results and appropriations

The results of the Group for the year are set out in the consolidated statement of profit or loss on page 100.

An interim dividend of HK1.5 cents per share amounting to HK\$17,823,000, including HK\$472,000 by way of cash dividends and HK\$17,351,000 by way of allotment of new ordinary shares was paid to the shareholders during the year.

The Directors now recommend the payment of a final dividend of HK1.5 cents per share amounting to HK\$17,970,000 payable to shareholders whose names appear on the Register of Members of the Company on 3rd November, 2026.

Share capital

Details of movements during the year in the share capital of the Company are set out in Note 23 to the consolidated financial statements.

Distributable reserves of the company

The reserves available for distribution to the shareholders by the Company at 30th June, 2026 consisted of share premium, distributable reserve and retained profits totalling HK\$1,959,699,000.

Under the Cayman Islands Companies Act and the provisions of the Company's Amended and Restated Articles of Association, the share premium of the Company is available for distribution or paying dividends to the shareholders provided that immediately following the distribution or the payment of dividends, the Company is able to pay its debts as they fall due in the ordinary course of business.

Treasury, group borrowings and interest capitalised

The Group maintains a product approach in its treasury management with foreign exchange exposure being kept at a minimal level and interest rates on floating rate bases. No interest was capitalised by the Group during the year.

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

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company during the year.

Employees and remuneration policies

As at 30th June, 2026, the Group employed 353 employees. The Group seeks to attract and retain talents through competitive remuneration packages, pay-for-performance remuneration policy, together with a caring, respectful and supportive work environment. The Group maintains an open and standardised framework for employment, salary review and promotion. The Group regularly reviews remuneration packages, including retirement benefits and performance-based discretionary bonus, to ensure their competitiveness against market conditions and compliance with the relevant regulatory requirements. Employee engagement, training and development are always on top of the corporate agenda. The Group provides professional and high quality training programmes for employees at all levels. Please refer to the section entitled 'Environmental, social and governance report' in this annual report for further details of the training provided to employees.

Directors

The Directors of the Company during the year and up to the date of this report are:

Executive Directors

Mr. Robert Ng Chee Siong (retired on 31st August, 2025)

Mr. Daryl Ng Win Kong (Chairman)

Non-Executive Directors

The Honourable Ronald Joseph Arculli

Mr. Gilbert Lui Wing Kwong

Ms. Nikki Ng Mien Hua

Independent Non-Executive Directors

Mr. Wong Cho Bau

Mr. Hung Wai Man

The Honourable Rock Chen Chung-nin

In accordance with the Company's Amended and Restated Articles of Association and pursuant to Appendix C1 Corporate Governance Code to the Listing Rules, The Honourable Ronald Joseph Arculli and Ms. Nikki Ng Mien Hua will retire at the forthcoming Annual General Meeting and, who being eligible, will offer themselves for re-election.

Directors' report (Continued)

Directors' interests

As at 30th June, 2026, the interests and short positions held by the Directors of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance

(Chapter 571 of the laws of Hong Kong) ("SFO")), as recorded in the register required to be kept by the Company under Section 352 of the SFO or otherwise notified to the Company and The Stock Exchange of Hong Kong Limited ("Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") contained in the Listing Rules, were as follows:

Long positions in shares of the Company

Name of Director	Number of ordinary shares	Capacity and nature of interest	% of issued shares
Mr. Daryl Ng Win Kong	–	–	–
The Honourable Ronald Joseph Arculli	286,123	Beneficial owner	0.02%
Mr. Gilbert Lui Wing Kwong	–	–	–
Ms. Nikki Ng Mien Hua	–	–	–
Mr. Wong Cho Bau	–	–	–
Mr. Hung Wai Man	–	–	–
The Honourable Rock Chen Chung-nin	–	–	–

Save as disclosed above, as at 30th June, 2026, none of the Directors of the Company had or was deemed to have any interests or short positions in the shares, underlying shares and debentures of the Company or its associated corporations which were recorded in

the register required to be kept by the Company under Section 352 of the SFO or required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

Share option schemes

The Company and its subsidiaries have no share option schemes.

Arrangement to purchase shares or debentures

At no time during the year was the Company or any of its subsidiaries a party to any arrangements to enable the Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

Directors' interests in competing businesses

Pursuant to Rule 8.10(2) of the Listing Rules, the Company discloses that during the year, the following Directors held share interests and/or directorships in companies engaged in businesses which compete or likely to compete, either directly or indirectly, with the businesses of the Group.

Mr. Daryl Ng Win Kong held share interests and directorships, and Ms. Nikki Ng Mien Hua held directorship in companies of the Ng Family (including Mr. Robert Ng Chee Siong, Mr. Philip Ng Chee Tat, and as co-executors of the estate of the late Mr. Ng Teng Fong and/or their respective associates) which engage in business of hotel operation.

The Board of Directors of the Company is independent of the boards of the aforesaid companies and maintains three Independent Non-Executive Directors. Coupled with the diligence of the Independent Non-Executive Directors and the Audit Committee of the Company, the Group operates its businesses independently of, and at arm's length from, the businesses of the aforesaid companies.

Directors' material interests in transactions, arrangements or contracts

Apart from the transactions disclosed under the heading 'Related party disclosures' as set out in Note 28 to the consolidated financial statements contained in this Annual Report, there were no other transactions, arrangements or contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which a Director of the Company or his/her connected entities had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

Management contracts

No contract for the management and administration of the whole or any substantial part of the business of the Company was entered into or existed during the year.

Permitted indemnity provision

Pursuant to the Company's Amended and Restated Articles of Association, every Director shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities incurred or sustained by him as a Director of the Company in defending any proceedings, whether civil or criminal, in which judgement is given in his favour, or in which he is acquitted. The Company has arranged appropriate directors' and officers' liability insurance coverage for the Directors and officers of the Group during the year, which remains in force.

Service contracts

None of the Directors of the Company has a contract of service with the Company or any of its subsidiaries not determinable by the employing company within one year without payment of compensation (except for statutory compensation).

Connected transactions

Continuing connected transactions for the year ended 30th June, 2026

The Company announced on 21st July, 2023 that Bright Tower (HK) Limited ("Bright Tower"), a wholly-owned subsidiary of the Company, was awarded on 21st July, 2023 through a tendering

process, a clubhouse management contract ("Contract") by Sino Estates Management Limited ("SEML") for provision of management services by Bright Tower to the clubhouse of Pacific Palisades for a 24-month period from 1st August, 2023 to 31st July, 2025.

Applicable particulars of such Contract together with the total amount received in respect of the transaction for the year ended 30th June, 2026 are disclosed herein as required under the Listing Rules:

Parties to the transaction	Nature of transaction	Basis of consideration	Applicable annual cap(s) under the Contract	Total amount received for the year ended 30th June, 2026
Service provider Bright Tower	Provision of management services by Bright Tower to the clubhouse of Pacific Palisades	HK\$460,000 payable monthly by SEML to Bright Tower under the Contract, based on the tender price submitted by Bright Tower, is arrived at on an arm's length basis after considering the estimated cost and profit margin for providing the clubhouse management services	HK\$460,000 for the period from 1st July, 2025 to 31st July, 2025 (i.e. HK\$460,000 x 1 month)	HK\$460,000
Service recipient SEML, the building management company appointed under the deed of mutual covenants and management agreement of Pacific Palisades and an agent for the unincorporated body of owners of Pacific Palisades				

As part of the terms of the Contract, Bright Tower shall pay to SEML a rebate on a progressive basis of up to 6% on the income generated from the food and beverage service, and a rebate of 50% on the income generated from other facilities in the clubhouse of Pacific Palisades, on a monthly basis. The two rebates from

Bright Tower to SEML for the year ended 30th June, 2026, on an aggregate basis, constitute de minimis transactions under Rule 14A.76(1) of the Listing Rules and are not subject to reporting, announcement and shareholders' approval under Chapter 14A of the Listing Rules.

Directors' report (Continued)

Connected transactions (Continued)

Continuing connected transactions for the year ended 30th June, 2026 (Continued)

The Company further announced on 25th July, 2025 that a new clubhouse management contract ("New Contract") was awarded on 25th July, 2025 by SEML to Bright Tower through a tendering process, pursuant to which Bright Tower would manage the

clubhouse of Pacific Palisades for a further 36-month period from 1st August, 2025 to 31st July, 2028 at a monthly service fee of HK\$487,000 from 1st August, 2025 to 31st July, 2026, HK\$515,000 from 1st August, 2026 to 31st July, 2027 and HK\$545,000 from 1st August, 2027 to 31st July, 2028.

Applicable particulars of such New Contract together with the total amount received in respect of the transaction for the year ended 30th June, 2026 are disclosed herein as required under the Listing Rules:

Parties to the transaction	Nature of transaction	Basis of consideration	Applicable annual cap(s) under the New Contract	Total amount received for the year ended 30th June, 2026
Service provider Bright Tower	Provision of management services by Bright Tower to the clubhouse of Pacific Palisades	(i) HK\$487,000 payable monthly from 1st August, 2025 to 31st July, 2026;	(i) HK\$5,357,000 for the period from 1st August, 2025 to 30th June, 2026 (i.e. HK\$487,000 x 11 months)	HK\$5,357,000
Service recipient SEML, the building management company appointed under the deed of mutual covenants and management agreement of Pacific Palisades and an agent for the unincorporated body of owners of Pacific Palisades		(ii) HK\$515,000 payable monthly from 1st August, 2026 to 31st July, 2027; and	(ii) HK\$6,152,000 for the period from 1st July, 2026 to 30th June, 2027 (i.e. HK\$487,000 x 1 month + HK\$515,000 x 11 months)	
		(iii) HK\$545,000 payable monthly from 1st August, 2027 to 31st July, 2028	(iii) HK\$6,510,000 for the period from 1st July, 2027 to 30th June, 2028 (i.e. HK\$515,000 x 1 month + HK\$545,000 x 11 months)	
		by SEML to Bright Tower under the New Contract, based on the tender price submitted by Bright Tower, is arrived at on an arm's length basis after considering the estimated cost and profit margin for providing the clubhouse management services	(iv) HK\$545,000 for the period from 1st July, 2028 to 31st July, 2028 (i.e. HK\$545,000 x 1 month)	

Connected transactions (Continued)

Continuing connected transactions for the year ended 30th June, 2026 (Continued)

As part of the terms of the New Contract, Bright Tower shall pay to SEML a rebate on a progressive basis of up to 6% on the income generated from the food and beverage service, and a rebate of 50% on the income generated from other facilities in the clubhouse of Pacific Palisades, on a monthly basis. The two rebates from Bright Tower to SEML for the year ended 30th June, 2026, on an aggregate basis, constitute de minimis transactions under Rule 14A.76(1) of the Listing Rules and are not subject to reporting, announcement and shareholders' approval under Chapter 14A of the Listing Rules.

Boatswain Enterprises Limited ("Boatswain") and its wholly-owned subsidiary, Beverhill Limited ("Beverhill"), being controlled by the Ng Family (including Mr. Robert Ng Chee Siong, Mr. Philip Ng Chee Tat, and as co-executors of the estate of the late Mr. Ng Teng Fong, and/or their respective associates), are two of the owners of Pacific Palisades which in aggregate have an interest in approximately 60% of the undivided shares of Pacific Palisades. The Ng Family is a connected person of the Company by virtue of it being the controlling shareholder of the Company. Boatswain and Beverhill, being associates of the Ng Family, are also connected persons of the Company. Accordingly, the provision of clubhouse management services by Bright Tower to the unincorporated body of owners of Pacific Palisades under the aforesaid contracts constituted continuing connected transactions of the Company under the Listing Rules.

During the year, the above continuing connected transactions were carried out according to their respective applicable annual caps for the year. The Internal Audit Department has reviewed the above continuing connected transactions and concluded that the internal controls over such continuing connected transactions are adequate and effective. The findings have been submitted to the Audit Committee of the Company.

The Independent Non-Executive Directors have reviewed and confirmed that during the year, the above continuing connected transactions were conducted and entered into:

- (i) in the ordinary and usual course of business of the Group;
- (ii) on normal commercial terms; and
- (iii) according to the relevant agreements governing them on terms that are fair and reasonable and in the interests of the Company's shareholders as a whole.

The Company's auditor was engaged to report on the above continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 (Revised) "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. The auditor has issued an unqualified letter containing its findings and conclusions in respect of the continuing connected transactions disclosed by the Group in this Annual Report in accordance with Rule 14A.56 of the Listing Rules.

Details of the above continuing connected transactions have been disclosed in accordance with Chapter 14A of the Listing Rules and are set out in the respective announcements of the Company which are available at the Stock Exchange's website and the Company's website at www.sino.com.

Details of other related party transactions are set out in Note 28 to the consolidated financial statements.

Directors' report (Continued)

Substantial shareholders' and other shareholders' interests

As at 30th June, 2026, the interests and short positions of the substantial shareholders and other shareholders

in the shares and underlying shares of the Company as notified to the Company and the Stock Exchange pursuant to Divisions 2 and 3 of Part XV of the SFO and as recorded in the register required to be kept under Section 336 of the SFO were as follows:

Long positions in shares of the Company

Name of substantial shareholder	Number of ordinary shares	Capacity and nature of interest	% of issued shares
Mr. Philip Ng Chee Tat	550,085,966 (Notes 1, 2, 4, 5 and 6)	Interest of controlled corporation in 3,278,907 shares and trustee interest in 546,807,059 shares in the capacity as one of the co-executors of the estate of the late Mr. Ng Teng Fong	48.31%
Mr. Robert Ng Chee Siong	567,126,279 (Notes 3, 4, 5 and 6)	Beneficial owner of 332,401 shares, spouse interest in 1,017,161 shares and trustee interest in 565,776,717 shares in the capacity as one of the co-executors of the estate of the late Mr. Ng Teng Fong	48.18%
Tamworth Investment Limited	178,150,243 (Notes 4 and 6)	Beneficial owner	17.04%
Strathallan Investment Limited	119,968,581 (Notes 4 and 6)	Beneficial owner	11.47%
Name of other shareholder	Number of ordinary shares	Capacity and nature of interest	% of issued shares
Nippomo Limited	59,351,666 (Notes 4 and 6)	Beneficial owner	5.67%

Substantial shareholders' and other shareholders' interests (Continued)

Long positions in shares of the Company (Continued)

Notes:

1. 3,278,907 shares were held by Far East Capital Pte. Ltd. which was 100% controlled by Mr. Philip Ng Chee Tat.
2. The trustee interest in 546,807,059 shares comprises:
 - (a) 496,246,865 shares which were held through companies 100% controlled by the co-executors of the estate of the late Mr. Ng Teng Fong, namely, 48,133,525 shares by Fanlight Investment Limited, 68,440 shares by Garford Nominees Limited, 20,592,331 shares by Karaganda Investments Inc., 64,792,053 shares by Nippomo Limited, 1,856,552 shares by Orient Creation Limited, 130,965,336 shares by Strathallan Investment Limited, 5,632,141 shares by Strong Investments Limited, 194,480,140 shares by Tamworth Investment Limited and 29,726,347 shares by Transpire Investment Limited;
 - (b) 2,229,180 shares which were held through wholly-owned subsidiaries of Tsim Sha Tsui Properties Limited, in which the co-executors of the estate of the late Mr. Ng Teng Fong had a 72.03% control; and
 - (c) 48,331,014 shares which were held by the co-executors of the estate of the late Mr. Ng Teng Fong.
3. The trustee interest in 565,776,717 shares comprises:
 - (a) 513,462,508 shares which were held through companies 100% controlled by the co-executors of the estate of the late Mr. Ng Teng Fong, namely, 49,803,358 shares by Fanlight Investment Limited, 70,813 shares by Garford Nominees Limited, 21,306,709 shares by Karaganda Investments Inc., 67,039,801 shares by Nippomo Limited, 1,920,957 shares by Orient Creation Limited, 135,508,749 shares by Strathallan Investment Limited, 5,827,528 shares by Strong Investments Limited, 201,226,989 shares by Tamworth Investment Limited and 30,757,604 shares by Transpire Investment Limited;
 - (b) 2,306,510 shares which were held through wholly-owned subsidiaries of Tsim Sha Tsui Properties Limited, in which the co-executors of the estate of the late Mr. Ng Teng Fong had a 72.09% control; and
 - (c) 50,007,699 shares which were held by the co-executors of the estate of the late Mr. Ng Teng Fong.
4. The interests of Tamworth Investment Limited, Strathallan Investment Limited and Nippomo Limited were duplicated in the interests of the co-executors of the estate of the late Mr. Ng Teng Fong.
5. The trustee interests of Mr. Philip Ng Chee Tat and Mr. Robert Ng Chee Siong as the co-executors of the estate of the late Mr. Ng Teng Fong were duplicated.
6. The number and the percentage of shares as disclosed are based on the substantial shareholder notices filed with the Stock Exchange.

Save as disclosed above and so far as the Directors of the Company are aware, as at 30th June, 2026, no other person had an interest or short position in the shares and underlying shares of the Company which were notified to the Company and the Stock Exchange

pursuant to Divisions 2 and 3 of Part XV of the SFO and were recorded in the register required to be kept under Section 336 of the SFO, or was otherwise a substantial shareholder of the Company.

Equity-linked agreements

No equity-linked agreements were entered into by the Company during the year or subsisted at the end of the year.

Major suppliers and customers

The revenue from a single customer accounted for approximately 82% of the Group's total revenue for the year as a result of the Bulk Hiring Arrangement as mentioned in the Chairman's Statement on page 4. The aggregate amount of revenue attributable to the Group's five largest customers accounted for approximately 89% of the Group's total revenue for the year.

The purchases attributable to the Group's five largest suppliers was less than 30% of the Group's total purchases for the year.

During the year, Mr. Robert Ng Chee Siong, a Director of the Company (retired on 31st August, 2025), and/or his close associate had controlling interests and/or directorships in four of the five largest customers of the Group and all the four related transactions from these customers are disclosed in Note 28 to the consolidated financial statements, which in aggregate accounted for approximately 7% of the Group's total revenue for the year.

Retirement benefit scheme

Details of the Group's retirement benefit scheme are set out in Note 32 to the consolidated financial statements.

Pre-emptive rights

No provisions for pre-emptive rights under the Company's Amended and Restated Articles of Association or the laws of the Cayman Islands, being the jurisdiction in which the Company was incorporated, which would oblige the Company to offer new shares on a pro-rata basis to existing shareholders.

Corporate governance

The corporate governance report is set out on pages 38 to 67 of this Annual Report.

Sufficiency of public float

Based on information that is publicly available to the Company and within the knowledge of the Directors of the Company, as at 30th June, 2026 and up to the date of this Annual Report, the Company has complied with Rule 13.32B of the Listing Rules and maintained the prescribed public float of at least 25% of the Company's total number of issued shares.

Auditor

The consolidated financial statements for the year ended 30th June, 2026 of the Group have been audited by KPMG, who will retire and, being eligible, offer themselves for re-appointment at the forthcoming Annual General Meeting.

On behalf of the Board

Daryl NG Win Kong

Chairman

Hong Kong, 1st September, 2026

Biographical details of Directors & senior management

(I) Executive Director

Mr. Daryl Ng Win Kong^{N+ R}, SBS, JP, aged 48,

an Executive Director since April 2005 and Deputy Chairman of the Group since November 2017, and assumed the role of Chairman of the Group since 31st August, 2025, holds a Bachelor of Arts Degree in Economics, a Master Degree of Science in Real Estate Development from Columbia University in the City of New York, an Honorary Doctor of Humane Letters degree from Savannah College of Art and Design and an Honorary Doctor of Business Administration, *honoris causa* from Hong Kong Metropolitan University. He is an Honorary Fellow of The Hong Kong University of Science and Technology and Hong Kong Metropolitan University. Mr. Ng first joined the Company as Executive (Development) in 2003. He is a director of a number of subsidiaries and associated companies of the Company. Mr. Ng is an Executive Director and Chairman of Sino Land Company Limited and Tsim Sha Tsui Properties Limited, and a Non-Executive Director of The Bank of East Asia, Limited, all of which are listed on the main board of the Hong Kong Stock Exchange. He previously served as the Chairman, Non-independent & Non-executive Director of Yeo Hiap Seng Limited, a company listed on the main board of the Singapore Stock Exchange.

Mr. Ng holds a number of public and honorary positions. He is a member of the Standing Committee of the 14th Beijing Municipal Committee of the Chinese People's Political Consultative Conference. He is a member of Council for Carbon Neutrality and Sustainable Development, a member of the Culture Commission, a member of the Advisory Council on the Environment, a member of the Steering Committee of the Research, Academic and Industry Sectors One-plus (RAISe+) Scheme of Innovation and Technology Commission, and a member of the HKTDC Infrastructure Development

Advisory Committee. He is a Director of The Real Estate Developers Association of Hong Kong, a Vice Patron of The Community Chest of Hong Kong, the President of Hong Kong United Youth Association, a Council Member of the Hong Kong Committee for UNICEF, a Council Member of The Hong Kong Management Association, a Governor of Our Hong Kong Foundation Limited, a Council Member of Hong Kong Chronicles Institute Limited, a Vice-Chairman of the Employers' Federation of Hong Kong, the Chairman of Greater Bay Area Homeland Youth Community Foundation Limited, the Founding Patron of the ASEAN Chamber of Commerce (Hong Kong) Limited, a member of the Board of Directors of Hong Kong Palace Museum Limited, a Special Advisor to UNESCO Asia-Pacific Awards for Cultural Heritage Conservation and a Governor of China-United States Exchange Foundation (CUSEF). He is also a Trustee of The University of Hong Kong's Occupational Retirement Schemes, a member of the Court of The Hong Kong University of Science and Technology, a Vice-Chairman of Hong Kong Academy for Wealth Legacy of Financial Services Development Council, a member of NUS Medicine International Council at the Yong Loo Lin School of Medicine of National University of Singapore, a member of International Advisory Council of Singapore Management University and a member of the Global Leadership Council of Columbia University in the City of New York.

Mr. Ng was awarded the Jing Hua Award by The People's Government of Beijing Municipality and conferred the Insignia of Knight in the National Order of Merit (Chevalier de l'Ordre National du Mérite) by the French Government.

Mr. Ng is the eldest grandson of the late substantial shareholder of the Company Mr. Ng Teng Fong, the eldest son of Mr. Robert Ng Chee Siong and nephew of Mr. Philip Ng Chee Tat, the co-executors of the estate of the late Mr. Ng Teng Fong, and brother of Non-Executive Director of the Company Ms. Nikki Ng Mien Hua.

(II) Non-Executive Directors

The Honourable Ronald Joseph Arculli, GBM, CVO, GBS, OBE, JP, aged 87,

has been a Director of the Company since 1994 and was re-designated from an Independent Non-Executive Director to a Non-Executive Director in July 2005.

The Honourable Ronald Arculli through Ronald Arculli and Associates provides consultancy services to the Company. He is also a Non-Executive Director of Sino Land Company Limited and Tsim Sha Tsui Properties Limited. The Honourable Ronald Arculli was an Independent Non-Executive Director of Hong Kong Exchanges and Clearing Limited from 2006 to April 2013, for which he was also a former Independent Non-Executive Chairman from 2006 to April 2012. He has a long and distinguished record of public service on numerous government committees and advisory bodies. He was the Chairman of The Hong Kong Jockey Club from 2002 to August 2006. He is a practising solicitor and has served on the Legislative Council from 1988 to 2000. He was a Non-Official Member of the Executive Council of the HKSAR Government from November 2005 to June 2012, for which he also acted as Convenor of the Non-Official Members since December 2011. He chairs the Honorary Advisory Committee of SVHK Foundation Limited. He is also a Non-Executive Director of Asia Art Archive Limited. The Honourable Ronald Arculli is a Non-Executive Director of HK Electric Investments Manager Limited (as trustee-manager of HK Electric Investments) and HK Electric Investments Limited (all are listed on The Stock Exchange of Hong Kong Limited except HK Electric Investments Manager Limited).

Mr. Gilbert Lui Wing Kwong^A, aged 88,

has been an Independent Non-Executive Director since 1994 and was re-designated as a Non-Executive Director in August 2004. Mr. Lui is a consultant of a local firm of certified public accountants after retiring from the position of senior partner of that firm in 1999.

Ms. Nikki Ng Mien Hua^N, aged 46,

has been a Non-Executive Director since August 2023. She is also a Non-Executive Director of Sino Land Company Limited and Tsim Sha Tsui Properties Limited. Ms. Ng is a member of the Company's Environmental, Social and Governance Steering Committee and Director of Philanthropy. She holds a Bachelor of Arts degree from Yale University and a Master of Arts degree from the School of Oriental and African Studies, the University of London. She is a member of the 12th, 13th and 14th Shanghai Committee of the Chinese People's Political Consultative Conference. She is a Vice Chairman of the General Committee of the Hong Kong General Chamber of Commerce. She is a non-official member of The Commission on Targeted Poverty Alleviation and a member of its Community Care Fund Task Force, a member of the Personal Data (Privacy) Advisory Committee, a member of the Hong Kong Tourism Board and a member of the Pilot Innovation and Technology Accelerator Scheme Assessment Panel of Innovation and Technology Commission. She is also a member of The Hospital Governing Committee, the Finance Sub-Committee and the Hospital Governing Committee Task Group on Enhancing Patient-Centric Services of Kai Tak Hospital and The Queen Elizabeth Hospital, a trustee of Kai Tak Hospital and The Queen Elizabeth Hospital Charitable Trust, Advisor of the Institute of Mental Health, Castle Peak Hospital, a member of the Board of Mind Mental Health Hong Kong Limited and an honorary advisor of The Hong Kong Mental Wellness Association. She also serves as a trustee of YK Pao Education Foundation, a director of Tai Kwun Culture and Arts Company Limited, and a board member of The Community Chest of Hong Kong. Ms. Ng is a granddaughter of the late substantial shareholder of the Company Mr. Ng Teng Fong, daughter of Mr. Robert Ng Chee Siong and niece of Mr. Philip Ng Chee Tat, the co-executors of the estate of the late Mr. Ng Teng Fong, and sister of the Chairman of the Group Mr. Daryl Ng Win Kong.

A: Audit Committee member N: Nomination Committee member

(III) Independent Non-Executive Directors

Mr. Wong Cho Bau^N, JP, aged 67,

has been an Independent Non-Executive Director since January 2015. He is also an Independent Non-Executive Director of Sino Land Company Limited. He is an Honorary Fellow of City University of Hong Kong and currently serves as Chairman of East Pacific (Holdings) Ltd., Shenzhen East Pacific Group Ltd., Greater Bay Airlines Co., Ltd., Donghai Airlines Co., Ltd., Donghai Jet Co., Ltd.. Mr. Wong has more than 40 years of business experience and is one of the pioneers on the establishment of Shenzhen Special Economic Zone. His business interests have expanded from property development to industrial, hotel, aviation, tourism. Mr. Wong is a Committee Adviser of Hong Kong Association for The Promotion of Peaceful Reunification of China and Chief Director of Hong Kong Federation of Hong Kong Chiu Chow Community Organization. He served as a member of the 10th to 13th National Committee of the Chinese People's Political Consultative Conference; a Councilor of the 1st and the 2nd Council and an Executive Councilor of the 3rd and 4th Council of China Overseas Friendship Association.

Mr. Hung Wai Man^{A N R}, JP, aged 57,

an Independent Non-Executive Director since January 2019, is the Hong Kong Deputy to 13th National People's Congress (NPC) and Co-Founder of Shenzhen Zebras Technology Startup Acceleration Limited. He is the Executive Chairman of Chinese Big Data Society, Vice Chairman of the Monte Jade Science and Technology Association of Hong Kong, Vice Chairman of Hong Kong Industry University Research Collaboration Association and Hainan University Belt and Road Research Institute. Mr. Hung is a Member of the Chinese Association of Hong Kong and Macau Studies, Honorary Commissioner of Hong Kong Road

Safety Patrol, Life Chairman Emeritus of the Y.Elites Association, Vice President and Secretary General of Hong Kong-ASEAN Economic Cooperation Foundation, Director of Hong Kong PHAB Association, Council Member of Smart City Consortium Limited, Director of Greater Bay Area Research Center of China Silk Road iValley Research Institute, Member of Advisory Board on Business Studies of Lingnan University, and Adjunct Professor of Department of Applied Mathematics of The Hong Kong Polytechnic University, etc. In 2012 to 2014, he had served as an associate member of the Central Policy Unit of the Government of Hong Kong Special Administrative Region. He was the 11th Standing Member of the All China Youth Federation.

Mr. Hung is a seasoned ICT professional and an angel investor. He has worked in the computer industry for 39 years. A well-known figure in the industry, Mr. Hung has extensive experience in management consulting, project management and outsourcing services. He is a Chartered Information Technology Professional and a fellow of the Hong Kong Institute of Directors, the Hong Kong Computer Society and the Internet Professional Association. He has been appointed as the Global Council Member by the World Summit Awards. Mr. Hung also serves as an Independent Non-Executive Director of LH Group Limited, Future Machine Limited and K Cash Corporation Limited, which are listed on the main board of the Hong Kong Stock Exchange. Mr. Hung holds a Higher Diploma in Mathematics, Statistics and Computing from the Hong Kong Polytechnic, a Bachelor of Arts Degree in Business Administration from the University of Bolton, a Master Degree of Business Administration from the University of Hull and a Master of Arts Degree in Public and Comparative History from the Chinese University of Hong Kong. He also obtained a Master of Laws and a Doctor of Laws from the Renmin University of China, a Master of Public Administration from Tsinghua University, a Master of Business Administration (Executive) from City University of Hong Kong and a Doctor of Philosophy Degree in Business Administration from Bulacan State University, the Philippines.

(III) Independent Non-Executive Directors (Continued)

The Honourable Rock Chen Chung-nin^{A+ N R+},
NPC Deputy, SBS, BBS, JP, aged 60,

has been an Independent Non-Executive Director since July 2025. He is also an Independent Non-Executive Director of Sino Land Company Limited and Tsim Sha Tsui Properties Limited. Mr. Chen is a Founding Partner of Acuity Capital Partners (HK) Limited. He has over 30 years of experience in the financial industry and has been licensed as a Responsible Officer by the Hong Kong Securities and Futures Commission for over 15 years. He is currently a Member of the Legislative Council representing the Election Committee Constituency, the Chairman of the Hong Kong Council for Accreditation of Academic and Vocational Qualifications, a Member of the Council of The University of Hong Kong, an Independent Non-Executive Director of The Bank of East Asia (China) Limited, an Independent Non-Executive Director of Chu Kong Shipping Enterprises (Group) Company Limited which is listed on the main board of The Stock Exchange of Hong Kong Limited, and a Deputy to the 14th National People's Congress of the People's Republic of China. He was a Member of the 12th and 13th National Committees of the Chinese People's Political Consultative Conference. Mr. Chen holds a Bachelor's Degree in Economics from the Wharton School, the University of Pennsylvania, and a Master's Degree in Business Administration from J.L. Kellogg Graduate School of Management, Northwestern University.

(IV) Senior management

Various businesses and functions of the Company are respectively under the direct responsibilities of the Executive Directors who are regarded as senior management of the Company.



to the shareholders of Sino Hotels (Holdings) Limited

(Incorporated in the Cayman Islands with limited liability)

Opinion

We have audited the consolidated financial statements of Sino Hotels (Holdings) Limited (the “Company”) and its subsidiaries (the “Group”) set out on pages 100 to 163, which comprise the consolidated statement of financial position as at 30th June, 2026, the consolidated statement of profit or loss, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended and notes, comprising material accounting policy information and other explanatory information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30th June, 2026, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

Basis for opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) as issued by the HKICPA. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the HKICPA's *Code of Ethics for Professional Accountants* (“the Code”), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matter

Key audit matter is the matter that, in our professional judgement, was of most significance in our audit of the consolidated financial statements of the current period. This matter was addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

Independent auditor's report (Continued)

Key audit matter (Continued)

Impairment assessment of hotel properties

Refer to Notes 3.2, 15 and 16 to the consolidated financial statements.

The Key Audit Matter

The Group owns interests in various hotel properties in Hong Kong either directly or through its investments in associates. These hotel properties, which are stated at cost less accumulated depreciation and impairment losses, are significant to the Group in terms of their values.

At the end of the reporting period, management assesses if there are any indications of potential impairment of hotel properties. In such cases, management assesses the recoverability of the carrying value of hotel properties based on valuations prepared by an external property valuer in accordance with recognised industry standards.

The valuation of hotel properties is complex and involves a significant degree of judgement and estimation in respect of occupancy rates, average room rates, future growth rates and discount rates.

We identified assessing the recoverability of the carrying value of hotel properties as a key audit matter because of the complexity of the valuations and because of the significant judgement and estimation required.

How the matter was addressed in our audit

Our audit procedures to assess the recoverability of the carrying value of hotel properties, owned by the Group and its associates, included the following:

- evaluating triggering events and/or indicators of potential impairment of hotel properties identified by management;
- where such triggering events or indications were determined to exist:
 - o inspecting the cash flow forecasts and meeting the external property valuer to discuss the valuations and assess the valuation methodology applied with reference to the prevailing accounting standards, and considering the valuer's qualifications, expertise in the properties being valued and objectivity;
 - o with the assistance of our property valuation specialists, challenging the key estimates and assumptions adopted in the valuations, including occupancy rates, average room rates, future growth rates and the discount rates applied, by comparing with market available data and the current year's operating results; and
 - o performing sensitivity analyses by making adjustments to the key estimates and assumptions to assess the risk of possible management bias in the valuation exercise.

Information other than the consolidated financial statements and auditor's report thereon

The directors are responsible for the other information. The other information comprises all the information included in the annual report, other than the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. We have performed an assurance engagement on the disclosed continuing connected transactions that form part of the other information and provided a separate assurance practitioner's conclusion thereon that is included with the other information.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the consolidated financial statements

The directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRS Accounting Standards as issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

The directors are assisted by the Audit Committee in discharging their responsibilities for overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Auditor's responsibilities for the audit of the consolidated financial statements (Continued)

Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with HKSA's, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

Auditor's responsibilities for the audit of the consolidated financial statements (Continued)

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and, where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Chan Tsz Kei (practising certificate number: P07071).

KPMG

Certified Public Accountants

8th Floor, Prince's Building

10 Chater Road

Central, Hong Kong

1st September, 2026

Consolidated statement of profit or loss

For the year ended 30th June, 2026

	Notes	2026 HK\$'000	2025 HK\$'000
Revenue	5	127,480	123,129
Direct expenses		<u>(52,368)</u>	<u>(50,666)</u>
Gross profit		75,112	72,463
Other income and other gains and losses	9	(7,805)	12,302
Other expenses		(62,291)	(61,986)
Marketing costs		(2)	(8)
Administrative expenses		(22,098)	(21,752)
Finance income	7	58,714	62,946
Finance costs	8	(43)	(42)
Finance income, net		58,671	62,904
Share of results of associates		<u>56,942</u>	<u>40,141</u>
Profit before taxation	9	98,529	104,064
Income tax expense	10	<u>(1,008)</u>	<u>(714)</u>
Profit for the year attributable to the Company's shareholders		<u>97,521</u>	<u>103,350</u>
Earnings per share – basic	14	<u>HK8.23 cents</u>	<u>HK8.89 cents</u>

The notes on pages 106 to 163 form part of these financial statements.

Consolidated statement of profit or loss and other comprehensive income

For the year ended 30th June, 2026

	2026 HK\$'000	2025 HK\$'000
Profit for the year	97,521	103,350
Other comprehensive income		
<i>Items that will not be reclassified to profit or loss:</i>		
Loss on fair value changes of equity instruments at fair value through other comprehensive income ("FVTOCI")	(23,122)	(23,550)
Remeasurement of long service payment liabilities	(21)	(1,259)
<i>Item that is reclassified subsequently to profit or loss:</i>		
Reclassification upon redemption of debt instrument at FVTOCI	–	(1,492)
Other comprehensive income for the year	(23,143)	(26,301)
Total comprehensive income for the year attributable to the Company's shareholders	74,378	77,049

The notes on pages 106 to 163 form part of these financial statements.

Consolidated statement of financial position

At 30th June, 2026

	Notes	2026 HK\$'000	2025 HK\$'000
Non-current assets			
Property, plant and equipment	15	225,360	239,598
Right-of-use assets	16	846,134	868,352
Interests in associates	17	1,087,175	1,071,169
Financial instruments	18	514,522	555,719
Deposits paid for property, plant and equipment		10	42
		<u>2,673,201</u>	<u>2,734,880</u>
Current assets			
Hotel inventories		45	46
Trade and other receivables	19	14,601	22,506
Amounts due from associates	20	1,080	1,881
Time deposits, bank balances and cash	21	1,656,365	1,480,397
		<u>1,672,091</u>	<u>1,504,830</u>
Current liabilities			
Trade and other payables	22	22,079	20,675
Amounts due to associates	24	59,085	28,638
Taxation payable		932	225
		<u>82,096</u>	<u>49,538</u>
Net current assets		<u>1,589,995</u>	<u>1,455,292</u>
Total assets less current liabilities		<u>4,263,196</u>	<u>4,190,172</u>
Capital and reserves			
Share capital	23	1,198,010	1,176,922
Reserves		3,065,186	3,013,250
Equity attributable to the Company's shareholders		<u>4,263,196</u>	<u>4,190,172</u>

The consolidated financial statements on pages 100 to 163 were approved and authorised for issue by the Board of Directors on 1st September, 2026 and are signed on its behalf by:

Daryl NG Win Kong
Chairman

Nikki NG Mien Hua
Director

The notes on pages 106 to 163 form part of these financial statements.

Consolidated statement of changes in equity

For the year ended 30th June, 2026

	Share capital <i>HK\$'000</i>	Share premium <i>HK\$'000</i>	Investment revaluation reserve <i>HK\$'000</i>	Distributable reserve <i>HK\$'000</i>	Retained profits <i>HK\$'000</i>	Total <i>HK\$'000</i>
At 1st July, 2024	1,153,303	683,019	(248,507)	535,052	1,991,361	4,114,228
Profit for the year	-	-	-	-	103,350	103,350
Loss on fair value changes of equity instruments at FVTOCI	-	-	(23,550)	-	-	(23,550)
Reclassification upon redemption of debt instrument at FVTOCI	-	-	(1,492)	-	-	(1,492)
Remeasurement of long service payment liabilities	-	-	-	-	(1,259)	(1,259)
Other comprehensive income for the year	-	-	(25,042)	-	(1,259)	(26,301)
Total comprehensive income for the year	-	-	(25,042)	-	102,091	77,049
Shares issued in lieu of cash dividends	23,619	10,226	-	-	-	33,845
Share issue expenses	-	(173)	-	-	-	(173)
Final dividend – 2024	-	-	-	(17,300)	-	(17,300)
Interim dividend – 2025	-	-	-	(17,477)	-	(17,477)
At 30th June, 2025	1,176,922	693,072	(273,549)	500,275	2,093,452	4,190,172
Profit for the year	-	-	-	-	97,521	97,521
Loss on fair value changes of equity instruments at FVTOCI	-	-	(23,122)	-	-	(23,122)
Investment revaluation transferred to retained profits upon derecognition of equity instrument at FVTOCI	-	-	2,134	-	(2,134)	-
Remeasurement of long service payment liabilities	-	-	-	-	(21)	(21)
Other comprehensive income for the year	-	-	(20,988)	-	(2,155)	(23,143)
Total comprehensive income for the year	-	-	(20,988)	-	95,366	74,378
Shares issued in lieu of cash dividends	21,088	13,456	-	-	-	34,544
Share issue expenses	-	(421)	-	-	-	(421)
Final dividend – 2025	-	-	-	(17,654)	-	(17,654)
Interim dividend – 2026	-	-	-	(17,823)	-	(17,823)
At 30th June, 2026	1,198,010	706,107	(294,537)	464,798	2,188,818	4,263,196

The notes on pages 106 to 163 form part of these financial statements.

Consolidated statement of cash flows

For the year ended 30th June, 2026

	2026 HK\$'000	2025 HK\$'000
Operating activities		
Profit before taxation	98,529	104,064
Adjustments for:		
Share of results of associates	(56,942)	(40,141)
Dividend income from financial instruments	(5,582)	(6,595)
Interest revenue from debt instrument at FVTOCI	–	(159)
Depreciation of right-of-use assets	22,218	22,218
Depreciation and amortisation of property, plant and equipment	16,583	16,687
Finance income	(58,714)	(62,946)
Finance costs	43	42
Gain on redemption of debt instrument at FVTOCI	–	(1,883)
Loss on disposal of property, plant and equipment	2	322
Loss/(gain) on fair value change of financial asset at fair value through profit or loss ("FVTPL")	13,440	(7,840)
Unrealised exchange gain	(3,528)	(1,485)
Operating cash flows before movements in working capital	26,049	22,284
Decrease in hotel inventories	1	6
Decrease in trade and other receivables	1,827	176
Increase/(decrease) in trade and other payables	1,653	(452)
Cash generated from operations	29,530	22,014
Hong Kong Profits Tax paid	(294)	(722)
Dividends and interests received from financial instruments	5,596	8,477
Net cash generated from operating activities	34,832	29,769
Investing activities		
Interest received	64,770	71,469
Dividend received from an associate	40,897	–
Proceeds on disposal of equity instrument at FVTOCI	13,858	–
Redemption of debt instrument at FVTOCI	–	78,125
Additions to property, plant and equipment	(2,315)	(8,187)
Purchase of financial instruments	(9,223)	(11,007)
Repayments from associates	1,782	44,457
Advances to associates	(981)	(981)
Placement of time deposits with original maturity over three months	(631,521)	(637,173)
Withdrawal of time deposits with original maturity over three months	978,482	690,081
Net cash generated from investing activities	455,749	226,784

Consolidated statement of cash flows (Continued)

For the year ended 30th June, 2026

	2026 HK\$'000	2025 HK\$'000
Financing activities		
Advances from associates	35,366	32,964
Repayments to associates	(4,919)	(5,701)
(Repayment to)/advance from a related company	(230)	1,017
Interest paid	(43)	(42)
Dividend paid	(933)	(932)
Share issue expense paid	(421)	(173)
Net cash generated from financing activities	28,820	27,133
Net increase in cash and cash equivalents	519,401	283,686
Cash and cash equivalents at the beginning of the year	362,999	79,313
Cash and cash equivalents at the end of the year	882,400	362,999
Analysis of the balances of cash and cash equivalents		
Time deposits	1,600,700	1,441,281
Bank balances and cash	55,665	39,116
Time deposits, bank balances and cash in the consolidated statement of financial position	1,656,365	1,480,397
Less: Time deposits with original maturity over three months	(773,965)	(1,117,398)
Cash and cash equivalents in the consolidated statement of cash flows	882,400	362,999

The notes on pages 106 to 163 form part of these financial statements.

Notes to the consolidated financial statements

For the year ended 30th June, 2026

1. General Information

The Company is an exempted company with limited liability incorporated in the Cayman Islands with its shares listed on the Main Board of The Stock Exchange of Hong Kong Limited. The addresses of the registered office and principal place of business of the Company are disclosed in the section headed "Corporate information" in the annual report.

The consolidated financial statements of the Company and its subsidiaries (collectively referred to as the "Group") are presented in Hong Kong dollars ("HK\$"), which is the same as the functional currency of the Company.

The Company acts as an investment holding company. The principal activities of its principal subsidiaries are set out in Note 34.

2. Application of new and amendments to HKFRS Accounting Standards

Amendments to HKFRS Accounting Standards that are mandatorily effective for the current year

In the current year, the Group has applied the following amendments to HKFRS Accounting Standards issued by Hong Kong Institute of Certified Public Accountants ("HKICPA") for the first time, which are effective for the annual period beginning on or after 1st July, 2025 for the preparation of the consolidated financial statements:

Amendments to HKAS 21

The effects of changes in foreign exchange rates – Lack of exchangeability

The application of amendments to HKFRS Accounting Standards in the current year has had no material impact on the Group's financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

2. Application of new and amendments to HKFRS Accounting Standards (Continued)

Amendments, new standards and interpretations to HKFRS Accounting Standards issued but not yet effective

The Group has not early applied the following new and amended standards that have been issued but are not yet effective:

	Effective for accounting periods beginning on or after
Amendments to HKFRS 9, <i>Financial instruments</i> and HKFRS 7, <i>Financial instruments: disclosures – Contracts referencing nature-dependent electricity</i>	1st January, 2026
Amendments to HKFRS 9, <i>Financial instruments</i> and HKFRS 7, <i>Financial instruments: disclosures – Amendments to the classification and measurement of financial instruments</i>	1st January, 2026
Annual improvements to HKFRS Accounting Standards – Volume 11	1st January, 2026
HKFRS 18, <i>Presentation and disclosure in financial statements</i>	1st January, 2027
HKFRS 19, <i>Subsidiaries without public accountability: disclosures</i>	1st January, 2027

The Group is in the process of making an assessment of what the impact of these developments is expected to be in the period of initial application. So far it has concluded that the adoption of them is unlikely to have a significant impact on the consolidated financial statements, except for the following:

HKFRS 18, *Presentation and disclosure in financial statements*

HKFRS 18 will replace HKAS 1 *Presentation of financial statements* and aims to improve the transparency and comparability of information about an entity's financial statements. HKFRS 18 is effective for annual reporting periods beginning on or after 1st January, 2027 and is to be applied retrospectively.

Among other changes, under HKFRS 18, entities are required to classify all income and expenses into five categories in the statement of profit or loss, namely the operating, investing, financing, discontinued operations and income tax categories. Entities are also required to provide specific disclosures about management-defined performance measures in a single note in the financial statements.

The group does not plan to early adopt HKFRS 18 and is still in the process of assessing the impact of the adoption.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies

3.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards, which collective term includes all applicable individual Hong Kong Financial Reporting Standards (“HKFRSs”), Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the HKICPA. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”) and by the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values, as explained in the accounting policies set out below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for leasing transactions that are accounted for in accordance with HKFRS 16, *Leases*, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2, *Inventories* or value in use in HKAS 36, *Impairment of Assets*.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss from the date the Group gains control until the date when the Group ceases to control the subsidiary.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Interests in associates

An associate is an entity over which the investor has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in these consolidated financial statements using the equity method of accounting. The financial statements of associates used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. Under the equity method, investments in associates are initially recognised in the consolidated statement of financial position at cost and adjusted thereafter for the post-acquisition changes in the Group's share of the profit or loss and other comprehensive income of the associate. When the Group's share of losses of an associate exceeds the Group's interest in that associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognising its share of further losses. Additional losses are provided only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of that associate.

When a group entity transacts with its associate, profits and losses resulting from the transactions with the associate are recognised in the Group's consolidated financial statements only to the extent of interests in the associate that are not related to the Group.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Goodwill

Goodwill arising on an acquisition of an associate for which the agreement date is before 1st July, 2005 represents the excess of the cost of acquisition over the Group's share of the net fair value of the identifiable assets and liabilities of the associate recognised at the date of acquisition. From 1st July, 2005 onwards, the Group has discontinued amortisation of goodwill, and such goodwill is included within the carrying amount of the investment and is assessed for impairment as part of the investment.

Goodwill arising on an acquisition of an associate (which is accounted for using the equity method) is included in the cost of the investment of the relevant associate and assessed for impairment as part of the investment.

Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of acquisition, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

The Group assesses whether there is an objective evidence that the interest in an associate may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

Revenue from contracts with customers

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when "control" of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a good and service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
- the Group's performance creates or enhances an asset that the customer controls as the Group performs; or
- the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Revenue from contracts with customers (Continued)

A receivable represents the Group's unconditional right to consideration, i.e. only the passage of time is required before payment of that consideration is due.

A contract liability represents the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

Contracts with multiple performance obligations (including allocation of transaction price)

For contracts that contain more than one performance obligation (hotel room revenue and other ancillary services), the Group allocates the transaction price to each performance obligation on a relative stand-alone selling price basis.

The stand-alone selling price of the distinct good or service underlying each performance obligation is determined at contract inception. It represents the price at which the Group would sell a promised good or service separately to a customer. If a stand-alone selling price is not directly observable, the Group estimates it using appropriate techniques such that the transaction price ultimately allocated to any performance obligation reflects the amount of consideration to which the Group expects to be entitled in exchange for transferring the promised goods or services to the customer.

Over time revenue recognition: measurement of progress towards complete satisfaction of a performance obligation

Output method

The progress towards complete satisfaction of a performance obligation is measured based on output method, which is to recognise revenue on the basis of direct measurements of the value of the goods or services transferred to the customer to date relative to the remaining goods or services promised under the contract, that best depict the Group's performance in transferring control of goods or services.

Leases

Definition of a lease

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

For contracts entered into or modified on or after the date of initial application or arising from business combinations, the Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 at inception, modification date or acquisition date, as appropriate. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Leases (Continued)

The Group as a lessee

Allocation of consideration to components of a contract

For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Non-lease components are separated from lease component and are accounted for by applying other applicable standards.

Short-term leases

The Group applies the short-term lease recognition exemption to leases of premises that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. Lease payments on short-term leases are recognised as expense on a straight-line basis over the lease term.

Right-of-use assets

The cost of right-of-use asset includes:

- the amount of the initial measurement of the lease liability;
- any lease payments made at or before the commencement date, less any lease incentives received;
- any initial direct costs incurred by the Group; and
- an estimate of costs to be incurred by the Group in dismantling and removing the underlying assets, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets in which the Group is reasonably certain to obtain ownership of the underlying leased assets at the end of the lease term are depreciated from commencement date to the end of the useful life. Otherwise, right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

The Group presents right-of-use assets as a separate line item on the consolidated statement of financial position.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Leases (Continued)

The Group as a lessee (Continued)

Refundable rental deposits

Refundable rental deposits paid are accounted under HKFRS 9, Financial Instruments and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments and included in the cost of right-of-use assets.

Lease liabilities

At the commencement date of a lease, the Group recognises and measures the lease liability at the present value of lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable.

The lease payments include:

- fixed payments (including in-substance fixed payments) less any lease incentives receivable;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the Group under residual value guarantees;
- the exercise price of a purchase option if the Group is reasonably certain to exercise the option; and
- payments of penalties for terminating a lease, if the lease term reflects the Group exercising an option to terminate the lease.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

The Group remeasures lease liabilities (and makes a corresponding adjustment to the related right-of-use assets) whenever:

- the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the related lease liability is remeasured by discounting the revised lease payments using a revised discount rate at the date of reassessment.
- the lease payments change due to changes in market rental rates following a market rent review in which cases the related lease liability is remeasured by discounting the revised lease payments using the initial discount rate.

The Group presents lease liabilities as a separate line item on the consolidated statement of financial position.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Leases (Continued)

The Group as a lessee (Continued)

Lease modifications

The Group accounts for a lease modification as a separate lease if:

- the modification increases the scope of the lease by adding the right to use one or more underlying assets; and
- the consideration for the leases increases by an amount commensurate with the stand-alone price for the increase in scope and any appropriate adjustments to that stand-alone price to reflect the circumstances of the particular contract.

For a lease modification that is not accounted for as a separate lease, the Group remeasures the lease liability, less any lease incentives receivable, based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

The Group accounts for the remeasurement of lease liabilities by making corresponding adjustments to the relevant right-of-use asset. When the modified contract contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the modified contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

The Group as a lessor

Classification and measurement of leases

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset, and such costs are recognised as an expense on a straight-line basis over the lease term.

Rental income which are derived from the Group's ordinary course of business are presented as revenue.

Allocation of consideration to components of a contract

When a contract includes both leases and non-lease components, the Group applies HKFRS 15, *Revenue from Contracts with Customers* to allocate consideration in a contract to lease and non-lease components. Non-lease components are separated from lease component on the basis of their relative stand-alone selling prices.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Property, plant and equipment

Property, plant and equipment including leasehold land and building held for use in the production or supply of goods or services, or for administrative purposes are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and accumulated impairment losses, if any.

When the Group makes payments for ownership interests of properties which includes both leasehold land and building elements, the entire consideration is allocated between the leasehold land and the building elements in proportion to the relative fair values at initial recognition.

To the extent the allocation of the relevant payments can be made reliably, interest in leasehold land is presented as “right-of-use assets” in the consolidated statement of financial position. When the consideration cannot be allocated reliably between non-lease building element and undivided interest in the underlying leasehold land, the entire properties are classified as property, plant and equipment.

Depreciation and amortisation are provided so as to write off the cost of items of property, plant and equipment less their residual values over their estimated useful lives using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain and loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

Impairment on property, plant and equipment and right-of-use assets

At the end of the reporting period, the Group reviews the carrying amounts of its property, plant and equipment and right-of-use assets to determine whether there is any indication that these assets or the cash-generating unit to which the asset belongs have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss (if any).

The recoverable amount of property, plant and equipment and right-of-use assets are estimated individually.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Hotel inventories

Hotel inventories are stated in the consolidated statement of financial position at the lower of cost and net realisable value. Cost is calculated using the weighted average cost method. Net realisable value represents the estimated selling price for inventories less all estimated costs of completion and costs necessary to make the sale.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised as an expense in the year in which they are incurred.

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recorded in the respective functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing on that date. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise.

Employee benefits

Retirement benefit cost

Payments to the Mandatory Provident Fund Scheme are recognised as expenses when employees have rendered services entitling them to the contributions.

The Group has the defined benefit plan of long service payment ("LSP") under the Hong Kong Employment Ordinance. The Group's net obligation in respect of defined benefit plan is the estimated amount of future benefit that employees have earned in the current and prior periods and discounting that amount. The estimated amount of future benefit is determined after deducting the negative service cost arising from the accrued benefits derived from the Group's mandatory provident fund contributions that have been vested with employees, which are deemed to be contributions from the relevant employees.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Employee benefits (Continued)

Short-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognised for benefits accruing to employees (such as wages and salaries, annual leave and sick leave) after deducting any amount already paid.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred taxation.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from the profit (loss) before taxation as reported in the consolidated statement of profit or loss because it excludes items of income or expense that are taxable or deductible in other years, and it further excludes items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences.

The Company recognised deferred tax assets and deferred tax liabilities separately in relation to its lease liabilities and right-of-use assets.

The carrying amount of deferred taxation assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the asset to be recovered.

Deferred taxation assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred taxation liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

For the purposes of measuring deferred tax for leasing transactions in which the Group recognises the right of-use assets and the related lease liabilities, the Group first determines whether the tax deductions are attributable to the right-of-use assets or the lease liabilities.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Taxation (Continued)

For leasing transactions in which the tax deductions are attributable to the lease liabilities, the Group applies HKAS 12, *Income Taxes* requirements to right-of-use assets and lease liabilities separately. Temporary differences relating to right-of-use assets and lease liabilities are not recognised at initial recognition and over the lease terms due to application of the initial recognition exemption. Temporary differences arising from subsequent revision to the carrying amounts of right-of-use assets and lease liabilities, resulting from remeasurement of lease liabilities and lease modifications, that are not subject to initial recognition exemption are recognised on the date of remeasurement or modification.

Deferred taxation assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same tax authority.

Current and deferred taxation are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly to equity, in which case, the current and deferred taxation are also recognised in other comprehensive income or directly in equity respectively.

Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchase or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15.

A receivable is recognised when the company has an unconditional right to receive consideration. A right to receive consideration is unconditional if only the passage of time is required before payment of that consideration is due. If revenue has been recognised before the Group has an unconditional right to receive consideration, the amount is presented as a contract asset.

Trade receivables that do not contain a significant financing component are initially measured at their transaction price. Trade receivables that contain a significant financing component and other receivables are initially measured at fair value plus transaction costs.

Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets or financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest revenue/income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Dividend income which is derived from the Group's ordinary course of business are presented as revenue.

Financial assets

Classification and subsequent measurement of financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets that meet the following conditions are subsequently measured at FVTOCI:

- the financial asset is held within a business model whose objective is achieved by both selling and collecting contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at FVTPL, except that at initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if that equity investment is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which HKFRS 3 *Business Combinations* applies.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

In addition, the Group may irrevocably designate a financial asset that are required to be measured at the amortised cost or FVTOCI as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

(i) Amortised cost and interest revenue/income

Interest revenue/income is recognised using the effective interest method for financial assets measured subsequently at amortised cost and debt instrument subsequently measured at FVTOCI. Interest revenue/income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired. For financial assets that have subsequently become credit-impaired, interest revenue/income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest revenue/income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

(ii) Debt instrument classified as at FVTOCI

Subsequent changes in the carrying amounts for debt instrument classified as at FVTOCI as a result of interest income calculated using the effective interest method, and foreign exchange gains and losses are recognised in profit or loss. All other changes in the carrying amount of this debt instrument are recognised in other comprehensive income and accumulated under the heading of investments revaluation reserve. Impairment allowances are recognised in profit or loss with corresponding adjustment to other comprehensive income without reducing the carrying amounts of this debt instrument. When this debt instrument is derecognised, the cumulative gains and losses previously recognised in other comprehensive income are reclassified to profit or loss.

(iii) Equity instruments designated as at FVTOCI

Investments in equity instruments at FVTOCI are subsequently measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the investment revaluation reserve; and are not subject to impairment assessment. The cumulative gain and loss will not be reclassified to profit or loss on disposal of the equity investments, and will be transferred to retained profits.

Dividends from these investments in equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established, unless the dividends clearly represent a recovery of part of the cost of the investment. Dividends are included in the "revenue" line item in profit or loss.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Classification and subsequent measurement of financial assets (Continued)

(iv) Financial assets at FVTPL

Financial assets that do not meet the criteria for being measured at amortised cost or FVTOCI or designated as FVTOCI are measured at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains and losses recognised in profit or loss. The net gain and loss recognised in profit or loss excludes any dividend or interest earned on the financial asset and is included in the “other income and other gains and losses” line item.

Impairment of financial assets

The Group performs impairment assessment under expected credit loss (“ECL”) model on financial assets (including debt instrument at FVTOCI, trade and other receivables, amounts due from associates, time deposits and bank balances) which are subject to impairment assessment under HKFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL (“12m ECL”) represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessment are done based on the Group’s historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

The Group always recognises lifetime ECL for trade receivables.

For all other instruments, the Group measures the loss allowance equal to 12m ECL, unless there has been a significant increase in credit risk since initial recognition, in which case the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition.

(i) Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets (Continued)

(i) Significant increase in credit risk (Continued)

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor; and
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

Despite the foregoing, the Group assumes that the credit risk on a debt instrument has not increased significantly since initial recognition if the debt instrument is determined to have low credit risk at the reporting date. A debt instrument is determined to have low credit risk if i) it has a low risk of default, ii) the borrower has a strong capacity to meet its contractual cash flow obligations in the near term and iii) adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfil its contractual cash flow obligations. The Group considers a debt instrument to have low credit risk when it has an internal or external credit rating of 'investment grade' as per globally understood definitions.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets (Continued)

(ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

(iii) Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider; or
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation.

(iv) Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets (Continued)

(v) Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data and forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights.

Generally, the ECL is estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition. For a lease receivable, the cash flows used for determining the ECL is consistent with the cash flows used in measuring the lease receivable in accordance with HKFRS 16.

The grouping is regularly reviewed by management to ensure the constituents of each group continue to share similar credit risk characteristics.

Interest revenue/income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest revenue/income is calculated based on amortised cost of the financial asset.

Except for the investment in debt instrument that is measured at FVTOCI, the Group recognises an impairment gain and loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of trade receivables, where the corresponding adjustment is recognised through a loss allowance account. For investment in debt instrument that is measured at FVTOCI, the loss allowance is recognised in other comprehensive income and accumulated in the investments revaluation reserve without reducing the carrying amount of this debt instrument. Such amount represents the changes in the investments revaluation reserve in relation to accumulated loss allowance.

Financial liabilities and equity instruments

Classification as debt or equity

Financial liabilities and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Financial liabilities and equity instruments (Continued)

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Perpetual instruments, which include no contractual obligation for the Group to deliver cash or other financial assets or the Group has the sole discretion to defer payment of distribution and redemption of principal amount indefinitely are classified as equity instruments.

Financial liabilities

Financial liabilities (including trade and other payables and amounts due to associates) are initially recognised at fair value and are subsequently measured at amortised cost, using the effective interest method. Unless the effect of discounting of trade and other payables are immaterial, in which case they are stated at invoice amounts.

Derecognition

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

On derecognition of an investment in a debt instrument classified as at FVTOCI, the cumulative gain and loss previously accumulated in the investments revaluation reserve is reclassified to profit or loss.

On derecognition of an investment in equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain and loss previously accumulated in the investments revaluation reserve is not reclassified to profit or loss, but is transferred to retained profits.

Financial liabilities are derecognised when the obligations specified in the relevant contract are discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

3. Basis of preparation of consolidated financial statements and material accounting policies (Continued)

3.2 Material accounting policies (Continued)

Financial instruments (Continued)

Provisions and contingent liabilities

Provisions are recognised when the group has a legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Where the time value of money is material, provisions are stated at the present value of the expenditure expected to settle the obligation.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

Where some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, a separate asset is recognised for any expected reimbursement that would be virtually certain. The amount recognised for the reimbursement is limited to the carrying amount of the provision.

4. Key source of estimation uncertainty

In the application of the Group's accounting policies, which are described in Note 3, the Directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

The following is the key source of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Assessment of impairment of property, plant and equipment and right-of-use assets

The Group reviews the carrying amount of its property, plant and equipment and right-of-use assets to determine whether there is any indication that these assets have suffered any impairment. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amounts of these assets are the higher of the asset's fair value less costs of disposal and value-in-use. These calculations involve estimates and cash flow projections generated from the hotel operation.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

5. Revenue

	2026 HK\$'000	2025 HK\$'000
Hotel operation		
– Room revenue	96,817	92,233
– Food and beverage sales	8,112	7,230
– Other ancillary services	1,114	897
	106,043	100,360
Club operation and hotel management	15,855	16,015
Dividend income from financial instruments	5,582	6,595
Interest revenue from debt instrument at FVTOCI	–	159
	127,480	123,129

In August 2022, the Group entered into a four-year bulk hiring of hotel rooms and facilities arrangement (the “Arrangement”) to optimise occupancy and to ensure a stable stream of income. The total room charge of HK\$96,817,000 (2025: HK\$92,233,000) derived from the Arrangement in current year has been included in room revenue as above, comprising lease income of HK\$58,090,000 (2025: HK\$55,340,000) and room service revenue of HK\$38,727,000 (2025: HK\$36,893,000) for the purpose of separation of lease and non-lease component under HKFRS 16.

Subsequent to the end of the reporting period, a new agreement has been signed for a period of 20 months effective 1st August, 2026, City Garden Hotel remains under the Group’s management.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

5. Revenue (Continued)

	2026 HK\$'000	2025 HK\$'000
Disaggregation of revenue:		
Lease income under HKFRS 16		
– Room revenue	58,090	55,340
Revenue from contracts with customers within the scope of HKFRS 15		
Recognised over time		
– Room revenue	38,727	36,893
– Club operation and hotel management	10,350	10,210
– Other ancillary services	1,114	897
	50,191	48,000
Recognised at a point in time		
– Hotel operation	8,112	7,230
– Club operation	5,505	5,805
	13,617	13,035
	121,898	116,375

Dividend income and interest revenue from financial instruments are recognised in accordance with HKFRS 9.

As at 30th June, 2026, the aggregate amount of the transaction price allocated to the remaining performance obligations under the Arrangement is approximately HK\$3,240,000 (2025: HK\$41,967,000), which is expected to be recognised over the next month (2025: 13 months) under HKFRS 15. The revenue from club operation and hotel management are for periods of one year or less. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

The Group's revenue is originated from Hong Kong.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

6. Segment information

Information reported to the executive directors of the Company, being the chief operating decision makers, for the purposes of resources allocation and assessment of segment performance focuses on types of goods or services delivered or provided.

The Group's reportable and operating segments under HKFRS 8 are as follows:

1. Hotel operation – City Garden Hotel
2. Investment holding – holding financial instruments
3. Hotel operation – operated through investments in associates of the Group, including Conrad Hong Kong and The Royal Pacific Hotel & Towers
4. Others – club operation and hotel management

Segment revenue and results

The following is an analysis of the Group's revenue and results by reportable and operating segment for the years:

	Segment revenue		Segment results	
	2026	2025	2026	2025
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Hotel operation				
– City Garden Hotel	106,043	100,360	30,426	27,739
Investment holding	5,582	6,754	5,569	6,739
Hotel operation – share of results of associates	–	–	121,658	102,401
Others – club operation and hotel management	15,855	16,015	2,587	2,766
	<u>127,480</u>	<u>123,129</u>		
Total segment results			160,240	139,645
Other income and other gains and losses			(7,805)	12,302
Administrative and other expenses			(47,861)	(48,527)
Finance income, net			58,671	62,904
Share of results of associates				
– other income			2,035	–
– administrative and other expenses			(55,727)	(54,162)
– finance income, net			518	730
– income tax expense			(11,542)	(8,828)
			<u>(64,716)</u>	<u>(62,260)</u>
Profit before taxation			<u>98,529</u>	<u>104,064</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

6. Segment information (Continued)

Segment revenue and results (Continued)

All of the segment revenue reported above are from external customers. There was no inter-segment revenue for both years.

The accounting policies of the operating segments are the same as the Group's accounting policies described in Note 3. Segment results represent the results by each segment without allocation of certain administrative and other expenses, other income and other gains and losses, and finance income net of finance costs. The segment results of hotel operation operated through investments in associates includes revenue and direct expenses without allocation of associates' other income, administrative and other expenses, finance income net of finance costs and income tax expense of the associates. This is the measure reported to the chief operating decision makers for the purposes of resources allocation and performance assessment.

Segment assets and liabilities

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

	2026 HK\$'000	2025 HK\$'000
Segment assets		
Hotel operation – City Garden Hotel	1,077,666	1,114,706
Investment holding	514,738	560,650
Hotel operation – interests in associates	1,087,175	1,071,169
Others – club operation and hotel management	946	1,674
Total segment assets	2,680,525	2,748,199
Amounts due from associates	1,080	1,881
Unallocated assets	1,663,687	1,489,630
Consolidated assets	4,345,292	4,239,710
Segment liabilities		
Hotel operation – City Garden Hotel	17,404	16,278
Investment holding	262	12
Others – club operation and hotel management	2,069	2,029
Total segment liabilities	19,735	18,319
Amounts due to associates	59,085	28,638
Unallocated liabilities	3,276	2,581
Consolidated liabilities	82,096	49,538

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

6. Segment information (Continued)

Segment assets and liabilities (Continued)

For the purposes of assessing segment performance and allocating resources between segments, all assets are allocated to reportable segments other than the Group's corporate assets, amounts due from associates, certain other receivables, and time deposits, bank balances and cash and all liabilities are allocated to reportable segments other than the Group's corporate liabilities, amounts due to associates, certain other payables and taxation payable.

Other segment information

	Addition to non-current assets (Note)	
	2026 HK\$'000	2025 HK\$'000
Amounts included in the measure of segment assets:		
Hotel operation – City Garden Hotel	2,347	13,770
Others – club operation and hotel management	–	65
	<u>2,347</u>	<u>13,835</u>

	Depreciation and amortisation of property, plant and equipment and right-of-use assets		Loss on disposal of property, plant and equipment	
	2026 HK\$'000	2025 HK\$'000	2026 HK\$'000	2025 HK\$'000
Amounts regularly provided to the chief operating decision makers but not included in the measure of segment profit or loss:				
Hotel operation – City Garden Hotel	38,724	38,821	2	322
Others – club operation and hotel management	77	84	–	–
	<u>38,801</u>	<u>38,905</u>	<u>2</u>	<u>322</u>

Note: Non-current assets include property, plant and equipment and right-of-use assets.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

6. Segment information (Continued)

Geographical information

All of the activities of the Group are based in Hong Kong and all of the Group's revenue and contribution to profit for both years are derived from Hong Kong. All the assets of the Group are located in Hong Kong.

Information about major customers

The revenue from a single customer accounted for approximately 82% (2025: 81%) of the total revenue from hotel operation of the Group as a result of the Arrangement effective 1st August, 2022 as mentioned in Note 5.

7. Finance income

The amount represents interest income on time deposits and bank balances.

8. Finance costs

	2026 HK\$'000	2025 HK\$'000
Interest on amount due to a related company (Note 28(b))	43	42

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

9. Profit before taxation

	2026 HK\$'000	2025 HK\$'000
Profit before taxation has been arrived at after charging/(crediting):		
Directors' emoluments (<i>Note 11</i>)	1,459	1,328
Other staff costs	53,310	52,223
Contributions to retirement benefit scheme (other than Directors) (<i>Note 32</i>)	1,954	1,929
Total staff costs	56,723	55,480
Auditor's remuneration		
– audit services	377	377
– non-audit services	297	297
	674	674
Other income and other gains and losses		
Loss on disposal of property, plant and equipment	2	322
Exchange gain	(5,637)	(2,901)
Gain on redemption of debt instrument at FVTOCI	–	(1,883)
Loss/(gain) on fair value change of financial asset at FVTPL	13,440	(7,840)
	7,805	(12,302)
Cost of hotel inventories consumed*	8,870	7,436
Depreciation of right-of-use assets [#]	22,218	22,218
Depreciation and amortisation of property, plant and equipment [#]	16,583	16,687
Repairs and maintenance in respect of hotel properties [#]	3,156	2,609
Share of income tax expense of associates	11,542	8,828

* included in direct expenses

[#] included in other expenses

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

10. Income tax expense

	2026 HK\$'000	2025 HK\$'000
Income tax expense comprises:		
Hong Kong Profits Tax		
Current year	311	311
Under-provision in prior year	690	401
	1,001	712
Taxation in other jurisdictions		
Dividend withholding tax	7	2
	1,008	714

The income tax expense for the year can be reconciled to the profit before taxation per the consolidated statement of profit or loss as follows:

	2026 HK\$'000	2025 HK\$'000
Profit before taxation	98,529	104,064
Tax charge at Hong Kong Profits Tax rate (<i>Note</i>)	16,257	17,171
Tax effect of results attributable to associates	(9,395)	(6,623)
Tax effect of expenses not deductible for tax purpose	6,760	4,667
Tax effect of income not taxable for tax purpose	(11,601)	(13,689)
Tax effect of tax losses not recognised	(1,710)	(1,215)
Under-provision in prior year	690	401
Dividend withholding tax	7	2
Income tax expense for the year	1,008	714

Note:

Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%. The Group considered the amount involved upon implementation of the two-tiered profits tax rates regime as insignificant to the consolidated financial statements. Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for both years.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

11. Directors' and Chairman's emoluments

The emoluments paid or payable to each of the eight (2025: eight) Directors of the Company, which include the Chairman, were disclosed pursuant to sections 383(1)-(4) of the Hong Kong Companies Ordinance and Hong Kong Companies (Disclosure of Information about Benefits of Directors) Regulation. Emoluments of the directors of the Company in respect of their qualifying services include:

	2026					2025				
	Fee	Other emoluments			Total	Fee	Other emoluments			Total
		Contributions					Contributions			
		Salaries and other benefits	to retirement benefit scheme	Discretionary bonus (Note i)			Salaries and other benefits	to retirement benefit scheme	Discretionary bonus (Note i)	
HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
Executive Directors:										
Mr. Robert Ng Chee Siong (Note ii)	-	-	-	-	-	-	-	-	-	-
Mr. Daryl Ng Win Kong (Note iii)	87	-	-	-	87	56	-	-	-	56
	87	-	-	-	87	56	-	-	-	56
Non-Executive Directors:										
The Honourable Ronald Joseph Arculli (Note iv)	150	-	-	-	150	150	-	-	-	150
Mr. Gilbert Lui Wing Kwong	234	-	-	-	234	234	-	-	-	234
Ms. Nikki Ng Mien Hua	180	-	-	-	180	150	-	-	-	150
	564	-	-	-	564	534	-	-	-	534
Independent Non-Executive Directors:										
Mr. Steven Ong Kay Eng (Note v)	-	-	-	-	-	294	-	-	-	294
Mr. Wong Cho Bau	180	-	-	-	180	150	-	-	-	150
Mr. Hung Wai Man	294	-	-	-	294	294	-	-	-	294
The Honourable Rock Chen Chung-nin (Note vi)	334	-	-	-	334	-	-	-	-	-
	808	-	-	-	808	738	-	-	-	738
	1,459	-	-	-	1,459	1,328	-	-	-	1,328

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

11. Directors' and Chairman's emoluments (Continued)

Notes:

- (i) Discretionary bonus is determined primarily based on the performance of each director and the profitability of the Group.
- (ii) Mr. Robert Ng Chee Siong waived his director's fee of HK\$19,000 for the year ended 30th June, 2026 (2025: HK\$53,000). Mr. Robert Ng Chee Siong retired as Chairman and Executive Director of the Company on 31st August, 2025. His emoluments disclosed above include those for services rendered by him as the Chairman. Mr. Ng is also a substantial shareholder of the Company through his trustee interest in shares of the Company in the capacity as one of the co-executors of the estate of the late Mr. Ng Teng Fong.
- (iii) Mr. Daryl Ng Win Kong was appointed as Chairman of the Company on 31st August, 2025. His emoluments disclosed above include those for services rendered by him as the Chairman.
- (iv) During the year, a consultancy fee of HK\$417,000 (2025: HK\$417,000) was paid to Ronald Arculli and Associates, of which The Honourable Ronald Joseph Arculli is the sole proprietor.
- (v) Mr. Steven Ong Kay Eng retired as an Independent Non-Executive Director of the Company on 1st July, 2025.
- (vi) The Honourable Rock Chen Chung-nin was appointed as an Independent Non-Executive Director of the Company on 1st July, 2025.
- (vii) The Executive Directors' emoluments shown above were for their services in connection with the management of the affairs of the Company and the Group. The Non-Executive Directors' and Independent Non-Executive Directors' emoluments shown above were for their services as Directors of the Company.

12. Employees' emoluments

None of the five highest paid individuals of the Group is a Director of the Company for the current and prior year. The emoluments of the five highest paid individuals who are employees of the Group, are as follows:

	2026 HK\$'000	2025 HK\$'000
Salaries and other emoluments	4,438	4,325
Contributions to retirement benefit scheme	118	114
Discretionary bonus (Note)	677	714
	5,233	5,153

Note: The discretionary bonuses for both years were determined by reference to the performance of the Group and individuals.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

12. Employees' emoluments (Continued)

The emoluments were within the following bands:

	Number of individuals	
	2026	2025
Not exceeding HK\$1,000,000	3	3
HK\$1,000,001 – HK\$1,500,000	2	2
	<u> </u>	<u> </u>

None of the five (2025: five) highest paid individuals waived any emoluments in both years.

During the year, no emoluments were paid by the Group or agreed to waive to the five (2025: five) highest paid individuals and Directors, as an inducement to join or upon joining the Group or as compensation for loss of office. Save as mentioned in Note 11, no Director waived or agreed to waive any emoluments for both years.

13. Dividends

	2026 HK\$'000	2025 HK\$'000
Dividends recognised as distribution during the year:		
Final dividend for the year ended 30th June, 2025: HK1.5 cents per share (2025: HK1.5 cents per share for the year ended 30th June, 2024)	17,654	17,300
Interim dividend for the year ended 30th June, 2026: HK1.5 cents per share (2025: HK1.5 cents per share for the year ended 30th June, 2025)	17,823	17,477
	<u>35,477</u>	<u>34,777</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

13. Dividends (Continued)

During the current year, scrip dividends were offered in respect of the 2025 final dividend and 2026 interim dividend. These scrip alternatives were accepted by certain shareholders, as follows:

	2026 Interim dividend HK\$'000	2025 Final dividend HK\$'000
Cash dividends	472	461
Scrip dividends	17,351	17,193
	17,823	17,654

A final dividend of HK1.5 cents for the year ended 30th June, 2026 (2025: a final dividend of HK1.5 cents for the year ended 30th June, 2025) per share amounting to HK\$17,970,000 (2025: HK\$17,654,000) in total has been proposed by the Directors and is subject to approval by the shareholders at the forthcoming Annual General Meeting. It is expected that the final dividend will be dispatched to shareholders on or about 7th December, 2026.

On 3rd December, 2025, pursuant to scrip dividend scheme, the Company issued and allotted 11,252,209 (2025: 11,821,024) shares of HK\$1.00 each at an issue price of HK\$1.528 (2025: HK\$1.424) to the shareholders who elected to receive shares of the Company in lieu of cash for the 2025 final dividend (2025: 2024 final dividend).

On 24th April, 2026, pursuant to scrip dividend scheme, the Company issued and allotted 9,835,936 (2025: 11,797,247) shares of HK\$1.00 each at an issue price of HK\$1.764 (2025: HK\$1.442) to the shareholders who elected to receive shares of the Company in lieu of cash for the 2026 interim dividend (2025: 2025 interim dividend).

14. Earnings per share

The calculation of the basic earnings per share is based on the profit for the year attributable to the Company's shareholders of HK\$97,521,000 (2025: HK\$103,350,000) and on the weighted average number of 1,185,227,851 (2025: 1,162,334,560) shares in issue during the year.

No diluted earnings per share has been presented as there were no potential ordinary shares in both years.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

15. Property, plant and equipment

	Hotel building <i>HK\$'000</i>	Computer systems <i>HK\$'000</i>	Furniture, fixtures, equipment and hotel operating equipment <i>HK\$'000</i>	Leasehold improvements <i>HK\$'000</i>	Motor vehicles <i>HK\$'000</i>	Total <i>HK\$'000</i>
Cost:						
At 1st July, 2024	339,100	16,200	118,403	169,456	1,232	644,391
Additions	–	169	1,273	12,393	–	13,835
Write-off	–	(1,900)	–	–	–	(1,900)
Disposals	–	(44)	(72)	–	(471)	(587)
At 30th June, 2025	339,100	14,425	119,604	181,849	761	655,739
Additions	–	344	1,450	132	421	2,347
Disposals	–	(16)	(280)	–	–	(296)
At 30th June, 2026	339,100	14,753	120,774	181,981	1,182	657,790
Depreciation and amortisation						
At 1st July, 2024	143,760	13,927	114,951	127,749	1,232	401,619
Provided for the year	4,873	937	1,538	9,339	–	16,687
Eliminated on write-off	–	(1,578)	–	–	–	(1,578)
Eliminated on disposals	–	(44)	(72)	–	(471)	(587)
At 30th June, 2025	148,633	13,242	116,417	137,088	761	416,141
Provided for the year	4,873	647	1,231	9,769	63	16,583
Eliminated on disposals	–	(16)	(278)	–	–	(294)
At 30th June, 2026	153,506	13,873	117,370	146,857	824	432,430
Carrying amounts						
At 30th June, 2026	185,594	880	3,404	35,124	358	225,360
At 30th June, 2025	190,467	1,183	3,187	44,761	–	239,598

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

15. Property, plant and equipment (Continued)

The above items of property, plant and equipment are depreciated or amortised on a straight-line method at the following rates per annum:

Hotel building	Over the shorter of the term of the lease of the land upon which the building is situated, or 70 years
Computer systems	20% – 33 $\frac{1}{3}$ %
Furniture, fixtures, equipment and hotel operating equipment	20%
Leasehold improvements	10% – 20%
Motor vehicles	20%

The hotel building is situated in Hong Kong.

Under the Arrangement as disclosed in Note 5, leasehold land, hotel building, furniture, fixtures, equipment, hotel operating equipment, and leasehold improvements with an aggregate carrying amount of HK\$1,070,537,000 (2025: HK\$1,106,639,000) as at 30th June, 2026 were leased out under an operating lease for a period of four years (2025: four years).

The management of the Group has carried out impairment assessment on the hotel property included in the property, plant and equipment in this note, the related leasehold land included in the right-of-use assets (Note 16), and the Group's interest in associates which hold the hotel properties (Note 17), and determined the recoverable amounts with reference to the recent sales and purchase transactions price of hotel properties and/or valuation reports prepared by an independent professional valuer at the end of the reporting period. Based on the impairment assessment, no impairment is considered to be necessary for both years.

As at 30 June 2026, the Group had no charges on its assets. The Group also had no material contingent liabilities not provided for in the consolidated financial statements.

16. Right-of-use assets

	Leasehold land HK\$'000
As at 30th June, 2026	
Carrying amount	<u>846,134</u>
As at 30th June, 2025	
Carrying amount	<u>868,352</u>
For the year ended 30th June, 2026	
Depreciation charge	<u>22,218</u>
For the year ended 30th June, 2025	
Depreciation charge	<u>22,218</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

16. Right-of-use assets (Continued)

	2026 HK\$'000	2025 HK\$'000
Expense relating to short-term leases	<u>171</u>	<u>171</u>

The Group owns hotel properties for its operation. The Group is the registered owner of these property interest, including the underlying leasehold land. Lump sum payments were made upfront to acquire these property interests. The leasehold land components of these owned properties are presented separately only if the payments made can be allocated reliably.

In addition, the Group leases warehouses for its operations for both years. Lease contracts are entered into for fixed term of 1 year (2025: 1 year). Lease terms are negotiated on an individual basis and contain different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

As at 30th June, 2026 and 2025, lease liabilities are recognised with related right-of-use assets except for short-term lease or leases of low-value assets. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

17. Interests in associates

	2026 HK\$'000	2025 HK\$'000
Interests in associates	<u>1,087,175</u>	<u>1,071,169</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

17. Interests in associates (Continued)

Details of the associates at 30th June, 2026 and 2025 are as follows:

Name of company	Form of business structure	Place of incorporation/ operation	Class of shares held	Proportion of nominal value of issued share capital held by the Company		Principal activities
				2026	2025	
<i>Indirect:</i>						
Asian Glory Limited	Incorporated	British Virgin Islands	Ordinary	25%	25%	Investment holding
Bestown Property Limited <i>(Note (b))</i>	Incorporated	Hong Kong	Ordinary	25%	25%	Hotel owner and operation of The Royal Pacific Hotel & Towers
FHR International Limited <i>(Note (c))</i>	Incorporated	Hong Kong	Ordinary	33.33%	33.33%	Inactive
Greenroll Limited	Incorporated	Hong Kong	Ordinary	50%	50%	Hotel owner and operation of Conrad Hong Kong

Notes:

(a) All associates are unlisted.

(b) Bestown Property Limited is a wholly-owned subsidiary of Asian Glory Limited.

(c) The interest in FHR International Limited were acquired by the Group in November 2008 for a consideration of HK\$1.

Included in the cost of unlisted investments in associates is goodwill of HK\$186,513,000 (2025: HK\$186,513,000) arising on acquisition of an associate in prior years.

Summarised financial information in respect of each of the Group's material associates is set out below. The summarised financial information below represents amounts shown in the associate's financial statements prepared in accordance with HKFRS Accounting Standards.

All of these associates are accounted for using the equity method in these consolidated financial statements.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

17. Interests in associates (Continued)

Bestown Property Limited

	2026 HK\$'000	2025 HK\$'000
Current assets	<u>38,639</u>	<u>52,328</u>
Non-current assets	<u>1,489,167</u>	<u>1,510,004</u>
Current liabilities	<u>(293,475)</u>	<u>(412,178)</u>
Non-current liabilities	<u>(12,388)</u>	<u>(12,326)</u>

	2026 HK\$'000	2025 HK\$'000
Revenue	<u>291,455</u>	<u>271,686</u>
Profit for the year	<u>84,250</u>	<u>71,864</u>
Other comprehensive income for the year	<u>(135)</u>	<u>(774)</u>
Total comprehensive income for the year	<u>84,115</u>	<u>71,090</u>
Dividends declared by the associate during the year	<u>—</u>	<u>—</u>

Reconciliation of the above summarised financial information to the carrying amount of the interest in Bestown Property Limited recognised in the consolidated financial statements:

	2026 HK\$'000	2025 HK\$'000
Net assets of Bestown Property Limited	1,221,943	1,137,828
Proportion of the Group's ownership interest in Bestown Property Limited	<u>25%</u>	<u>25%</u>
Carrying amount of the Group's interest in Bestown Property Limited	<u>305,486</u>	<u>284,457</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

17. Interests in associates (Continued)

Greenroll Limited

	2026 HK\$'000	2025 HK\$'000
Current assets	<u>316,763</u>	<u>290,960</u>
Non-current assets	<u>350,971</u>	<u>340,869</u>
Current liabilities	<u>(80,348)</u>	<u>(73,391)</u>
Non-current liabilities	<u>(29,501)</u>	<u>(17,060)</u>

	2026 HK\$'000	2025 HK\$'000
Revenue	<u>571,887</u>	<u>545,951</u>
Profit for the year	<u>98,311</u>	<u>70,877</u>
Other comprehensive income for the year	<u>(10)</u>	<u>(1,295)</u>
Total comprehensive income for the year	<u>98,301</u>	<u>69,582</u>
Dividends declared by the associate during the year	<u>81,794</u>	<u>–</u>

Reconciliation of the above summarised financial information to the carrying amount of the interest in Greenroll Limited recognised in the consolidated financial statements:

	2026 HK\$'000	2025 HK\$'000
Net assets of Greenroll Limited	557,885	541,378
Proportion of the Group's ownership interest in Greenroll Limited	<u>50%</u>	<u>50%</u>
Net assets of Greenroll Limited attributable to the Group	278,943	270,689
Consolidation adjustments including goodwill at Group level	<u>502,210</u>	<u>515,479</u>
Carrying amount of the Group's interest in Greenroll Limited	<u>781,153</u>	<u>786,168</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

17. Interests in associates (Continued)

Aggregate information of associates that are not individually material:

	2026 HK\$'000	2025 HK\$'000
The Group's share of loss and total comprehensive income for the year	(8)	(10)
Dividends declared by associates during the year	–	–
Aggregate carrying amount of the Group's interests in these associates	536	544

18. Financial instruments

	2026 HK\$'000	2025 HK\$'000
Equity instruments at FVTOCI:		
Listed equity securities in Hong Kong	459,082	486,839
	459,082	486,839
Debt instrument at FVTPL:		
Listed debt security	55,440	68,880
Total	514,522	555,719
Less: current portion	–	–
Non-current portion	514,522	555,719

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

18. Financial instruments (Continued)

The above listed investments at FVTOCI are not held for trading, instead, they are held for long-term strategic purposes. The Directors have elected to designate these investments in equity instruments as at FVTOCI as they believe that recognising short-term fluctuations in these investments' fair value in profit or loss would not be consistent with the Group's strategy of holding these investments for long-term purposes and realising their performance potential in the long run.

The listed equity securities were stated at fair values which have been determined by reference to closing prices quoted in the active markets.

As at 30th June, 2026, the Group held 85,909,519 (2025: 85,909,519) ordinary shares, representing approximately 5.15% (2025: 5.15%) equity interest in The Hongkong and Shanghai Hotels, Limited (the "HKSHL Shares"), a company whose shares (stock code: 45) are listed on the Main Board of the Stock Exchange and is principally engaged in the ownership and management of hotel, retail, commercial and residential properties in Asia, the United States of America and Europe.

The total cost of investment in HKSHL Shares was approximately HK\$709,296,000 (2025: HK\$709,296,000) and its fair value as at 30th June, 2026 was approximately HK\$451,884,000 (2025: HK\$472,502,000), representing approximately 10.4% (2025: 11.1%) of the total assets of the Group as at 30th June, 2026. The Group recognised an unrealised loss on fair value change of the HKSHL Shares of approximately HK\$20,618,000 (2025: unrealised loss on fair value change of the HKSHL Shares of approximately HK\$24,055,000) in other comprehensive income and accumulated in the investment revaluation reserve for the year ended 30th June, 2026. This significant investment is held for long term.

During the year ended 30th June, 2026, no scrip dividend (2025: no scrip dividend) was received by the Group.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

19. Trade and other receivables

At 30th June, 2026, included in trade and other receivables of the Group are trade receivables of HK\$2,600,000 (2025: HK\$3,073,000). Trade debtors mainly comprise receivables from the operation of City Garden Hotel. For the payment terms of the Arrangement referred to in Note 5, the monthly room charge and other charges for three months in total shall be settled in advance by the first month of each quarter. For the others, the Group maintains a defined credit policy to assess the credit quality of each counterparty. The collection is closely monitored to minimise any credit risk associated with these trade receivables.

The following is an analysis of trade receivables by age based on the invoice dates, and other receivables at the end of the reporting period:

	2026 HK\$'000	2025 HK\$'000
Trade receivables		
0 – 30 days	2,600	3,073
Other receivables	12,001	19,433
	14,601	22,506

Before accepting any new customer, the Group assesses the potential customer's credit quality and assign a credit limit to that potential customer. Limits and scoring attributable to customers are reviewed periodically. 100% (2025: 100%) of the trade receivables are current and have good settlement repayment history. The Group has assessed the creditworthiness and historical default rates of these customers.

None of the Group's trade receivables at 30th June, 2026 (2025: Nil) has past due at the end of the reporting period. The Group did not hold any collateral over these balances. All trade receivables are due and payable when the invoice is issued.

Details of impairment assessment of trade and other receivables for the year ended 30th June, 2026 are set out in Note 31.

20. Amounts due from associates

The amounts due from associates are unsecured, interest-free and repayable on demand.

21. Time deposits, bank balances and cash

Bank balances and time deposits carry interest rate at market rates ranging from 0.001% to 4.72% (2025: from 0.01% to 6.214%) per annum.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

22. Trade and other payables

At 30th June, 2026, included in trade and other payables of the Group are trade payables of HK\$1,835,000 (2025: HK\$1,610,000).

The following is an analysis of trade payables by age based on the invoice dates, and other payables and contract liabilities at the end of the reporting period:

	2026 HK\$'000	2025 HK\$'000
Trade payables		
0 – 30 days	1,431	1,578
31 – 60 days	120	23
61 – 90 days	9	1
Over 90 days	275	8
	1,835	1,610
Other payables	17,004	15,978
Contract liabilities	3,240	3,087
	22,079	20,675

The average credit period on purchases of goods is 45 days. The Group has financial risk management policies in place to ensure that all payables are repaid within the credit timeframe. The other payables comprise mainly accruals for directors' fees and staff salaries of approximately HK\$5,782,000 (2025: HK\$5,383,000).

23. Share capital

	Number of ordinary shares of HK\$1 each		Nominal value	
	2026	2025	2026 HK\$'000	2025 HK\$'000
Authorised:				
At the beginning and the end of the year	3,000,000,000	3,000,000,000	3,000,000	3,000,000
Issued and fully paid:				
At the beginning of the year	1,176,921,529	1,153,303,258	1,176,922	1,153,303
Issue of shares in lieu of cash dividends	21,088,145	23,618,271	21,088	23,619
At the end of the year	1,198,009,674	1,176,921,529	1,198,010	1,176,922

During the year, the Company issued and allotted ordinary shares to shareholders in lieu of cash for the 2025 final dividend and 2026 interim dividend (2025: 2024 final dividend and 2025 interim dividend). Details are set out in Note 13.

The shares rank pari passu in all respects with the existing shares.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

24. Amounts due to associates

The amounts are unsecured, interest-free and repayable on demand.

25. Deferred taxation

The following are the major deferred taxation (asset)/liability recognised and movements thereon during the current and prior reporting years:

	Tax losses <i>HK\$'000</i>	Accelerated tax depreciation <i>HK\$'000</i>	Total <i>HK\$'000</i>
At 1st July, 2024	(7,170)	7,170	–
Charged/(credited) to profit or loss during the year	<u>324</u>	<u>(324)</u>	<u>–</u>
At 30th June, 2025	(6,846)	6,846	–
Charged/(credited) to profit or loss during the year	<u>1,257</u>	<u>(1,257)</u>	<u>–</u>
At 30th June, 2026	<u>(5,589)</u>	<u>5,589</u>	<u>–</u>

At 30th June, 2026, the Group had unused tax losses of approximately HK\$121,842,000 (2025: HK\$139,825,000) available for offset against future profits. Tax losses of approximately HK\$33,872,000 (2025: HK\$41,491,000) have been recognised as a deferred taxation asset to offset deferred taxation liability. No deferred tax asset has been recognised in respect of the remaining HK\$87,970,000 (2025: HK\$98,334,000) due to the uncertainty of future profit streams. The tax losses may be carried forward indefinitely.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

26. Operating lease arrangements

The Group as lessor

Rental income earned during the year was HK\$58,867,000 (2025: HK\$56,117,000).

Undiscounted lease payments receivable on leases are as follows:

	2026 HK\$'000	2025 HK\$'000
Within one year	5,363	58,867
In the second year	10	5,363
In the third year	–	10
	<u>5,373</u>	<u>64,240</u>

27. Commitments

	2026 HK\$'000	2025 HK\$'000
Expenditures contracted for but not provided in the consolidated financial statements in respect of: Renovation works, purchase of furniture, fixtures and hotel operating equipment	<u>3,211</u>	<u>2,115</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

28. Related party disclosures

- (a) During the year, the Group entered into the following transactions with related parties:

	Notes	2026 HK\$'000	2025 HK\$'000
Clubhouse management service income from a related company, being the building management company and agent for the unincorporated body of owners of Pacific Palisades	(i)	5,817	5,500
Hotel management fee income from an associate	(ii) & (iii)	980	980
Hotel management fee income from related companies	(ii) & (iii)	<u>1,855</u>	<u>1,855</u>

- (b) At the end of the reporting period, the Group had outstanding balances with related parties. Details of the amounts due from/(to) associates are set out in Notes 20 and 24. In addition, included in trade and other payables (Note 22) is an unsecured, repayable on demand balance, and carried interest at 3.364% per annum (2025: 4.577% per annum), amounting to HK\$861,000 (2025: HK\$1,091,000), which represents balance with a related company, in which Mr. Robert Ng Chee Siong, a former Director and the controlling shareholder of the Company, and Mr. Philip Ng Chee Tat, a brother of Mr. Robert Ng Chee Siong, have controlling interests ^(Note iii).
- (c) The remuneration of directors, being key management, during the year was as follows:

	2026 HK\$'000	2025 HK\$'000
Short-term benefits	1,459	1,328
Retirement benefit scheme contributions	<u>–</u>	<u>–</u>
	<u>1,459</u>	<u>1,328</u>

The remuneration of directors, being key management, is determined by the remuneration committee having regard to the performance of individuals and market trends.

- (d) During the year, a consultancy fee of HK\$417,000 (2025: HK\$417,000) was paid to Ronald Arculli and Associates, of which The Honourable Ronald Joseph Arculli, a Non-Executive Director of the Company, is the sole proprietor ^(Note iii).

Notes:

- (i) The related company is a wholly-owned subsidiary of Sino Land Company Limited, of which, Mr. Robert Ng Chee Siong, a former Director and the controlling shareholder of the Company, has a controlling interest. The controlling shareholder of the Company is interested in approximately 60% of the undivided shares of Pacific Palisades. This related party transaction also constitutes continuing connected transaction and has complied with Chapter 14A of the Listing Rules – details of which are disclosed on pages 85 to 87 of the Directors' Report.
- (ii) Mr. Robert Ng Chee Siong was interested in these transactions as he has a controlling interest and/or directorships in the associate/related companies.
- (iii) These related parties transactions also constitute exempted connected transactions under Chapter 14A of the Listing Rules.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

29. Reconciliation of liabilities arising from financing activities

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	Amount due to a related company (Note 28(b)) HK\$'000	Amounts due to associates HK\$'000	Total HK\$'000
At 1st July, 2024	74	1,375	1,449
Financing cash flows	975	27,263	28,238
Finance costs	42	–	42
At 30th June, 2025	1,091	28,638	29,729
Financing cash flows	(273)	30,447	30,174
Finance costs	43	–	43
At 30th June, 2026	861	59,085	59,946

30. Capital risk management

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of debts, which include amount due to a related company and amounts due to associates, and equity attributable to owners of the Company, comprising issued share capital, reserves and retained profits as disclosed in the consolidated statement of changes in equity.

The management of the Group reviews the capital structure periodically. As part of this review, the management of the Group considers the cost of capital and the risks associated with each class of capital. The Group will balance its overall capital structure through the payment of dividends, new shares issue and share buy-backs as well as the issue of new debt.

There has been no change in the Group's approach to capital risk management during the year.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

31. Financial risk management

Financial risk management objectives and policies

The Group's major financial instruments include trade and other receivables, financial instruments, amounts due from associates, time deposits, bank balances and cash, trade and other payables and amounts due to associates.

Details of these financial instruments are disclosed in the respective notes. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented in a timely and effective manner.

Market risk

The Group's activities expose primarily to the financial risks of changes in foreign currency exchange rates, interest rates and other equity price. There has been no change to the Group's exposure to market risks or the manner in which it manages and measures the risks. Details of each type of market risks are described as follows:

Currency risk

The Group's time deposits at the end of the reporting period had foreign currency exposures. The time deposits are mainly denominated in United States Dollars ("US\$"), Great British Pound and Australian Dollars.

The carrying amounts of the Group's foreign currency denominated monetary assets at the reporting date are as follows:

	2026 HK\$'000	2025 HK\$'000
Australian Dollars	106,930	98,015
Great British Pound	31,601	31,385
US\$	<u>1,024,879</u>	<u>465,973</u>

The following table details the Group's sensitivity to a 5% (2025: 5%) increase and decrease in HK\$ against the relevant foreign currencies. 5% (2025: 5%) is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign exchange rates.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

31. Financial risk management (Continued)

Financial risk management objectives and policies (Continued)

Market risk (Continued)

Currency risk (Continued)

The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the year end for a 5% (2025: 5%) change in foreign currency rates. A positive number below indicates an increase in post-tax profit (2025: increase in post-tax profit) where HK\$ is weakened by 5% (2025: 5%) against the relevant currencies. For a 5% (2025: 5%) strengthening of HK\$ against the relevant currencies, there would be an equal and opposite impact on the post-tax results, and the amounts below would be in negative.

	Post-tax results	
	2026 HK\$'000	2025 HK\$'000
Australian Dollars	5,347	4,901
Great British Pound	1,580	1,569

The Directors of the Company consider that the Group is exposed to minimal currency risk to US\$ as HK\$ is pegged with the US\$. Sensitivity on foreign currency risk is therefore not presented.

Interest rate risk

Bank balances at floating rates expose the Group to cash flow interest rate risk. Other payables at fixed rate exposes the Group to fair value interest rate risk. The Group currently does not have an interest rate hedging policy. However, management monitors interest rate exposure and will consider hedging significant interest rate exposure should the need arise.

The Group's cash flow interest rate risk was mainly concentrated on the fluctuation of market rate arising from the bank balances. Bank balances are all short-term in nature. Therefore, any future variations in interest rates will not have a significant impact on the result of the Group.

Interest rate sensitivity analysis

Interest rate risk for the Group's bank balances at variable rate is not significant for both years and no sensitivity analysis is presented. Bank balances are not included in the analysis as the management expects that bank deposit rates do not fluctuate significantly.

Price risk

The Group is exposed to price risk through its equity instruments at FVTOCI and debt instrument at FVTPL. The Group's price risk is mainly concentrated on equity instruments of one listed company operating in hotel industry sector listed on The Stock Exchange of Hong Kong Limited. In addition, the management monitors the price risk by diversifying the relevant investment risks through appropriate asset allocation.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

31. Financial risk management (Continued)

Financial risk management objectives and policies (Continued)

Market risk (Continued)

Price risk sensitivity analysis

The following tables show the sensitivity to price risk on the equity instruments at FVTOCI at the end of the reporting period while all other variables were held constant. Sensitivity rate of 5% (2025: 5%) represents management's assessment of the reasonably possible change in the price of equity instruments at FVTOCI.

	2026 HK\$'000	2025 HK\$'000
Increase/(decrease) in other comprehensive income		
– as a result of increase in the price of the equity instruments at FVTOCI	22,954	24,342
– as a result of decrease in the price of the equity instruments at FVTOCI	<u>(22,954)</u>	<u>(24,342)</u>

The following tables show the sensitivity to price risk on the debt instrument at FVTPL at the end of the reporting period while all other variables were held constant. Sensitivity rate of 5% (2025: 5%) represents management's assessment of the reasonably possible change in price of debt instrument at FVTPL.

	2026 HK\$'000	2025 HK\$'000
Increase/(decrease) in profit or loss		
– as a result of increase in the price of debt instrument at FVTPL	2,772	3,444
– as a result of decrease in the price of debt instrument at FVTPL	<u>(2,772)</u>	<u>(3,444)</u>

Credit risk and impairment assessment

The Group's maximum exposure to credit risk in the event of the counterparties' failure to discharge their obligations in relation to trade and other receivables, amounts due from associates, time deposits and bank balances as stated in the consolidated statement of financial position.

Trade receivables

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, the Group performs impairment assessment under ECL model on trade receivables individually. In this regard, the Directors of the Company consider that the Group's credit risk is low.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

31. Financial risk management (Continued)

Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

Other receivables

With respect to credit risk arising from amounts due from associates, the Group's exposure to credit risk arising from default of the counterparty is limited as the counterparty engages in hotel operation in Hong Kong and the underlying properties are of high quality. Accordingly, the Group does not expect to incur a significant loss for amounts due from associates.

Other financial assets

The credit risks on time deposits and bank balances are limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

The Group's internal credit risk grading assessment comprises the following categories:

Internal credit rating	Description	Trade receivables	Other financial assets
Low risk	The counterparty has a low risk of default and does not have any past-due amounts	Lifetime ECL – not credit-impaired	12m ECL
Watch list	Debtor frequently repays after due dates but usually settle in full	Lifetime ECL – not credit-impaired	12m ECL
Doubtful	There have been increases in credit risk since initial recognition through information developed internally or external resources	Lifetime ECL – not credit-impaired	Lifetime ECL – not credit-impaired
Loss	There is evidence indicating the asset is credit-impaired	Lifetime ECL – credit-impaired	Lifetime ECL – credit-impaired
Write-off	There is evidence indicating that the debtors is in severe financial difficulty and the Group has no realistic prospect of recovery	Amount is written off	Amount is written off

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

31. Financial risk management (Continued)

Financial risk management objectives and policies (Continued)

Credit risk and impairment assessment (Continued)

Other financial assets (Continued)

The table below details the credit risk exposures of the Group's financial assets, which are subject to ECL assessment.

	Notes	External credit rating	Internal credit rating	12m ECL or lifetime ECL	Gross carrying amount	
					2026 HK\$'000	2025 HK\$'000
Financial assets at amortised cost						
Trade receivables	19	N/A	(Note 1)	Lifetime ECL	2,600	3,073
Interest receivables (included in other receivables)	19	A-AA-	N/A	12m ECL	7,538	13,594
Other receivables	19	N/A	Low risk	12m ECL	1,090	2,157
Amounts due from associates	20	N/A	Low risk	12m ECL	1,080	1,881
Time deposits and bank balances	21	A-AA-	N/A	12m ECL	1,656,365	1,480,397

Note:

(1) For trade receivables, the Group has applied the simplified approach in HKFRS 9 to measure the loss allowance at lifetime ECL. The management of the Group determines the ECL on these items on an individual basis and considers that the ECL provision on trade receivables is not significant.

Other than the above concentration of credit risk on amounts due from associates and trade receivables, the Group does not have any other significant concentration of credit risk. The Group would closely monitor the financial positions including the net assets backing of the associates which are mainly engaged in hotel operation in Hong Kong. After taking into account the factors including the customers' financial position and past history of making payments, the Group considers that the credit risks involved in trade receivables are relatively low.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

31. Financial risk management (Continued)

Financial risk management objectives and policies (Continued)

Liquidity risk

In the management of the liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by the management to finance the Group's operations and mitigate the effects of fluctuations in cash flows.

The following table details the Group's remaining contractual maturity for its non-derivative financial liabilities based on agreed repayment terms. The table has been drawn up based on the undiscounted cash flows of financial liabilities with reference to the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount takes into account interest expense based on the interest rate at the end of the reporting period.

	Weighted average effective interest rate %	Repayable on demand or less than 3 months HK\$'000	3 months to 1 year HK\$'000	Total undiscounted cash flows HK\$'000	Carrying amount HK\$'000
2026					
Trade and other payables	N/A	5,701	478	6,179	6,179
Trade and other payables (Note 28(b))	3.364	868	–	868	861
Amounts due to associates	N/A	59,085	–	59,085	59,085
		<u>65,654</u>	<u>478</u>	<u>66,132</u>	<u>66,125</u>

	Weighted average effective interest rate %	Repayable on demand or less than 3 months HK\$'000	3 months to 1 year HK\$'000	Total undiscounted cash flows HK\$'000	Carrying amount HK\$'000
2025					
Trade and other payables	N/A	2,827	203	3,030	3,030
Trade and other payables (Note 28(b))	4.577	1,102	–	1,102	1,091
Amounts due to associates	N/A	28,638	–	28,638	28,638
		<u>32,567</u>	<u>203</u>	<u>32,770</u>	<u>32,759</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

31. Financial risk management (Continued)

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

Some of the Group's financial assets are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation technique(s) and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

Financial assets	Fair value as at		Fair value hierarchy	Valuation technique and key inputs
	2026 HK\$'000	2025 HK\$'000		
Equity instruments at FVTOCI				
— Listed equity securities	459,082	486,839	Level 1	Quoted price from direct market comparable
Debt instrument at FVTPL				
— Listed debt security	55,440	68,880	Level 1	Quoted price from direct market comparable

There were no transfers between Level 1, 2 and 3 in the current and prior years.

The Directors of the Company consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values.

32. Retirement benefit scheme

The Group participates in the Mandatory Provident Fund Scheme ("MPF Scheme") for all qualifying employees which is registered with the Mandatory Provident Fund Schemes Authority under the Mandatory Provident Fund Schemes Ordinance. The assets of the MPF Scheme are held separately from those of the Group in funds under the control of an independent trustee. Under the rules of the MPF Scheme, the employer and its employees are each required to make contributions to the scheme at rates specified in the rules. The only obligation of the Group with respect to MPF Scheme is to make the required contributions under the scheme. No forfeited contribution is available to reduce the contribution payable in the future years.

The total expenses recognised in profit or loss of HK\$1,954,000 (2025: HK\$1,929,000) represents contributions payable to these plans by the Group at rates specified in the rules of the plans.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

33. Financial information of the Company

	2026 HK\$'000	2025 HK\$'000
Non-current assets		
Interests in subsidiaries	1,541,115	1,602,951
Investments in associates	1,219	1,219
Amounts due from subsidiaries	261,947	271,476
	<u>1,804,281</u>	<u>1,875,646</u>
Current assets		
Other receivables and prepayments	–	500
Amounts due from subsidiaries	1,413,230	1,315,724
Amount due from an associate	426	425
Bank balances and cash	2,697	1,147
	<u>1,416,353</u>	<u>1,317,796</u>
Current liabilities		
Amounts due to subsidiaries	3,245	2,782
Amount due to an associate	57,668	27,454
Other payables and accruals	2,012	2,297
	<u>62,925</u>	<u>32,533</u>
Net current assets	<u>1,353,428</u>	<u>1,285,263</u>
Total assets less current liabilities	<u>3,157,709</u>	<u>3,160,909</u>
Capital and reserves		
Share capital	1,198,010	1,176,922
Reserves (Note a)	1,959,699	1,983,987
	<u>3,157,709</u>	<u>3,160,909</u>

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

33. Financial information of the company (Continued)

Note:

(a) Reserves of the Company

	Share premium HK\$'000 (Note)	Distributable reserve HK\$'000 (Note)	Retained profits HK\$'000	Total HK\$'000
At 1st July, 2024	683,019	826,142	502,105	2,011,266
Loss for the year	–	–	(2,555)	(2,555)
Shares issued in lieu of cash dividends	10,226	–	–	10,226
Share issue expenses	(173)	–	–	(173)
Final dividend – 2024	–	(17,300)	–	(17,300)
Interim dividend – 2025	–	(17,477)	–	(17,477)
At 30th June, 2025	693,072	791,365	499,550	1,983,987
Loss for the year	–	–	(1,846)	(1,846)
Shares issued in lieu of cash dividends	13,456	–	–	13,456
Share issue expenses	(421)	–	–	(421)
Final dividend – 2025	–	(17,654)	–	(17,654)
Interim dividend – 2026	–	(17,823)	–	(17,823)
At 30th June, 2026	706,107	755,888	497,704	1,959,699

Note: Under the Cayman Islands Companies Act and the provisions of the Company's Articles of Association, the share premium of the Company is available for distribution or paying dividends to the shareholders provided that immediately following the distribution or the payment of dividends, the Company is able to pay its debts as they fall due in the ordinary course of business.

The distributable reserve of the Company represents the difference between the underlying net tangible assets of the subsidiaries acquired by the Company and the nominal value of the share capital issued by the Company, which was transferred from the share premium account pursuant to a group reorganisation in 1995. Under the Cayman Islands Companies Act, the distributable reserve is available for distribution to shareholders.

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

34. Particulars of principal subsidiaries

The following table lists the subsidiaries of the Company at 30th June, 2026 and 2025 which, in the opinion of the Directors, principally affect the results or assets and liabilities of the Group. To give details of other subsidiaries would, in the opinion of the Directors, result in particulars of excessive length.

Name of company	Place of incorporation/ operation	Class of shares held/ issued capital	Proportion of nominal value of issued/ registered capital held by the Company	Principal activities
<i>Direct subsidiary</i>				
Active Finance Limited	Hong Kong	Ordinary HK\$2	100%	Provision of financial services among the Group
Aldrich Worldwide Holdings Limited	British Virgin Islands	Ordinary US\$1	100%	Investment holding
Allied Joy Limited	Hong Kong	Ordinary HK\$2	100%	Provision of nominee services
Asian Statesman Limited	British Virgin Islands	Ordinary US\$1	100%	Investment holding
Halliwell Ltd.	Cayman Islands	Ordinary US\$1	100%	Investment holding
Island Pacific Hotel Limited	Hong Kong	Ordinary HK\$2	100%	Hotel management
Ocean Chief Limited	British Virgin Islands	Ordinary US\$1	100%	Share investment
Sheridan Holdings Ltd.	Cayman Islands	Ordinary US\$1	100%	Investment holding
Sino Fortune Limited	British Virgin Islands	Ordinary US\$1	100%	Investment holding
Sino March Assets Ltd.	British Virgin Islands	Ordinary US\$1	100%	Investment holding
Toby Investments Limited	Cayman Islands	Ordinary US\$1	100%	Investment holding

Notes to the consolidated financial statements (Continued)

For the year ended 30th June, 2026

34. Particulars of principal subsidiaries (Continued)

Name of company	Place of incorporation/ operation	Class of shares held/ issued capital	Proportion of nominal value of issued/ registered capital held by the Company	Principal activities
<i>Indirect subsidiary</i>				
Bright Tower (HK) Limited	Hong Kong	Ordinary HK\$2	100%	Club and café operations
China Asia Property Limited	Hong Kong	Ordinary HK\$2	100%	Hotel owner and operation
City Garden Hotel Limited	Hong Kong	Ordinary HK\$2	100%	Hotel management
R. P. Hotel Limited	Hong Kong	Ordinary HK\$2	100%	Hotel management
Sino Hospitality Management Company Limited	Hong Kong	Ordinary HK\$1	100%	Hotel management
Speed Advance Investment Limited	British Virgin Islands/ Hong Kong	Ordinary US\$1	100%	Share investment
Victory Link Development Limited	Hong Kong	Ordinary HK\$1	100%	Share and bond investments
Wellrich International Ltd.	British Virgin Islands/ Hong Kong	Ordinary US\$1	100%	Share investment

None of the subsidiaries had issued any debt securities at 30th June, 2026 and 2025.

Financial summary

Year ended 30th June

	2026 HK\$'000	2025 HK\$'000	2024 HK\$'000	2023 HK\$'000	2022 HK\$'000
Results					
Revenue	127,480	123,129	133,693	136,356	128,809
Direct expenses	(52,368)	(50,666)	(54,645)	(60,233)	(56,247)
Gross profit	75,112	72,463	79,048	76,123	72,562
Other income and other gains and losses	(7,805)	12,302	(41,737)	(43,214)	(18,554)
Other expenses	(62,291)	(61,986)	(66,037)	(68,392)	(64,928)
Marketing costs	(2)	(8)	(10)	(247)	(121)
Administrative expenses	(22,098)	(21,752)	(20,897)	(21,883)	(20,424)
Finance income, net	58,671	62,904	55,967	30,004	4,128
Share of results of associates	56,942	40,141	58,268	8,409	(64,804)
Profit/(loss) before taxation	98,529	104,064	64,602	(19,200)	(92,141)
Income tax expense	(1,008)	(714)	(297)	(287)	(277)
Profit/(loss) for the year	97,521	103,350	64,305	(19,487)	(92,418)

At 30th June

	2026 HK\$'000	2025 HK\$'000	2024 HK\$'000	2023 HK\$'000	2022 HK\$'000
Assets and liabilities					
Total assets	4,345,292	4,239,710	4,135,530	4,165,452	4,206,342
Total liabilities	(82,096)	(49,538)	(21,302)	(22,408)	(14,719)
Shareholders' equity	4,263,196	4,190,172	4,114,228	4,143,044	4,191,623



(An exempted company incorporated in the Cayman Islands with limited liability)

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