金粵控股有限公司
Rich Goldman Holdings Limited

(Incorporated in Hong Kong with limited liability) | Stock Code: 00070

2025/2026
ANNUAL REPORT



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Corporate Information

BOARD OF DIRECTORS

Executive Directors

Ms. Lin Yee Man *(Chairman)*
Ms. Yu Huan

Independent Non-executive Directors

Mr. Cheung Yat Hung, Alton
Mr. Yue Fu Wing
Ms. Yeung Hoi Ching

COMPANY SECRETARY

Ms. So Hei Lu

AUDIT COMMITTEE

Mr. Cheung Yat Hung, Alton *(Chairman)*
Mr. Yue Fu Wing
Ms. Yeung Hoi Ching

REMUNERATION COMMITTEE

Mr. Cheung Yat Hung, Alton *(Chairman)*
Mr. Yue Fu Wing
Ms. Lin Yee Man

NOMINATION COMMITTEE

Ms. Lin Yee Man *(Chairman)*
Mr. Cheung Yat Hung, Alton
Mr. Yue Fu Wing

AUTHORISED REPRESENTATIVES

Ms. Lin Yee Man
Ms. So Hei Lu

REGISTERED OFFICE

Room 1807, 18/F
West Tower, Shun Tak Centre
168-200 Connaught Road Central
Sheung Wan, Hong Kong

COMPANY WEBSITE

www.richgoldman.com.hk

AUDITOR

ZHONGHUI ANDA CPA Limited
23/F, Tower 2
Enterprise Square Five
38 Wang Chiu Road
Kowloon Bay, Hong Kong
Registered Public Interest Entity Auditor

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited
Bank of Communications (Hong Kong) Limited
East West Bank Hong Kong Branch
Hang Seng Bank Limited

SHARE REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited
Shops 1712-1716, 17th Floor
Hopewell Centre, 183 Queen's Road East
Wanchai, Hong Kong

E-MAIL

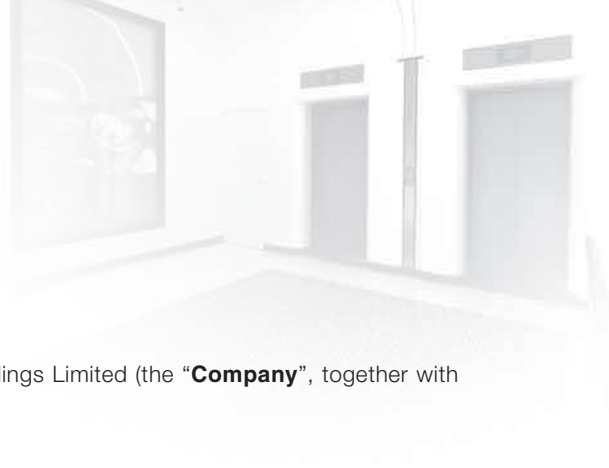
enquiry@richgoldman.com.hk

STOCK CODE

00070

BOARD LOT

10,000 shares



Group Financial Summary

A summary of the results and of the assets and liabilities of Rich Goldman Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") for the last five financial years is set out below.

RESULTS

	Year ended 30 June				
	2022 HK$'000	2023 HK$'000	2024 HK$'000	2025 HK$'000	**2026 HK$'000**
Revenue	60,352	98,375	126,751	128,320	**127,134**
Loss attributable to owners of the Company	(3,631)	(10,849)	(50,485)	(98,837)	**(22,644)**
	HK cents	HK cents	HK cents	HK cents	**HK cents**
Loss per share – Basic and diluted	(0.19)	(0.56)	(2.60)	(5.10)	**(1.17)**

ASSETS AND LIABILITIES

	At 30 June				
	2022 HK$'000	2023 HK$'000	2024 HK$'000	2025 HK$'000	**2026 HK$'000**
Property, plant and equipment	405,491	402,095	389,849	334,377	**324,902**
Right-of-use assets	–	1,899	1,314	3,047	**3,341**
Investment properties	687,112	638,215	606,867	581,895	**598,162**
Intangible assets	1,000	1,278	911	544	**177**
Financial assets at fair value through profit or loss	31,488	31,488	31,492	38,233	**39,156**
Loans receivable	87,556	189,167	257,241	155,354	**165,514**
Other non-current assets	1,116	2,371	4,402	6,137	**6,677**
Net current assets	190,960	94,367	21,280	45,257	**51,743**
Non-current liabilities	(156,841)	(141,620)	(146,756)	(89,304)	**(106,080)**
Total assets less total liabilities	1,247,882	1,219,260	1,166,600	1,075,540	**1,083,592**
Net assets	1,247,882	1,219,260	1,166,600	1,075,540	**1,083,592**
Share capital	1,317,736	1,317,736	1,317,736	1,317,736	**1,317,736**
Reserves	(172,026)	(202,848)	(255,974)	(346,563)	**(349,074)**
Equity attributable to owners of the Company	1,145,710	1,114,888	1,061,762	971,173	**968,662**
Non-controlling interests	102,172	104,372	104,838	104,367	**114,930**
Total equity	1,247,882	1,219,260	1,166,600	1,075,540	**1,083,592**

Chairman's Statement

On behalf of the board (the "**Board**") of directors (the "**Directors**") of Rich Goldman Holdings Limited, I am pleased to present the Group's annual report and financial results for the year ended 30 June 2026.

Over the past year, the local economy in Hong Kong and domestic demand have gradually stabilised. Facing a complex and volatile operating environment, the Group has consistently adhered to its development philosophy of "prudent operations and controllable risks". While upholding financial discipline, we have proactively navigated various challenges. Through enhanced cost controls, optimised asset allocation, and improved operational efficiency, the Group has successfully maintained healthy cash flow levels, thereby consolidating a solid foundation for sustainable future development. The Board is confident that our current business strategies will continue to generate long-term value for shareholders.

During the year, against the backdrop of an easing external monetary environment, the Group's cost of capital has fallen slightly, while the bad debt ratio of the core money lending business also stayed within a controllable range, maintaining steady development. Meanwhile, to further deepened technology empowerment, we have established a new type of AI-centric risk control system. On the one hand, through an AI predictive analytics platform and time-series models, we proactively forecast market volatility to optimise capital allocation. On the other hand, by leveraging machine learning for customer profiling and intelligent credit decision-making systems, we have achieved automated credit review and approval and automated identification and early overdue warning for high-risk loans. Elevating our risk management framework from passive response to proactive prevention has enabled the money lending business to achieve steady, high-quality development amid changing dynamics.

The hotel operations business continued to perform strongly, leveraging its prime geographical locations and competitive pricing strategies. During the year, the Group continued to advance various optimisation and renovation works on its hotel property to enhance the quality of room facilities and guest experience. Average room rates and occupancy rates remained at satisfactory levels throughout the year, with consistently steady occupancy rates of above 90%. This segment remains a stable source of cash flow for the Group, providing robust support to our overall results.

In the property leasing business, our properties in Shanghai's Pudong District benefited from their advantageous locations and flexible leasing strategies, sustaining high occupancy rates and contributing stable rental income to the Group. This segment not only reinforces the Group's asset base but also validates the continued success of our diversified business strategy.

Looking ahead, the Group will adopt a prudent yet proactive approach to capitalise on market opportunities. We will further advance technological applications and digital risk management across our money lending business while supporting the ongoing optimisation and transformation of our hotel operations and property leasing businesses. By leveraging synergies across our business portfolio and achieving efficient resource allocation, the Group is committed to steadily enhancing overall operational performance.

I would like to express my sincere gratitude to the entire management team and employees of the Group for their dedicated efforts, as well as to the members of the Board for their valuable insights and contributions to the Group's development strategies and corporate governance. I also extend my heartfelt appreciation to our customers, shareholders and business partners for their continued trust and support. We remain committed to driving profitable growth and creating greater value for shareholders.

Lin Yee Man
Chairman of the Board

Hong Kong, 30 September 2026

Management Discussion and Analysis

RESULTS

The Board announces that during the year ended 30 June 2026, the Group incurred a loss attributable to owners of the Company of approximately HK$22.6 million (loss per share of approximately HK cents 1.17) and total comprehensive loss attributable to owners of the Company of approximately HK$4.6 million, while it recorded a loss attributable to owners of the Company of approximately HK$98.8 million (loss per share of approximately HK cents 5.10) and total comprehensive loss attributable to owners of the Company of approximately HK$90.6 million for the year ended 30 June 2025.

BUSINESS REVIEW

The Group is principally engaged in (i) money lending business; (ii) hotel operations business; and (iii) property leasing business.

The loss for the year ended 30 June 2026 was decreased by approximately HK$81.4 million as compared to that for the year ended 30 June 2025. The reduction in loss for the year ended 30 June 2026 was primarily attributable to (i) the reversal of impairment loss on the hotel property held by the Group, which are classified as property, plant and equipment of approximately HK$2.9 million was recorded for the year ended 30 June 2026 instead of an impairment loss of approximately HK$38.7 million for the year ended 30 June 2025; (ii) the decrease in fair value loss on the Group's investment properties by approximately HK$27.8 million as compared to that for the year ended 30 June 2025; and (iii) the decrease in the Group's provision for impairment and write-off of loans receivable and interest receivables by approximately HK$8.2 million as compared to that for the year ended 30 June 2025. The aforesaid reversal of impairment loss, fair value loss, provision for impairment and write-off are non-cash accounting treatments in accordance with HKFRS Accounting Standards that each of them has no effect on the Group's operating cash flow.

Looking back over the past financial year, the Group's various business segments maintained steady operations. With the improvement in the macroeconomic environment and the resurgence of the property market, the Board remains cautiously optimistic on the long-term development prospects of the Group.

Money Lending Business

During the year ended 30 June 2026, the Group's money lending business focused on providing unsecured personal loans to the local market. Supported by the Group's strong resources, its brand "Funki Finance" has been growing rapidly. With brand recognition and market share in the industry steadily increasing, its business scale and customer base continued to expand.

Positioned as a fintech company, Funki Finance Limited ("**Funki Finance**", an indirect wholly-owned subsidiary of the Company) has further strengthened its technological capabilities by introducing deep learning algorithms to build dynamic credit scoring models, which enable real-time integration of multi-source data, optimising the accuracy of risk assessment. By deploying an AI-powered fully automated loan approval system, the loan vetting and approval process became significantly efficient.

As at 30 June 2026, the Group had a sizeable customer base of 3,777 customers. The gross loans receivable as at 30 June 2026 amounted to approximately HK$358.4 million, representing an increase of approximately HK$42.2 million as compared to that of approximately HK$316.2 million as at 30 June 2025. The interest income generated for the year ended 30 June 2026 amounted to approximately HK$77.5 million, representing a decrease of approximately HK$0.3 million as compared to that of approximately HK$77.8 million generated for the year ended 30 June 2025. The interest income for the year ended 30 June 2026 was generated from a larger customer base and therefore is more sustainable.

Management Discussion and Analysis

During the reporting year, the Hong Kong economy and local demand have gradually stabilised, the Group's financing interest rates have fallen alongside the easing of the external monetary environment, while the bad debt ratio has also been effectively controlled and has gradually lowered, with its year-on-year growth slowing down significantly. The Group has established an intelligent risk control system centred on artificial intelligence (AI). On one hand, it anticipates market fluctuations and optimises fund allocation through an AI predictive analytics platform and time-series models; on the other hand, it applies machine learning customer profiling and an intelligent credit decision-making system in conjunction with an anomaly detection risk dashboard to achieve the automated identification of high-risk loans and early warning of overdue payments, upgrading risk control from passive response to proactive prevention.

Hotel Operations Business

Hotel operations business is another segment of the Group with an aim to diversify the income stream. The hotel operations business achieved an average occupancy rate of 99.7% for the year ended 30 June 2026. Hotel room revenue for the year ended 30 June 2026 was approximately HK$18.9 million, representing a slight rise of approximately HK$0.4 million as compared to that for the year ended 30 June 2025 amounted to approximately HK$18.5 million.

The underlying loss before tax from the hotel operations business amounted to approximately HK$4.1 million for the year ended 30 June 2026 as compared to that of approximately HK$46.8 million for the year ended 30 June 2025. The reduction in loss was mainly attributable to the reversal of impairment loss made on property, plant and equipment of approximately HK$2.9 million for the year ended 30 June 2026 as compared to an impairment loss of approximately HK$38.7 million for the year ended 30 June 2025.

The Board continues to remain cautiously optimistic on the hotel operations business in Hong Kong in the long run.

Property Leasing Business

The Group's property leasing business in Hong Kong primarily represents leasing the shops on the ground floor of the hotel property to independent third parties. As at 30 June 2026, there were 2 business tenants in Hong Kong.

The property leasing business of the Group in the People's Republic of China (the "**PRC**") represents the leasing of the shops and venue spaces in the properties which are situated at the north side of Jinyan Road, Pudong New District, Shanghai, the PRC* (中國上海市浦東新區錦延路北側), and have been called as Shanghai Zhang Jiabang Yifei Creativity Street* (上海張家浜逸飛創意街) or Shanghai Jin Xiu Fun* (上海錦繡坊) (the "**PRC Properties**") to various tenants. As at 30 June 2026, a total number of 45 third parties business tenants in the PRC, a majority of which are chain restaurants with renowned brands such as McDonald's and Starbucks, as well as education centres, had signed a tenancy agreement in relation to shops and venue spaces of an aggregate gross floor area of approximately 14,582 square metres within the PRC Properties; while a gross floor area of approximately 3,862 square metres within the PRC Properties was vacant and available for lease. The PRC Properties are currently managed by a third party management company under a property management agreement expiring on 31 December 2026.

The underlying profit before tax from the property leasing business amounted to approximately HK$10.0 million for the year ended 30 June 2026 as compared to a loss before tax of approximately HK$18.9 million for the year ended 30 June 2025, which was primarily due to a decrease in fair value loss on investment properties of approximately HK$27.8 million.

The Board has confidence in the PRC economy. It is convinced that the leasing of the PRC Properties has brought stable cash flow to the Group and it has generated another major source of revenue and profit for the Group.

* *for identification purposes only*

Management Discussion and Analysis

FINANCIAL POSITION

The total equity attributable to owners of the Company as at 30 June 2026 amounted to approximately HK$968.7 million (as at 30 June 2025: HK$971.2 million). The decrease was mainly due to the loss for the year.

LIQUIDITY AND FINANCIAL RESOURCES

As at 30 June 2026, the Group's net current assets were approximately HK$51.7 million (as at 30 June 2025: HK$45.3 million). The current ratio was 1.3 times as at 30 June 2026 (as at 30 June 2025: 1.3 times). The total bank and cash balances were approximately HK$67.9 million as at 30 June 2026 as compared to that of approximately HK$73.4 million as at 30 June 2025 and the currencies in which the cash and cash equivalents of the Group were held were Hong Kong dollars, Renminbi and United States dollars. The Group's approach in managing liquidity is to ensure, as far as possible, that the Group always maintains sufficient liquidity to meet its liabilities when due, without incurring unacceptable losses or risking damage to the Group's reputation.

BORROWINGS AND GEARING RATIO

As at 30 June 2026, the Group had a total borrowings of approximately HK$161.5 million (as at 30 June 2025: HK$134.0 million) comprising secured borrowings from bank of approximately HK$129.9 million (as at 30 June 2025: HK$89.6 million), unsecured loans from third parties of approximately HK$18.5 million (as at 30 June 2025: HK$8.3 million) and amounts due to non-controlling shareholders of a subsidiary of approximately HK$13.1 million (as at 30 June 2025: HK$36.1 million). The currency in which the borrowings of the Group were made was Hong Kong dollars. Details of the maturity profile and the interest rates of the Group's borrowings are set out in notes 28 and 30 to the consolidated financial statements.

The interest-bearing secured bank borrowings of the Group as at 30 June 2026 was approximately HK$129.9 million (as at 30 June 2025: HK$89.6 million) with interest rates ranging from 5.1% to 5.6% per annum. The Group reviews and ensures sufficient external financing to reserve resources to support its business development. In respect of the uncommitted revolving loan facility limit granted to the Group by a commercial bank as lender (the "**Loan Facility**") pursuant to the relevant facility agreement (the "**Facility Agreement**"), as at 30 June 2026, the aggregate amount of outstanding indebtedness of the uncommitted Loan Facility limit was capped at approximately HK$183.3 million (2025: HK$197.0 million) and the Group's unused Loan Facility amounted to approximately HK$53.3 million (2025: HK$107.0 million). The Loan Facility will mature on 3 December 2026. Pursuant to the terms of the Facility Agreement, Ms. Lin Yee Man, the controlling shareholder of the Company, shall remain (directly or indirectly) the single largest shareholder of the Company.

The gearing ratio, calculated on the basis of total borrowings over total equity attributable to owners of the Company, was approximately 16.7% as at 30 June 2026 (as at 30 June 2025: 13.8%).

MOVEMENTS IN LOANS AND INTEREST IMPAIRMENTS

The Group recorded a provision for impairment and write-off of loans receivable and interest receivables of approximately HK$30.5 million and HK$5.2 million, respectively, for the year ended 30 June 2026. The increase in the provision for impairment of loans receivable and interest receivables were mainly attributable to the uncertain economic conditions.

CAPITAL STRUCTURE

There was no material change in the capital structure of the Group from that disclosed in the annual report for the year ended 30 June 2025. As at 30 June 2026, the total number of issued shares of the Company was approximately 1,938,823,000 (as at 30 June 2025: 1,938,823,000 shares).

CHARGE ON ASSETS

As at 30 June 2026, for the purpose of securing the Loan Facility, the Group's buildings classified as property, plant and equipment and investment properties with a carrying amount of approximately HK$278.2 million (as at 30 June 2025: HK$284.4 million) and HK$80.5 million (as at 30 June 2025: HK$84.3 million), respectively, have been pledged as collaterals, together with a debenture incorporating first floating charge over all the assets and undertakings (including loans receivable and interest receivables) of Funki Finance and a charge over a bank account of Funki Finance.

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF ASSETS

Save as disclosed in this report, there were no significant investments held by the Group as at 30 June 2026, nor other material acquisitions or disposals of assets by the Group.

IMPORTANT EVENTS AFTER FINANCIAL YEAR END

On 8 September 2020, Top Vast Finance Limited (currently known as Funki Finance) and a customer entered into a loan agreement, pursuant to which Top Vast Finance Limited agreed to grant a loan in the amount of HK$35,000,000, which was secured by a first legal charge in respect of a property located in Macau.

Such customer, being a borrower, failed to repay the relevant loan with outstanding principal amount of HK$35,000,000 and the accrued interest on the maturity date. Funki Finance had taken legal action against such borrower to recover the relevant loan by enforcing the rights on the mortgaged property.

A judgement from the First Civil Court of the Court of First Instance of Macau was delivered to Funki Finance on 22 September 2026. Pursuant to the judgement, the Court has directed the mortgaged property be transferred to Funki Finance at a value of MOP 30,100,000. Funki Finance intends to dispose of such property to recover cash.

Please refer to the announcements of the Company dated 8 September 2020, 27 June 2023 and 23 September 2026 for details.

Save as disclosed in this report, there were no important events affecting the Group which have occurred since the end of the financial year.

CONTINGENT LIABILITIES

The Company did not have any material contingent liabilities as at 30 June 2026.



Management Discussion and Analysis

FUNDING AND TREASURY POLICY AND FOREIGN EXCHANGE RISK MANAGEMENT

The Group adopts prudent funding and treasury policy. All assets and liabilities of the Group were denominated in Hong Kong dollars. The functional currencies of the Company and its major subsidiaries are Hong Kong dollars and Renminbi in which most of their transactions and assets are denominated. As at 30 June 2026, the Group was exposed to certain foreign exchange risk as the Group had bank balances in Renminbi ("**RMB**") of approximately RMB30.4 million (equivalent to approximately HK$35.0 million). The Group currently does not have any foreign currency hedging policy in respect of foreign currency transactions, assets and liabilities, but it closely monitors its foreign currency exposure and will consider hedging significant foreign currency exposure should the needs arise.

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

Save as disclosed in this report, the Group does not have any solid plans for material investments or acquisition of capital assets as at the date of this report. The Group continues to seek appropriate investment opportunities which are in line with the Group's business strategy.

EMPLOYEES AND REMUNERATION POLICIES

As at 30 June 2026, the total number of employees of the Group was 71. The emolument policy regarding the Directors, senior management and other employees of the Group was formulated and is reviewed by the remuneration committee of the Company from time to time. Employees are remunerated according to their qualifications, experience, job nature and performance and under the pay scales aligned with prevailing market conditions. Other benefits to employees include mandatory provident fund schemes, medical insurance coverage and share option schemes.

Biographical Details of Directors and Senior Management

EXECUTIVE DIRECTORS

Ms. Lin Yee Man, aged 35, was appointed as an executive Director and the chairman of the Board of the Company on 12 January 2022. She was awarded a foundation certificate in Economics, Finance and Management from the University of Exeter. She has over 8 years of professional experience in the field of investment. Prior to joining the Company, she worked as a consultant and a vice chairman of a private investment company. She also worked for two other private investment companies.

Ms. Yu Huan, aged 44, was appointed as an executive Director of the Company on 30 May 2025. She graduated from Henan Province Higher Professional School of Finance and Taxation. She has been appointed as the General Manager and Supervisor of a subsidiary of the Company in the People's Republic of China which was acquired by the Company in September 2021. She has 15 years of extensive experience in the fields of property leasing, corporate management, investment and credit. Prior to joining the Company, she has been holding managerial positions in various corporations.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. Cheung Yat Hung, Alton, aged 63, was appointed as an independent non-executive Director and a member of the audit committee of the Company on 5 June 2007. He has over 25 years of business experience and is an elite of automobile dealer industry.

He is also currently a director and chairman of both POC Holdings (HK) Ltd and Foremostar Easymax Group Co. Ltd, private companies which are mainly engaged in real estates development in Shanghai and Nanchang, respectively.

He graduated from California College of Arts and Craft, Berkeley, U.S.A. holding a Bachelor degree major in faculty of communication and fine arts. He now also has a full membership of Royal Hong Kong Yacht Club and The Hong Kong Jockey Club.

Mr. Yue Fu Wing, aged 58, was appointed as an independent non-executive Director and a member of the audit committee of the Company on 15 January 2005. Mr. Yue is a fellow of the Association of Chartered Certified Accountants and an associate member of the Hong Kong Institute of Certified Public Accountants. He has a Master Degree in PRC Accounting from Jinan University in China and a Bachelor Degree in Accountancy from the City University of Hong Kong. Mr. Yue has over 15 years of experience in accounting and finance. He has worked for a multinational company, a Hong Kong listed company and an international accounting firm.

Ms. Yeung Hoi Ching, aged 44, was appointed as an independent non-executive Director and a member of the audit committee of the Company on 1 April 2017. She was graduated from the University of Heriot Watt with a Bachelor degree in Business Administration in November 2011. Ms. Yeung commenced her career in finance field in 2011 when she served as an administration manager of a finance company and was responsible for monitoring the business operation of the company. In 2013, Ms. Yeung joined and worked for another finance company as an operation manager. She has over 13 years of experience in finance and its related business.

Biographical Details of Directors and Senior Management

SENIOR MANAGEMENT

Ms. So Hei Lu joined the Company as Financial Controller on 14 May 2020 and was appointed as the company secretary of the Company with effect from 15 June 2020. She holds a bachelor's degree of business administration in accounting awarded by City University of Hong Kong. She is also a member of the Hong Kong Institute of Certified Public Accountants. Ms. So has over 12 years of experience in auditing and accounting. Prior to joining the Group, she worked at an international accounting firm in Hong Kong.

Mr. Yip Hoi Lung has joined the Company as the Director of Technology & Innovation since 21 September 2020. He has been appointed as a director of Funki Finance Limited, a subsidiary of the Company principally engaged in money lending business, and the Chief Operating Officer of the Company on 8 March 2021 and 1 June 2021, respectively. Mr. Yip graduated from The Hong Kong Polytechnic University with a Bachelor Degree of Engineering in Product Engineering with Marketing. He has over 13 years of experience in project development, financial services and its related business. Prior to joining the Group, he worked in a virtual bank in Hong Kong.

Corporate Governance and Other Information

COMPLIANCE WITH CORPORATE GOVERNANCE PRACTICES

The Board is committed to the maintenance of good corporate governance practices and procedures. An effective system of corporate governance requires the Board to approve strategic direction, monitor performance to exercise its stewardship responsibilities with due skill and care.

The Company has applied the principles of and complied with all code provisions and, where applicable, the recommended best practices as set out in the Corporate Governance Code (the "**Corporate Governance Code**") contained in Appendix C1 to the Listing Rules during the year ended 30 June 2026.

Continuous efforts are made to review and enhance the Group's internal controls and procedures in light of changes in regulations and development in best practices.

COMPLIANCE WITH MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has developed its own securities trading code for securities transactions (the "**Company Code**") by the Directors and relevant employees who are likely to be in possession of unpublished inside information of the Company on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules (the "**Model Code**"). In response to specific enquiries made, all Directors have confirmed compliance with the required standard set out in the Company Code and, therefore, with the Model Code and its code of conduct regarding Directors' securities transactions during the year ended 30 June 2026 and up to the date of this annual report.

Corporate Governance and Other Information

BOARD AND BOARD COMMITTEES COMPOSITION

There was no change of the composition of the Board and the Board Committees during the year ended 30 June 2026.

The list of Directors during the year and as at the date of this annual report, their length of tenure and current period of appointment are set out below:

Name of Director	Date of first appointment	Length of tenure as at 30 June 2026 (Years)	Current period of appointment since last re-election (Years)	Expiry of current term
Executive Directors:				
Ms. Lin Yee Man	12 January 2022	4.5	2	–
Ms. Yu Huan	30 May 2025	1.1	1	–
Independent Non-executive Directors:				
Mr. Cheung Yat Hung, Alton	5 June 2007	19.1	1	Conclusion of the forthcoming annual general meeting
Mr. Yue Fu Wing	15 January 2005	21.5	1	Conclusion of the forthcoming annual general meeting
Ms. Yeung Hoi Ching	1 April 2017	9.3	1	Conclusion of the forthcoming annual general meeting

The Board has established three committees, being the audit committee, the remuneration committee and the nomination committee. The table below sets out details of the composition of each of the three committees as at the date of this annual report.

Director	Audit Committee	Remuneration Committee	Nomination Committee
Ms. Lin Yee Man	–	Member	Chairman
Mr. Cheung Yat Hung, Alton	Chairman	Chairman	Member
Mr. Yue Fu Wing	Member	Member	Member
Ms. Yeung Hoi Ching	Member	–	–

The composition of the Board reflects the necessary balance of skills and experience desirable for effective leadership of the Company and independence in decision making. The Board currently comprises two executive Directors and three independent non-executive Directors. The Directors have no financial, business, family or other material/relevant relationships with one another. The biographical details of the Directors are set out in "Biographical Details of Directors and Senior Management" section of this annual report.

BOARD AND BOARD COMMITTEES COMPOSITION (Continued)

Roles of Chairman and Chief Executive

The code provision C.2.1 of the Corporate Governance Code stipulates that the roles of chairman of the Board (the "**Chairman**") and chief executive should be separate and should not be performed by the same individual and that the division of responsibilities between the Chairman and the chief executive should be clearly established and set out in writing. During the year ended 30 June 2026, the Company has complied with such code provision.

Independent Non-executive Directors

The Company has received from each of the independent non-executive Directors an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules and considered all the independent non-executive Directors to be independent. One of the independent non-executive Directors possesses appropriate professional qualifications and accounting and related financial management expertise as required under the Listing Rules.

Each of Mr. Cheung Yat Hung, Alton, Mr. Yue Fu Wing and Ms. Yeung Hoi Ching has served the Company for more than nine years, with length of tenure being approximately 19.1 years, 21.5 years and 9.3 years as at 30 June 2026, respectively. Pursuant to Appendix C1 to the Listing Rules, if an independent non-executive director has served for more than nine years, his further appointment should be subject to a separate resolution to be approved by shareholders.

During the period of their tenure, they have provided professional advice and insight to the Board. They have in-depth understanding of the Group's business and operation and have also demonstrated strong independence by providing impartial views and comments at Board and Board committee meetings during their tenure of office. They have not taken part in the day-to-day management of the Company. The Board considered that the long service of the independent non-executive Directors will not affect their exercise of independent judgment and was satisfied that each of the independent non-executive Directors has the required integrity and experience to continue fulfilling the role of an independent non-executive director, and believes that they are still independent and should be re-elected.

Pursuant to Code Provision B.2.4 of the Corporate Governance Code, where all the independent non-executive directors of an issuer have served more than nine years on the board, the issuer should appoint a new independent non-executive director on the board at the forthcoming annual general meeting. The Company needs to appoint an additional independent non-executive Director to comply with such code provision. As at 30 June 2026, the Company was actively looking for a suitable candidate.

The Company establishes channels through formal and informal means to ensure independent views and input are available to the Board. Annual meeting was held by the Chairman with the independent non-executive Directors without the presence of other Directors, Meeting sessions with the Chairman and interaction with the management outside the boardroom facilitate the independent non-executive Directors to express their views in an open, candid but confidential manner. The implementation and effectiveness of such channels are reviewed by the Board on an annual basis.

BOARD AND BOARD COMMITTEES COMPOSITION (Continued)

Responsibilities

The Board determines the overall strategies, monitors and controls operating and financial performance and sets appropriate policies to manage risks in pursuit of the Group's strategic objectives. Day-to-day management of the Group's business is delegated to the executive Directors, management or officers in-charge of each department. The functions and power that are so delegated are reviewed periodically to ensure that they remain appropriate.

Nomination Policy

The Company's current Nomination Policy provides the framework by which criteria and process in the nomination, appointment and re-election of Directors can be clearly defined and to ensure that the Board has a balance of skills, experience and diversity of perspectives which are appropriate for the requirements of the Company's business. In considering the suitability of a proposed candidate, a number of factors including qualifications, integrity, reputation, time commitment, skills and experience relevant to the Company's businesses are taken into consideration. The decision of appointment or re-appointment of a Director will be made subject to the Company's Board Diversity Policy and the relevant Listing Rules. The above selection process will be conducted by the nomination committee to identify potential candidate for new directorship or for re-appointment of a Director. The recommendations of the nomination committee on the selected candidates will be communicated to the Board for its consideration and approval. The Nomination Policy also includes the Board succession planning policy outlining the process that the Board needs to implement for planning to replace Board members due to the Directors' resignation, retirement and other circumstances. The Nomination Policy is reviewed on a regular basis.

Board Diversity Policy

The Company recognises and embraces the benefits of having a diverse Board. In designing and reviewing the Board's composition, diversity is considered from a multi-faceted perspective, encompassing professional qualifications, industry experience, functional expertise, gender, age, ethnicity, cognitive background and length of service.

The Board is committed to maintaining a gender-diverse Board structure and strictly avoiding a single-gender Board. The Board has set a measurable objective to maintain at least 50% female representation on the Board. During the year ended 30 June 2026 and up to the date of this report, three-fifths of the Board members were female.

To ensure a sustainable pipeline of potential successors to the Board and continuously promote gender diversity, the nomination committee collaborates with the human resources department to include a structurally diverse range of candidates, with mandatory emphasis on gender balance; and to identify high-potential internal senior leaders from diverse backgrounds, providing specialised boardroom and governance training to prepare them for future Board appointment opportunities.

BOARD AND BOARD COMMITTEES COMPOSITION (Continued)

Board Diversity Policy (Continued)

During the year, the nomination committee conducted an annual review of the implementation and effectiveness of the Board Diversity Policy. In assessing progress, the Board's existing composition, skills matrix, age distribution and gender representation were reviewed. The nomination committee concluded that the policy remained effective and that the Board's current balance of attributes provides the necessary breadth of perspectives to support the Group's strategic objectives and governance standards.

Workforce Diversity Policy

The Group is committed to fostering an inclusive corporate culture where equity and diversity flow seamlessly from entry-level recruitment up to senior management. Key operational measures adopted by the Group include (i) implementing "blind recruitment" practices removing demographic identifiers during initial resume screenings where operationally feasible; (ii) designing and funding specialised professional training tracks to groom diverse staff for leadership and promotion to senior management; and (iii) conducting periodic gender pay-gap reviews across operating units to ensure equal remuneration for equal work.

The Company has not set specific numerical targets or timelines for workforce gender diversity, and the Company notes that the current workforce already represented a balanced proportion of female employees, the male-to-female ratio as at 30 June 2026 was 1:1 within the senior management team and approximately 1:1 across the workforce (excluding senior management). The Company will continue to promote equal opportunities in recruitment, training, development and promotion.

As at 30 June 2026, the gender ratios of senior management and workforce across the Group were as follows:

Employee Category	Female (%)	Male (%)
Senior Management (Note)	50%	50%
Workforce (excluding Senior Management)	49%	51%
Overall Group Workforce	49%	51%

Note: Senior Management refers to the key personnel disclosed under the "Biographical Details of Directors and Senior Management" section of this annual report.

BOARD AND BOARD COMMITTEES COMPOSITION (Continued)

Board Skills Matrix

The Board currently maintains a board skills matrix setting detailing the collective expertise, experience and diversity of the Directors.

A well-rounded and diverse mix of professional skills, industry experience and qualifications tailored to the Group's business operations currently possessed by the Board is set out below:

Skills and experience categories	Core competency and description	Applicable Directors	Expertise coverage (% of entire Board)
Accounting and financial management	Professional expertise and experience in financial reporting, auditing, internal controls and corporate finance	Ms. Lin Yee Man Ms. Yu Huan Mr. Cheung Yat Hung, Alton Mr. Yue Fu Wing Ms. Yeung Hoi Ching	100%
Money lending and financial services operations	Direct operational, credit risk management and administrative experience within the financial services and money lending sectors	Ms. Yu Huan Ms. Yeung Hoi Ching	40%
Real estate and property leasing management	Specialised industry knowledge and leadership in property development, leasing management and asset optimisation across Hong Kong and the PRC	Ms. Lin Yee Man Ms. Yu Huan Mr. Cheung Yat Hung, Alton	60%
Corporate management and strategic investment	Extensive executive track record in general corporate governance, strategic business development, capital allocation and enterprise administration	Ms. Lin Yee Man Ms. Yu Huan Mr. Cheung Yat Hung, Alton Mr. Yue Fu Wing Ms. Yeung Hoi Ching	100%

The collective skills, industry experience, and diversity of the Directors directly serve the Group's corporate purpose, strategic focus and culture of integrity:

- Prudent Financial Discipline: Comprehensive expertise in accounting and financial management ensures rigorous financial oversight, robust internal controls and high governance standards.
- Credit Risk Management: Direct operational leadership in money lending and finance equips the Board to navigate credit risks, interest-rate cycles and complex lending environments of the money lending business effectively.
- Asset and Strategy Optimisation: Specialised experience in real estate, property leasing and corporate investment supports sound strategic decision-making across the Group's business segments, driving sustainable recurring cash flows.
- Inclusive and Accountable Culture: Multi-faceted cognitive perspectives and balanced demographic backgrounds foster a boardroom culture of open dialogue, independent challenge and long-term value creation.

BOARD AND BOARD COMMITTEES COMPOSITION (Continued)

Board Skills Matrix (Continued)

To align with evolving market trends and regulatory expectations, the Board is looking to further strengthen its competencies in Environmental, Social and Governance strategic integration, sustainability frameworks, and digital technology/ cybersecurity risk management.

During the reporting year, the Board participated in training covering Environmental, Social and Governance reporting standards, cybersecurity governance and the Listing Rules updates. The Company's ongoing continuous professional development for Directors continues to ensure that the Directors' combined skill sets remain aligned with the Group's strategic roadmap.

Attendance of Directors at Meetings

4 Board meetings and 1 annual general meeting were held during the financial year ended 30 June 2026. Independent non-executive Directors should attend general meetings and develop a balanced understanding of the views of shareholders. Details of Directors' attendance records are set out below:

	Attendance of Board Meetings	Annual General Meeting
Executive Directors		
Ms. Lin Yee Man	4/4	1/1
Ms. Yu Huan	4/4	1/1
Independent Non-executive Directors		
Mr. Cheung Yat Hung, Alton	4/4	1/1
Mr. Yue Fu Wing	4/4	1/1
Ms. Yeung Hoi Ching	4/4	1/1

Assessment of Directors' Time Commitment, Contribution and Ability

During the year ended 30 June 2026, the nomination committee conducted an annual review and assessment of each Director's time commitment, contribution to the Board and ability to discharge his or her responsibilities effectively.

In carrying out this assessment, the nomination committee took into account the following factors:

– *Professional qualifications and work experience*

  The alignment of each Director's expertise with the strategic directions and operational requirements of the Group.

– *Existing directorships of listed companies and external time commitments*

  Existing directorships held on issuers listed on the Main Board or GEM of the Stock Exchange, as well as all other significant external time commitments, including directorships of issuers listed on exchanges other than the Main Board or GEM, full-time occupations, major consultancy roles, major public service commitments and active involvement in statutory bodies and non-profit organisations.

BOARD AND BOARD COMMITTEES COMPOSITION (Continued)

Assessment of Directors' Time Commitment, Contribution and Ability (Continued)

– *Character, integrity, independence, experience and circumstantial changes*

Any change or development in individual situations or circumstances (including health, professional standing, legal/regulatory compliance status, or potential conflicts of interest) that might reasonably affect the Director's character, integrity, independence, experience or capacity to discharge duties effectively.

– *Attendance and engagement*

Attendance records at Board meetings, committee meetings and general meetings, as well as the level of active participation at the meetings.

Following the assessment, the nomination committee was satisfied that all Directors, currently not holding any directorships on issuers listed on the Main Board or GEM of the Stock Exchange or having significant external time commitments, are able to devote sufficient time, care and attention to the affairs of the Company, possess the appropriate character and integrity, relevant experience and independence, to discharge their duties and responsibilities as Directors.

Board Performance Evaluation

The Company has established an evaluation mechanism under which a formal Board performance evaluation is conducted once every two years pursuant to Code Provision B.1.4 of the Corporate Governance Code. The Company did not conduct a formal evaluation of the Board's performance during the financial year ended 30 June 2026. The next formal evaluation of the Board's performance will be conducted during the upcoming financial year to assess Board effectiveness, governance practices and collective contributions.

BOARD COMMITTEES

Three Board committees, namely audit committee, remuneration committee and nomination committee were established under the Board to oversee their functions.

Audit Committee

The audit committee comprises three independent non-executive Directors, namely Mr. Cheung Yat Hung, Alton, Mr. Yue Fu Wing and Ms. Yeung Hoi Ching. Mr. Yue Fu Wing possesses appropriate professional qualifications and accounting and related financial management expertise and this meets the requirements of Rule 3.10 of the Listing Rules.

The audit committee has clear terms of reference in compliance with the Corporate Governance Code and is accountable to the Board. It assists the Board in meeting its responsibilities for ensuring an effective system of internal control and risk assessment and in meeting its external financial reporting objectives.

BOARD COMMITTEES (Continued)

Audit Committee (Continued)

The Group's annual results for the year ended 30 June 2026 has been reviewed by the audit committee and audited by the external auditor of the Company, ZHONGHUI ANDA CPA Limited. The audit committee has reviewed the accounting policies adopted by the Group and the audited consolidated financial statements for the year ended 30 June 2026 and was of the opinion that the preparation of such annual results has complied with the applicable accounting standards and requirements that adequate disclosures have been made. The audit committee meets, at least twice a year, with external auditor to discuss any area of concern during the audit. The audit committee is mainly responsible for the appointment, re-appointment and removal of external auditor, as well as review of the interim and annual results of the Group.

3 audit committee meetings were held during the financial year ended 30 June 2026. Attendance of the members is set out below:

	Attendance of audit committee meetings
Members	
Mr. Cheung Yat Hung, Alton *(Chairman)*	3/3
Mr. Yue Fu Wing	3/3
Ms. Yeung Hoi Ching	3/3

The following is a summary of the work performed by the audit committee during the year:

- review of the Group's consolidated annual results and audited consolidated financial statements for the year ended 30 June 2025; and unaudited condensed consolidated interim results and financial statements for the six months ended 31 December 2025;
- review of the Group's financial reporting process, risk management and internal control system, and the effectiveness of the Company's internal audit function;
- review of new and/or revised accounting standards and practices applicable to the Group and their impacts on the Group;
- report of the findings and making recommendations to the Board for improvements or implementations in respect of the above matters; and
- review of selecting, appointing and re-appointing auditors.

BOARD COMMITTEES (Continued)

Remuneration Committee

The remuneration committee comprises two independent non-executive Directors, namely Mr. Cheung Yat Hung, Alton and Mr. Yue Fu Wing; and one executive Director, Ms. Lin Yee Man. The remuneration committee was established with specific written terms of reference and is principally responsible for reviewing and approving and making recommendations to the Board on the remuneration packages of Directors and senior management, including salaries, bonuses, benefits in kind and the terms on which they participate in any share option schemes. No Directors or senior management will determine his own remuneration.

2 remuneration committee meetings were held during the financial year ended 30 June 2026. Attendance of the members is set out below:

	Attendance of remuneration committee meetings
Members	
Mr. Cheung Yat Hung, Alton *(Chairman)*	2/2
Mr. Yue Fu Wing	2/2
Ms. Lin Yee Man	2/2

The following is a summary of the work performed by the remuneration committee during the year:

- making recommendations to the Board on the remuneration packages of individual executive Directors and senior management by taking into consideration factors such as salaries paid by comparable companies, time commitment, levels of responsibilities, employment conditions elsewhere in the Group;
- determining the policy for the remuneration of Directors and senior management;
- assessing the performance of executive Directors and approving the terms of their service contracts;
- reviewing and approving the management's remuneration proposals with reference to the Board's corporate goals and objectives; and
- reviewing and approving matters relating to share schemes under Chapter 17 of the Listing Rules.

Nomination Committee

The nomination committee comprises one executive Director, Ms. Lin Yee Man, and two independent non-executive Directors, Mr. Cheung Yat Hung, Alton and Mr. Yue Fu Wing. The nomination committee was established with specific written terms of reference and is principally responsible for reviewing the structure, size and composition of the Board to complement the Company's corporate strategy and to identify individuals suitably qualified to become Board members.

BOARD COMMITTEES (Continued)

Nomination Committee (Continued)

1 nomination committee meeting was held during the financial year ended 30 June 2026. Attendance of the members is set out below:

	Attendance of nomination committee meeting
Members	
Ms. Lin Yee Man *(Chairman)*	1/1
Mr. Cheung Yat Hung, Alton	1/1
Mr. Yue Fu Wing	1/1

The following is a summary of the work performed by the nomination committee during the year:

- reviewing the structure, size and composition (including the skills, knowledge and experience) of the Board at least annually, assisting the Board in maintaining a Board skills matrix, and making recommendations on any proposed changes to the Board to complement the Company's corporate strategy;
- identifying suitable candidates for appointment as Directors;
- making recommendations to the Board on appointment or re-appointment of and succession planning for Directors;
- assessing the independence of independent non-executive Directors of the Company; and
- supporting the Company's regular evaluation of the Board's performance to be conducted in the following year.

CORPORATE GOVERNANCE FUNCTIONS

The Board is responsible for performing the corporate governance duties with its written terms of reference as set out below:

- to develop and review the Company's policies and practices on corporate governance and make recommendations to the Board;
- 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 applicable to employees and the Directors; and
- to review the Company's compliance with the Corporate Governance Code and disclosure in the corporate governance report.

Corporate Governance and Other Information

COMPANY SECRETARY

The company secretary of the Company is responsible for supporting the Board by ensuring good information flow within the Board and that Board policy and procedures are followed; advising the Board on corporate governance matters; and facilitating induction and professional development of the Directors.

During the year, the company secretary of the Company, Ms. So Hei Lu, has complied with the relevant professional training requirement under Rule 3.29 of the Listing Rules.

RESPONSIBILITIES IN RESPECT OF FINANCIAL STATEMENTS

The Directors acknowledged their responsibility for preparing the accounts in accordance with the disclosure requirements of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), applicable Hong Kong Accounting Standards and Hong Kong Financial Reporting Standards. A statement by the external auditor regarding their reporting responsibilities is set out on page 76 of this annual report.

The Directors, having made appropriate enquiries, confirmed that there were no material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern.

REMUNERATION OF DIRECTORS AND SENIOR MANAGEMENT

The remuneration of one member and one member of the senior management of the Group for the year ended 30 June 2026 was in the range of HK$ nil to HK$1,000,000 and HK$1,000,001 to HK$1,500,000, respectively.

Further particulars in relation to Directors' emoluments and the five highest paid employees during the financial year as required to be disclosed pursuant to Appendix D2 to the Listing Rules are set out in notes 11 and 12 to the consolidated financial statements.

AUDITOR'S REMUNERATION

During the year ended 30 June 2026, the remuneration paid and payable to the external auditor of the Company, ZHONGHUI ANDA CPA Limited, is set out below:

Services rendered	**Fees paid/payable** HK$'000
Statutory audit services	930
Non-audit services	
Review of interim results	50
Total auditor's remuneration for the year	**980**

RISK MANAGEMENT AND INTERNAL CONTROL

The Board acknowledges its overall responsibility for maintaining and evaluating the effectiveness of the Group's risk management and internal control systems for the purpose of dealing with identified risks, safeguarding the Company's assets, preventing and detecting fraud, misconduct and loss, ensuring the accuracy of the Company's financial reports, and achieving compliance with applicable laws and regulations on an ongoing basis, and reviewing their effectiveness at least annually. These systems are designed to manage rather than eliminate the risk of failure to achieve business objectives, and can only provide reasonable, but not absolute, assurance against material misstatement or loss.

In compliance with Code Provision D.2.1 of the Corporate Governance Code set out in Appendix C1 to the Listing Rules, the Board has conducted an annual review of the effectiveness of the Group's risk management and internal control systems for the financial year ended 30 June 2026. The review covered all material controls, including financial, operational, compliance and ESG controls across the Group's operating segments and the cycles of which are reviewed on rotation basis.

In conducting the annual review, the Board and the audit committee evaluated the following key aspects:

Changes in Significant Risks and Environmental Response

The Board evaluated the changes in the nature and extent of significant risks facing the Group during the year, as well as the Group's ability to respond to shift in its operational and external environment. Key priority risk profiles were recalibrated around money lending credit exposures, customer default trends linked to local economic conditions, IT system stability and cybersecurity, and evolving consumer preferences impacting hotel and leasing demand. Mitigation measures and enhanced control protocols were implemented effectively to address these shifting exposures.

During the year ended 30 June 2026, the Group updated its risk management protocols and internal control procedures across operating units to reflect evolving credit risks in money lending, shifting market demand in hotel and leasing operations, and heightened IT security requirements.

Scope and Quality of Ongoing Monitoring

The Board assessed the scope and quality of management's ongoing monitoring of significant risks and internal control systems. The Group does not maintain a dedicated in-house internal audit function due to its current operational scale and cost-efficiency considerations. The management and operating units are responsible for day-to-day risk identification, operating internal control procedures, and implementing risk mitigation plans.

In light of the above, the Company engaged an independent external professional advisory firm (the "**Advisor**") to perform an independent review of the effectiveness of the Group's risk management and internal control systems for the year ended 30 June 2026.

The Board is of the view that the scope and quality of ongoing monitoring are adequate and operate effectively, and review the necessity of establishing an internal audit function on an annual basis.

Communication of Monitoring Results to the Board

The extent and frequency of reporting monitoring results to the Board and the audit committee were systematically evaluated. Material issues are reported to the Board and the audit committee on an immediate basis. Independent reviews, risk register updates and management evaluations are presented directly to the audit committee and the Board on at least an annual basis. This regular communication enables the audit committee and the Board to build up a cumulative assessment of the state of internal controls and the overall effectiveness of risk management across the Group.

RISK MANAGEMENT AND INTERNAL CONTROL (Continued)

Control Failings, Weaknesses and Remediation

There have been no significant changes during the year in (i) the Company's assessment of risks (including ESG risks) and (ii) the risk management and internal control systems.

During the year, the Board engaged the Advisor to conduct a review on risk management and internal control systems. The scope of review covered all material financial, operational, compliance and ESG controls at the corporate level and across main operating subsidiaries encompassing all business segments. The process of the review involves interviewing key personnel (including senior management and department managers), reviewing operating policies, conducting sample testing and walkthroughs, and presenting factual findings and recommendations directly to the audit committee and the Board for consideration. Follow-up reviews are subsequently performed to verify management's remedial actions.

During the review, no material failings or weaknesses of internal control having a significant impact on the Group were identified. In respect of identified operational-level findings (such as tenant due diligence and vendors evaluation in the PRC's property leasing business), relevant management has implemented corresponding remedial and improvement measures such as enhancing the due diligence procedures and enhancing the policy to conduct formal performance evaluations of the vendors.

Effectiveness of Financial Reporting and Compliance Processes

The Board evaluated the effectiveness of the Group's processes for financial reporting and compliance with the Listing Rules requirements. The Group maintains established procedures and controls over the preparation of the financial statements, inside information handling and public disclosure. The Board considers the financial reporting and the Listing Rules compliance processes to be robust and effective.

Adequacy of Resources across Control Functions

The Board reviewed the adequacy of resources for designing, implementing and monitoring the risk management and internal control systems across the Group's accounting, financial reporting, compliance and ESG functions, specifically reviewing the sufficiency of staff qualifications, professional capabilities, experience, training programmes and operational/advisory budgets, and is of the view that resources, staff qualifications and experience, training and budget for relevant functions are sufficient to support their effective operation.

The Board's determination on the adequacy and effectiveness of the risk management and internal control systems is supported by (i) formal written confirmations provided by senior management to the Board regarding the operational effectiveness of internal controls and risk mitigation measures; (ii) continuous oversight, monitoring and regular progress evaluations by the audit committee; and (iii) findings and reports issued by the Advisor confirming that recommended internal control improvements have been properly addressed and implemented by management.

The Board considers the Group's risk management and internal control systems to be appropriate and effective for the year ended 30 June 2026.

Main Features of the Systems and Inside Information Procedures

– *Risk Management Framework*

  The Group's framework is based on the COSO Integrated Framework (2013). The Board, supported by the audit committee and senior management of the Company, maintains a "Top-Down" governance structure to continuously identify, evaluate, monitor and mitigate significant risks within established risk tolerances.

RISK MANAGEMENT AND INTERNAL CONTROL (Continued)

Main Features of the Systems and Inside Information Procedures (Continued)

– *Risk Identification and Evaluation Process*

- Identification: Updating the Group's risk register through walkthrough tests, management interviews and operational questionnaires.
- Evaluation: Rating inherent likelihood and impact across business, operational, financial, compliance and ESG risk categories to prioritise risks (High, Medium-High, Medium, Low-Medium, Low).
- Mitigation: Implementing mitigation and internal control measures to mitigate identified exposure levels.

– *Handling and Dissemination of Inside Information*

The Group has established procedures and internal controls for handling and disseminating inside information in accordance with the Listing Rules and the Securities and Futures Ordinance (Cap. 571). Key measures include enforcing strict confidentiality protocols, restricting access to inside information to designated staff on a need-to-know basis, and escalating potential inside information to executive Directors and the Board for public disclosure to prevent a false market in the Company's shares.

CREDIT RISK ASSESSMENT POLICY

It is the Group's policy that if the preliminary basic information assessment is satisfactory to the credit department of the money lending business of the Group, the loan application will proceed to the stage of detailed risk assessment. Same credit risk assessment procedures are applicable to both the grant and renewal of loans. Specific internal guidelines regarding personal loans in the credit risk assessment performed by the credit department are summarised below:

The Group determines the grant and renewal of loans with reference to factors such as the financial strength and repayment ability of customers, size of the loans, whether the customers are property owners and whether their credit history and rating meet the Group's credit policies, etc.

The Group accepts personal loans secured against any assets or properties, with personal or corporate guarantee. The Group pays special attention to the valuation of the collaterals in order to minimize risks and determine the loan amount throughout the loan application. As a general rule, the maximum loan amount is limited to the total amount of pledged assets and guarantees. If the total loan amount requested by the borrower is greater than the total amount of collaterals, the application will be assessed on a case-by-case basis by the credit department.

Name screening to check whether the customers are politically exposed person and verification of source of fund from customers for repayment are also performed by the Group.

All the relevant documents and the assessment results are recorded and documented in a loan system.

MAJOR TERMS OF LOANS GRANTED

The Group primarily offers mortgage loans (before the disposal of the entire issued share capital of Home Mortgage Finance Company Limited (the "**Disposal**") and the closing of which took place on 6 January 2025) and personal loans. The Group finances the loans with its internal resources and external bank borrowings.

For mortgage loans, the Group ceased this business after the Disposal during the year ended 30 June 2025. As at 30 June 2026, the remaining balance of mortgage loans was related to a defaulted loan with a customer amounted to approximately HK$32.4 million and was accounted for approximately 9.0% of the entire loan portfolio of the Group.

For personal loans, the Group granted unsecured loans to customers. The total gross amount of personal loans amounted to approximately HK$326.0 million with 3,776 customers and were accounted for approximately 91.0% of the entire loan portfolio of the Group as at 30 June 2026. The effective interest rates of the personal loans ranged from 3.5% to 56.5% per annum. The term of the personal loans ranged from 6 months to 120 months.

During the year ended 30 June 2026, the top five customers and the single largest customer accounted for approximately 2.0% and 0.4%, respectively, of the Group's revenue generated from money lending business for the year ended 30 June 2026. The top five customers and the single largest customer constituted approximately 10.6% and 9.0%, respectively, of the total gross loans receivable of the Group as at 30 June 2026.

TRAINING FOR DIRECTORS

All Directors must keep abreast of their responsibilities as Directors of the Company and its conduct, business activities and development. All Directors must participate in continuous professional development to develop and refresh their knowledge and skills for a proper understanding of the Company's business, operations and governance policies and full awareness of their responsibilities under statute and common law, the Listing Rules, legal and other regulatory requirements.

As such, a comprehensive, formal and tailored induction are provided and organised to ensure that newly appointed Directors, if any, are familiar with the role of the Board, their legal and other duties and responsibilities as Director, as well as the business and corporate governance practices of the Group. The company secretary of the Company continuously updates all Directors on latest developments regarding the Listing Rules and other applicable regulatory requirements to ensure compliance of the same by all Directors.

During the year ended 30 June 2026, the Company has arranged and funded suitable training for all Directors, and all Directors have participated in continuous professional development as required by Rule 3.09F of the Listing Rules.

TRAINING FOR DIRECTORS (Continued)

The Directors have provided the Company with a record of the training they received during the year ended 30 June 2026 which is summarised as follows:

	Format/Mode		Total number
	External Training	Self-study	of training
Name of Director	Number of training hours		hours
Executive Directors:			
Ms. Lin Yee Man	2.0	17.5	19.5
Ms. Yu Huan	0	17.5	17.5
Independent Non-executive Directors:			
Mr. Cheung Yat Hung, Alton	2.0	17.5	19.5
Mr. Yue Fu Wing	1.5	17.5	19.0
Ms. Yeung Hoi Ching	2.3	17.5	19.8

Each of the Directors has completed the training which covered all the following topics as required under Rule 3.09G of the Listing Rules:

(i) the roles, functions and responsibilities of the board, its committees and its directors, and board effectiveness;

(ii) issuers' obligations and directors' duties under Hong Kong law and the Listing Rules, and key legal and regulatory developments (including Listing Rules updates) relevant to the discharge of such obligations and duties;

(iii) corporate governance and ESG matters (including developments on sustainability or climate-related risks and opportunities relevant to the issuer and its business);

(iv) risk management and internal controls; and

(v) updates on industry-specific developments, business trends and strategies relevant to the issuer.

SHAREHOLDERS' RIGHTS

Convene a General Meeting

Pursuant to section 566 of the Companies Ordinance and article 50 of the articles of association of the Company (the "**Articles**"), the Directors must convene a general meeting on written requisition by shareholders representing at least 5% of the total voting rights of all shareholders having a right to vote at general meetings.

The relevant written requisition shall state the general nature of the business to be dealt with at the general meeting, and may include the text of a resolution that may properly be moved and is intended to be moved at the general meeting.



SHAREHOLDERS' RIGHTS (Continued)

Procedures for Putting Forward Proposals at Annual General Meeting

Pursuant to section 615 of the Companies Ordinance, shareholder(s) can submit a written requisition to move a resolution at the Company's annual general meeting(s) if they represent:

(i) at least 2.5% of the total voting rights of all shareholders who have a right to vote at the annual general meeting to which the requests relate; or

(ii) at least 50 members who have a right to vote on the resolution at the annual general meeting to which the requests relate.

The relevant written requisition must: (i) identify the resolution of which notice is to be given; (ii) be authenticated by the person or persons making it; and (iii) be received by the Company not later than 6 weeks before the relevant annual general meeting to which the requests relate; or if later, the time at which notice is given of that meeting.

Any written requisition from shareholders to the Company pursuant to sections 566 and 615 of the Companies Ordinance must be deposited at the Company's registered office, or by email to enquiry@richgoldman.com.hk.

Send Enquiries to the Board

The Company's corporate website provides email address, postal address and telephone number by which shareholders of the Company may at any time address their concerns or enquiries to the Board.

COMMUNICATIONS WITH SHAREHOLDERS AND ENGAGEMENT CONDUCTED

The Company recognises the importance of maintaining an on-going and timely communication with shareholders to enable them to form their own judgment and to provide constructive feedback.

The primary communication channel between the Company and its shareholders is through the publication of notices, announcements, circulars, annual and interim reports, and documents of corporate communications. The Company's share registrar and transfer office serves the shareholders regarding all share registration matters. The Company's annual general meeting provides an important channel for shareholders to communicate their views on various matters affecting the Company, such that the Company can solicit and understand the views of the shareholders and stakeholders. Separate resolutions are proposed at general meeting on each substantially separate issue, including the re-election of individual directors. The Company has also complied with the requirements of the Listing Rules and the Articles in respect of voting by poll and other related matters.

Pursuant to code provision F.1.3 of the Corporate Governance Code, the Company will invite representatives of the external auditor to attend the forthcoming annual general meeting to answer the shareholders' questions about the conduct of the audit, the preparation and content of the auditor's report, the accounting policies and auditor independence.

The Board maintains an on-going dialogue with the shareholders by means of formal meetings and other appropriate channels under the Company's shareholders' communication policy to communicate with them and encourage their participation. Moreover, the Company ensures that shareholders are given sufficient advance notice of shareholders meetings and provides the shareholders with sufficient information to enable them to familiarise themselves with the detailed procedures for conducting a poll, and arranges to address enquiries from the shareholders in the shareholders meetings.

COMMUNICATIONS WITH SHAREHOLDERS AND ENGAGEMENT CONDUCTED (Continued)

The Board, particularly the independent non-executive Directors, ensures accessibility to the shareholders to facilitate constructive engagement, understand their views on matters affecting the Company, and discuss governance performance and corporate strategy.

During the financial year ended 30 June 2026, the shareholder engagement activities conducted by the Group are as follows:

– Annual general meeting was held on an annual basis to present the Group's operational and financial performance, review annual report matters, and provide an open forum for shareholder questions.

– Corporate Communications such as annual reports, interim reports, circulars and announcements were published/ despatched to shareholders.

– For ad-hoc shareholder communications, ongoing responses are provided to shareholders' and investors' inquiries via email, telephone hotline and corporate correspondence regarding business updates and governance matters.

The groups of shareholders involved include (i) individual shareholders who attended the annual general meeting and submitted direct inquiries; and (ii) institutional investors, fund managers and analysts participating in scheduled corporate events.

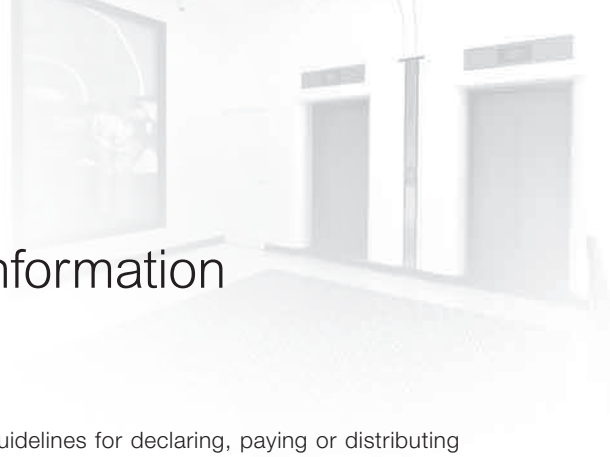
The Company's representatives involved in these engagements include (i) the Chairman of the Board and Directors (in particular the Board committee chairmen) attended the annual general meeting to directly address relevant questions regarding governance, audit and nomination; and (ii) the senior management members and company secretary of the Company participated in managing routine day-to-day communications.

The Company's approach to following up on the engagements outcomes are as follows:

– Questions and feedback raised by shareholders during the annual general meeting or through corporate communication channels are recorded, collated and directed to the relevant executive Directors, Board committee chairmen or departmental heads for review.

– Actionable feedback concerning corporate governance, disclosure transparency or strategic alignment is evaluated by the management and discussed at Board or Board committee meetings to drive operational and governance enhancements.

– Follow-up clarifications or requested corporate information are provided to participating shareholders and potential investors in a timely manner through formal announcements, circulars or direct correspondence in strict compliance with inside information and regulatory disclosure obligations.



Corporate Governance and Other Information

DIVIDEND POLICY

The Company has adopted a dividend policy that sets out the principles and guidelines for declaring, paying or distributing net profits as dividends to shareholders. The key aim of the policy is to balance the return of capital to shareholders while maintaining adequate cash reserves to meet working capital requirements, support future growth and preserve shareholder value.

The Company does not have any pre-determined dividend payout ratio. The Board has the discretion to declare and distribute dividends (including interim, final, special or other distributions) subject to the Company's Articles of Association, applicable laws and regulations, and the evaluation of the following key factors:

– The Group's actual and expected financial and business needs;

– Expected working capital requirements and future expansion plans;

– The level of debt-to-equity ratio, return on equity ratio and relevant financial covenants;

– The Group's overall liquidity position;

– General economic conditions, business cycles of the Group's operating segments, and other internal or external factors impacting financial performance;

– Retained earnings and distributable reserves of the Company; and

– Any other factors deemed relevant and appropriate by the Board.

The Board confirmed that all dividend decisions made by the Board during the financial year ended 30 June 2026 were made in strict accordance with the Company's dividend policy. As the Group prudently prioritised retaining adequate cash reserves for working capital and operational stability during the year, the Board resolved not to recommend the payment of any final dividend for the financial year ended 30 June 2026.

CONSTITUTIONAL DOCUMENTS

There was no change in the constitutional documents of the Company during the financial year.

INVESTOR RELATIONS

Enquiries from investors are replied in an informative and timely manner. To enhance effective communication, the Company maintains its corporate website at https://www.richgoldman.com.hk where extensive information is posted.

Environmental, Social and Governance Report

ABOUT THIS REPORT

Rich Goldman Holdings Limited (the "**Company**", together with its subsidiaries, collectively referred to as the "**Group**"), is pleased to present the FY2025/26 Environmental, Social and Governance Report (the "**Report**") to provide an overview of the Group's management of significant issues affecting the operation, including environmental, social and governance issues. This Report is prepared by the Group with the professional assistance of APAC Compliance Consultancy and Internal Control Services Limited.

PREPARATION BASIS AND SCOPE

This Report is prepared in accordance with Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") (the "**Listing Rules**") – "Environmental, Social and Governance Reporting Code" and has complied with "comply or explain" provision in the Listing Rules.

This Report summarises the performance of the Group in respect of corporate social responsibility, covering its operating activities which are considered as material by the Group – (i) the money lending business and property leasing business in Hong Kong ("**Money lending & HK property leasing businesses**"); (ii) hotel operations business in Hong Kong ("**HK hotel operations business**"); and (iii) property leasing business in the PRC ("**PRC property leasing business**"). With the aim to optimise and improve the disclosure requirements in the Report, the Group has taken the initiative to formulate policies, record relevant data as well as implement and monitor measures. This Report shall be published both in Chinese and English on the website of the Stock Exchange. Should there be any discrepancy between the Chinese and the English versions, the English version shall prevail. The board (the "**Board**") of directors (the "**Directors**") of the Company confirmed that during the reporting period, the Company complied with the applicable provisions contained in the "Environmental, Social and Governance Reporting Code" of the Listing Rules.

In preparing this Report, the Group has applied the four reporting principles set out in the Environmental, Social and Governance Reporting Code. (1) Materiality: the material Environmental, Social and Governance ("**ESG**") issues identified through the Group's stakeholder engagement and materiality assessment determine the content of this Report. (2) Quantitative: key performance indicators are presented in measurable terms, with the standards, methodologies and source of conversion and emission factors stated under "Assumptions and References". (3) Balance: this Report presents the Group's performance without selective omission. (4) Consistency: unless otherwise stated, the methodologies applied are consistent with those used in the prior year so that the figures are comparable; any change in the basis of preparation, and its effect, is disclosed where relevant.

REPORTING PERIOD

This Report demonstrates our sustainability initiatives during the reporting period from 1 July 2025 to 30 June 2026.

CONTACT INFORMATION

The Group welcomes your feedback on this Report for the sustainability initiatives. Please contact us by email to enquiry@richgoldman.com.hk.

Environmental, Social and Governance Report

INTRODUCTION

The Group is principally engaged in investment holding, with three segments namely money lending business, hotel operations business and property leasing business. The Company has its registered office in Hong Kong. The services provided by the Group are mostly financial, hotel operation and office-based, and do not involve any manufacture of goods.

Money lending business is one of key segments of the Group's diversifying strategy over the income streams. The Company provides diversified loan services. The Company broke through the traditional framework of money lending business and launched an online lending platform with smart technology to provide customers with brand-new loan experience.

Hotel operations business is another segment of the Group with an aim to diversify the income stream. With favourable geographical location and reasonable pricing strategy, its average daily rate was not lagging behind its peers and its occupancy rate remained at a high level, which resulted in the business becoming a stable source of revenue for the Group.

For Hong Kong property leasing business, the hotel property is mainly for the hotel operations business of the Group, leaving the shops on the ground floor of the hotel property leased to independent third parties so as to generate another source of income stream of the Group's property leasing business in Hong Kong.

The PRC property leasing business represents the leasing of the shops and venue spaces in properties situated in Pudong New District, Shanghai called Shanghai Zhang Jiabang Yifei Creativity Street (上海張家浜逸飛創意街) or Shanghai Jin Xiu Fun (上海錦繡坊) (the "**PRC Properties**") to various tenants. As at 30 June 2026, 45 third-party business tenants, a majority of which are chain restaurants with renowned brands and education centres, had signed a tenancy agreement in relation to shops and venue spaces within the PRC Properties. The PRC Properties are currently managed by a third-party management company under a property management agreement.

STAKEHOLDER ENGAGEMENT

The Group understands the success of the Group's business depends on the support from its key stakeholders, who (a) have invested or will invest in the Group; (b) have the ability to influence the outcomes within the Group; and (c) are interested in or affected by or have the potential to be affected by the impact of the Group's activities, products, services and relationships. This allows the Group to understand risks and opportunities. The Group will continue to ensure effective communication and maintain good relationship with each of its key stakeholders.

Stakeholders are prioritised from time to time in view of the Group's roles and duties, strategic plan and business initiatives. The Group engages with its stakeholders to develop mutually beneficial relationships, seek their views on its business proposals and initiatives, as well as promote sustainability in the marketplace, workplace, community and environment.

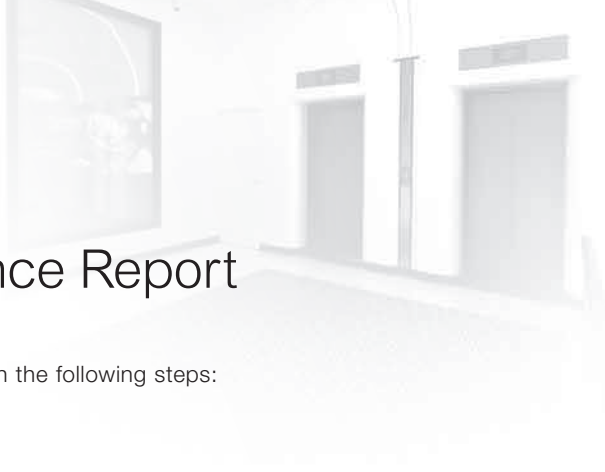
Environmental, Social and Governance Report

The Group acknowledges the importance of intelligence gained from the stakeholders' insights, inquiries and continuous interest in the Group's business activities. The Group has identified key stakeholders who are important to the business and established various channels for communication. The following table provides an overview of the Group's key stakeholders, and various platforms and means of communication which are used to reach, listen and respond to stakeholders.

Stakeholders	Expectations	Engagement Channels
Government	• Legitimacy of service and business ethics • Employee protection • Tax compliance	• Compliance with applicable laws and regulations • Corporate events
Shareholders and Investors	• Corporate governance • Business operations • Information disclosure • Protection of interests and fair treatment of shareholders • Return on investment	• Annual and interim reports and other published information • Annual general meeting and other shareholders meetings • Press releases • Corporate events
Employees	• Training and development • Remuneration • Occupational health and safety • Self-actualization	• Staff meetings • Complaint system • Training, seminars, briefing sessions
Customers	• Data privacy • Customer satisfaction • High-quality services • Business ethics	• Company website • Feedback from frontline employees • Email and customer service hotline
Peer and Industry Associations	• Experience sharing • Fair competition	• Industry seminars • Exhibitions • Corporate events • Company website
Public and Communities	• Contribution to community • Environmental protection • Social responsibilities	• Support to charitable organisations • Voluntary work activities

Through general communication with stakeholders, the Group understands the expectations and concerns from stakeholders. The feedbacks obtained can allow the Group to make more informed decisions, and better assess and manage the resulting impact.

The Group has adopted the principle of materiality in the ESG reporting by understanding the key ESG issues that are important to the business of the Group. All the key ESG issues and key performance indicators (KPIs) are reported in the Report according to recommendations of the ESG Reporting Code (Appendix C2 to the Listing Rules) and the guidelines of Global Reporting Initiative ("**GRI**").



Environmental, Social and Governance Report

The Group has evaluated the materiality and importance in ESG aspects through the following steps:

Step 1: Identification – Industry Benchmarking

- Relevant ESG areas were identified through the review of relevant ESG reports of the local and international industry peers.

- The materiality of each ESG area was determined based on the importance of each ESG area to the Group through internal discussion of the management and the recommendation of ESG Reporting Code (Appendix C2 to the Listing Rules).

Step 2: Prioritisation – Stakeholder Engagement

- The Group discussed with key stakeholders on key ESG areas identified above to ensure all the key aspects were covered.

Step 3: Validation – Determining Material Issues

- Based on the discussion with key stakeholders and internal discussion among the management, the Group's management ensured all the key and material ESG areas, which were important to the business development, were reported and in compliance with ESG Reporting Code.

As a result of this process carried out during the reporting period, those important ESG areas to the Group were discussed in this Report.

ESG GOVERNANCE

Board's oversight of ESG issues

Board's overall vision and strategy in managing ESG issues and Working Group

The Board is primarily responsible for the Group's ESG strategy and reporting, including identifying and determining ESG-related risks and ensuring the effectiveness of ESG risk management. In this regard, the Group has established an ESG Working Group, which has sufficient knowledge of both ESG matters and its operations, consisting of executive Directors and senior management members to oversee the material ESG issues that are relevant to its business and of high importance to investors and stakeholders. The ESG Working Group is responsible for maintaining a transparent and effective discussion with various stakeholders including customers, employees, local community, the government, investors and shareholders with an aim to ascertain the material ESG issues. The ESG Working Group enhances the communication with stakeholders by regularly updating the Company's website, gauging feedback from frontline employees, conducting staff meetings, establishing complaint system and consistently supporting charitable organisations. Different ESG issues are reviewed by the ESG Working Group at the regular meeting, which is held once a year. The Board consistently reviews and supervises the performance of the ESG Working Group and ensures the effectiveness of the overall ESG practices.

Board's ESG management approach and strategy for material ESG-related issues

In order to better understand the opinions and expectations of different stakeholders on our ESG issues, materiality assessment is conducted annually. We ensure various platforms and channels of communication are used to reach, listen and respond to our key stakeholders. Through general communication with stakeholders, the Group understands the expectations and concerns from stakeholders. The feedbacks obtained can allow the Group to make more informed decisions, and better assess and manage the resulting impacts.

The Group has evaluated the materiality and importance in ESG aspects through the following steps: (1) material ESG area identification by industry benchmarking; (2) key ESG area prioritisation with stakeholder engagement; and (3) validation and determining material ESG issues based on the results of communication among stakeholders and the management.

Hence, this can enhance understanding of their degree and change of attention of our stakeholders to each significant ESG issue, and can enable us to plan our sustainable development direction more comprehensively in the future. Those important and material ESG areas identified during our materiality assessment were discussed in this Report.

Board review progress against ESG-related goals and targets

The progress of target implementation and the performance of the goals and targets shall be closely reviewed from time to time. Rectification may be needed if the progress falls short of expectation. Effective communication about the goals and targets with key stakeholders such as employees is essential, as this can enable them to be engaged in the implementation process, and to have a sense that they are part of the changes that the Company aspires to achieve.

Setting strategic goals for the coming three to five years enables the Group to develop a realistic roadmap and focus on results of achieving the visions.

Setting targets requires the ESG Working Group to carefully examine the attainability of the targets which shall be weighed against the Company's ambitions and goals. During the reporting period, our Group set targets on an intensity basis.



Environmental, Social and Governance Report

A. ENVIRONMENTAL ASPECTS

A1. EMISSIONS

Despite the fact that little environmental impact can be caused by office-based operations, the Group is committed to operating its business in an environmental-friendly manner, fostering mindful resources consumption in daily operations and arousing its employees' environmental awareness. We constantly monitor our environmental performance and strive hard to reduce the negative impacts on the environment.

During the reporting period, the Group strictly complied with all relevant environmental laws and regulations in Hong Kong and the PRC and was not aware of any non-compliance of laws and regulations that could have significant impacts on the Group relating to air pollutants and greenhouse gas emissions, discharges into water and land, or generation of hazardous and non-hazardous wastes, including but not limited to the followings:

- Air Pollution Control Ordinance (Chapter 311 of the Laws of Hong Kong);
- Waste Disposal Ordinance (Chapter 354 of the Laws of Hong Kong);
- Water Pollution Control Ordinance (Chapter 358 of the Laws of Hong Kong);
- Atmospheric Pollution Prevention and Control Law of the People's Republic of China (2015) in the PRC;
- Prevention and Control of Environmental Pollution by Solid Waste (2015 Amendment) in the PRC; and
- Water Pollution Prevention and Control Law of the PRC

Air Pollutants Emission

Air pollutant emissions control is essential to mitigate the impact on the environment and to protect the health of employees. The Group strictly complied with the Air Pollution Control Ordinance (Chapter 311 of the Laws of Hong Kong) during the year. For Money lending & HK property leasing businesses, their operations are mainly office-based and it is not involved in the combustion of stationary sources. For HK hotel operations business, the air pollutants emitted are mainly generated from the purchased towngas which is for water heating purpose in the bathroom of guest rooms. For the PRC property leasing business, the traditional vehicle was replaced with an electric vehicle and there was no petrol consumption during the reporting period. The PRC subsidiary strictly complied with Atmospheric Pollution Prevention and Control Law of the People's Republic of China (2015) in the PRC during the year.

The slight increase in nitrogen oxides emission in FY2025/26 was mainly attributable to the increase in the towngas consumption as a result of the growth in the number of guests staying in our hotel. There were no air pollutant emissions from vehicles during the reporting period as the Group's only vehicle, which is in the PRC, is electric. Furthermore, the Group has set a target to reduce air pollutant emissions per HK$1,000 of revenue by 5% over the five-year period.

During the reporting period, the air pollutants emission was as follows:

Air Pollutants	Unit	Money lending & HK property leasing businesses	HK hotel operations business	PRC property leasing business	FY2025/26 Total	FY2024/25 Total
Nitrogen oxides (NO_x)	kg	–	2.89	–	2.89	2.76
Sulphur dioxide (SO_2)	kg	–	0.01	–	0.01	0.01
Particulate matter (PM)	kg	–	–	–	–	–

Greenhouse Gas ("GHG") Emission

The Group recognises that climate change is gradually concerned by the community as it affects our daily life and poses risks to its business. Hence, the Group is committed to mitigating the effects of climate change and protecting the health of employees. For money lending business and property leasing business in both Hong Kong and the PRC, electricity accounts for their GHG indirect emission during their office operations. For HK hotel operations business, electricity and towngas usage by guest rooms contributes to GHG emissions during hotel operations. In an effort to minimise the carbon footprint, the Group is devoted to maintaining an efficient and effective use of resources by adopting energy-saving initiatives which will be further elaborated in the section "Use of Resources" of this Report.

The slight increase in GHG Scope 1 emission in FY2025/26 was mainly attributable to the increase in the towngas consumption as a result of the growth in the number of guests staying in our hotel. The slight increase in GHG Scope 2 emission in FY2025/26 was mainly attributable to the increase in purchased electricity as a result of the increased occupancy rate of the PRC Properties. During the FY2025/26, the Group has improved the methodology for calculating Scope 2 emission, and the comparative figures have been restated accordingly. During the reporting period, the Group also commenced measuring selected categories of Scope 3 emission for the first time. Furthermore, the Group has set a comprehensive reduction target by 5% of HK$'000 revenue intensity on GHG emission over the five-year period.

During the reporting period, the GHG emission was as follows:

GHG Emission[1]	Unit	Money lending & HK property leasing businesses	HK hotel operations business	PRC property leasing business	FY2025/26 Total	FY2024/25 Total
Scope 1[2]	tonnes of CO_2-e	–	38.46	–	38.46	36.67
Scope 2[3]	tonnes of CO_2-e	16.78	213.89	504.54	735.21	721.24
Scope 3	tonnes of CO_2-e	–	–	–	458.30	–
Total GHG emission (Scope 1 and Scope 2)	tonnes of CO_2-e	16.78	252.35	504.54	773.67	757.91
GHG emission intensity	tonnes of CO_2-e/ HK$'000 revenue	0.0002	0.0133	0.0164	0.0061	0.0059

1 The calculation of the GHG emission is based on the "Corporate Accounting and Reporting Standard" from GHG protocol.

2 Scope 1: Direct emissions from sources that are owned or controlled by the Group.

3 Scope 2: Indirect emissions from purchased electricity consumed by the Group (towngas combustion is reported under Scope 1). The FY2024/25 Scope 2 emissions, combined Scope 1 and Scope 2 emissions, and related emissions intensity have been restated.

Hazardous and Non-hazardous Wastes

Waste management is considered as one of the material topics in environmental protection. The Group recognises the importance of waste reduction. Waste management measures have been introduced and implemented to minimise the amount of waste generated and the impact on the environment. With our business nature, no hazardous waste is generated or discharged during the office and hotel operations. The Group strictly complied with the Waste Disposal Ordinance (Chapter 354 of the Laws of Hong Kong) and Water Pollution Control Ordinance (Chapter 358 of the Laws of Hong Kong) during the year. Besides, the PRC subsidiary strictly complied with Prevention and Control of Environmental Pollution by Solid Waste (2015 Amendment) in the PRC and Water Pollution Prevention and Control Law of the PRC during the year.

For money lending business and property leasing business in both Hong Kong and the PRC, the major source of their non-hazardous waste is the general office waste consisting of paper and plastic waste, which is considered as insignificant to the Group's business. For HK hotel operations business, the non-hazardous waste includes paper and cardboard, plastics, metals, glass and disposable room amenities and linens. The Group endeavours to reduce the amount of waste and strengthen the environmental awareness of the employees. The Group ensures all the wastes generated are properly collected and handled. The Group will plan to establish an effective non-hazardous waste data collection system to record the waste amount in the future.

With the aim to reduce the amount of waste generated, we recommend our staff to use reusable cups and bowls in the workplace to reduce the use of disposable containers and minimise the wastage and harm to the environment. We recycle every printer toner cartridge and rechargeable battery, as well as encourage proper sorting of recyclable materials including waste paper, metals, plastic and glass. Moreover, we encourage duplex printing for most of the printing jobs in our office in order to avoid overuse of paper. We pre-set the fax machine to convert incoming messages to electronic files and transfer them directly to the server to avoid bulk printing of promotional copies. Single-sided paper, envelopes and the backside of letter pads are also reused to the greatest extent. For money lending business, the Group makes use of financial technology such as online application, intelligent loan vetting and approval and online loan agreement signing tools and this greatly reduces the consumption of paper.

The non-hazardous waste remained stable in FY2025/26, representing mainly general office waste of the PRC property leasing business which is generated at a steady rate. Data on non-hazardous waste, including paper waste, from the HK hotel operations business was not available for the reporting period. Furthermore, the Group has set a comprehensive reduction target by 5% of HK$'000 revenue intensity on non-hazardous waste over the five-year period.

During the reporting period, the non-hazardous waste generation was as follows:

Wastes	Unit	Money lending & HK property leasing businesses	HK hotel operations business	PRC property leasing business	FY2025/26 Total	FY2024/25 Total
Non-hazardous waste generated	tonnes	–	–	6.00	6.00	6.00
Non-hazardous waste generated intensity	tonnes/HK$'000 revenue	–	–	0.0002	0.0001	0.0001

A2. USE OF RESOURCES

The Group strives to take all feasible measures to incorporate sustainability into its business operations and improve its environmental performance. Realising that resource conservation is crucial for maintaining environmental sustainability, we promote green office management and encourage our employees to be aware of the need for resource conservation in daily operations. We pledge to reduce resource consumption and carbon footprint in all our businesses and operations through the application of several actions and practices.

Energy

The energy consumption of the Group mainly comes from purchased electricity for office operation of money lending business and property leasing business in both Hong Kong and the PRC, as well as purchased electricity and towngas for hotel operations of HK hotel operations business. In order to reduce the energy consumption, the Group advocated various energy conservation strategies. During daytime, we make use of daylight whenever possible to save electricity used for lighting. We switch off all electronic appliances when they are not in use and use energy-saving light bulbs to reduce power consumption. In our hotel, customers are given a choice of whether to change the bed linen everyday as a part of our environmental responsibilities for energy saving from the use of washing machines.

The increase in energy consumption in FY2025/26 was mainly attributable to the increased purchased electricity resulting from the increased occupancy rate of the PRC Properties, and the growth in the number of guests staying in our hotel, which also led to the slight rise in towngas consumption during the reporting period. There was no petrol consumption in FY2025/26 as the Group's only vehicle, which is in the PRC, is electric. Furthermore, the Group has set a comprehensive reduction target by 5% of HK$'000 revenue intensity on energy consumption over the five-year period.

During the reporting period, the energy consumption was as follows:

Energy consumption	Unit	Money lending & HK property leasing businesses	HK hotel operations business	PRC property leasing business	FY2025/26 Total	FY2024/25 Total
Purchased electricity	MWh	28.45	629.09	879.46	1,537.00	1,465.67
Purchased towngas	MWh	–	200.87	–	200.87	191.52
Petrol	MWh	–	–	–	–	–
Total energy consumption	MWh	28.45	829.96	879.46	1,737.87	1,657.19
Energy consumption intensity	MWh/HK$'000 revenue	0.0004	0.0439	0.0287	0.0137	0.0129

Water

Water is another important resource. The water used by the Group in Hong Kong is supplied by the Water Supplies Department. For Money lending & HK property leasing businesses, the office water supply is solely controlled by the building management company. In this case, it is not feasible for us to provide water consumption data as there is no separate sub-meter to record the water consumption data for office operation. The Group strives to reduce water consumption by strengthening the water-saving awareness of the employees. We remind our employees to conserve water by emails and posting signs. In our hotel, customers are given a choice of whether to change the bed linen everyday as a part of our environmental responsibilities for water saving from the use of washing machines.

The slight increase in water consumption in FY2025/26 was mainly attributable to the growth in the number of guests staying in our hotel and the increased occupancy rate of the PRC Properties. Furthermore, the Group has set a comprehensive reduction target by 5% of HK$'000 revenue intensity on water consumption over the five-year period.

During the reporting period, the total water consumption was as follows:

Water Consumption	Unit	Money lending & HK property leasing businesses	HK hotel operations business	PRC property leasing business	FY2025/26 Total	FY2024/25 Total
Water consumption	m^3	N/A	5,270	7,295	12,565	12,198
Water consumption intensity	m^3/HK$'000 revenue	N/A	0.279	0.238	0.099	0.095

A3. THE ENVIRONMENT AND NATURAL RESOURCES

Regarding the business nature of the Group, we are not aware of any significant impact of the business activities on the environment and natural resources. With the implementation of aforementioned green office and hotel practices to reduce air pollutants and GHG emissions, waste generation and resources consumption, the Group strives to enhance environmental sustainability and minimise the impacts on the environment.

During the reporting period, the Group has supported the event "Earth Hour 2026" organised by WWF in March 2026 and pledged to encourage its staff to avoid environmental impacts and to show concerns to the ecological crisis issue by switching off non-essential lighting and electrical equipment across its Hong Kong office as part of its energy-saving initiative. It will persevere to implement green work practice and enhance resource efficiency in order to protect the earth.

The Group also arranged an eco-bottle workshop in October 2025 for its employees which was designed to arouse staff's biodiversity awareness and provide environmental education of upcycling and resource conservation, aligning with its commitment to sustainability and appreciation for local ecology.

B. SOCIAL ASPECTS

EMPLOYMENT AND LABOUR PRACTICES

B1. EMPLOYMENT

Employees are regarded as the Group's important and valuable assets to the Group's success. We aim to provide a safe and healthy working environment to our employees, ensuring their rights and welfare and providing them with optimal development and training. The commitment is incorporated into staff handbook and other human resources management policies. Our staff handbook covers the Group's policies in respect of compensation and dismissal, recruitment and promotion, working hours, rest periods and other benefits and welfare.

Employees' Rights and Welfare

The Group prioritises the rights and benefits of its employees. We believe well-being of employees is correlated to their productivity and sense of belonging to the Company. We strive to move forward with high labour standards, respect human rights and minimise the staff turnover rate.

The Group strictly complies with applicable local regulations, including but not limited to the Employment Ordinance and Minimum Wage Ordinance in Hong Kong, the Labour Law of the PRC and the Labour Contract Law of the PRC, to ensure fair remuneration and benefits for our employees. We provide remuneration for our employees according to their qualifications, experience, performance, job duties and service years as well as to the market benchmark. We review performance appraisal on an annual basis to ensure our remuneration practices are competitive and aligned with market rates. In addition to salaries, we provide mandatory provident fund contributions for Hong Kong staff, social security insurance for the PRC employees, allowances, medical benefits and variable incentive-based remuneration such as discretionary bonus to our employees. Employees are also entitled to various types of leave including annual leave, paid sick leave, marriage leave, maternity leave, compassionate leave, etc.

Equal opportunities, diversity and anti-discrimination

The Group strives to construct a diverse and inclusive workplace where all our employees are treated with dignity and respect. We strongly oppose to all discriminatory behaviour against any individual on their gender, age, nationality, race, colour, disability, creed, religion, sexual orientation, marital status or family status. The principle of equal opportunities is applied in all employment practices, including but not limited to recruitment, promotion and transfer, work allocation, benefits and training and development. During the reporting period, there were no instances of non-compliance of laws and regulations relating to employment and labour practices in Hong Kong and the PRC.

Employee Composition and Employee Annual Turnover Rates

The employee compositions by gender, age group, geographical region, employment type and employment mode at the end of the reporting period were as follows:

Employee composition	FY2025/26	FY2024/25
By gender		
• Male	51%	56%
• Female	49%	44%
By age group		
• Age 30 or below	30%	27%
• Age 31-40	45%	47%
• Age 41-50	15%	14%
• Age 51 or above	10%	12%
By geographical region		
• Hong Kong	70%	73%
• The PRC	30%	27%
By employment type		
• Senior management	16%	16%
• Middle management	11%	11%
• General staff	56%	56%
• Contract/short term staff	17%	17%
By employment mode		
• Full-time staff	92%	94%
• Part-time staff	8%	6%

The employee annual turnover rates by gender, age group and geographical region during the reporting period were as follows:

Employee annual turnover rates	FY2025/26	FY2024/25
By gender		
• Male	63%	41%
• Female	49%	39%
By age group		
• Age 30 or below	76%	51%
• Age 31-40	41%	18%
• Age 41-50	45%	36%
• Age 51 or above	88%	85%
By geographical region		
• Hong Kong	73%	48%
• The PRC	14%	6%
• Macau	–	100%
Overall	56%	40%

B2. HEALTH AND SAFETY

The Group provides its employees with a safe and healthy working environment. We ensure that our daily operations are compliant with all applicable rules, to minimise and protect employees from any occupational health and safety hazards that may cause risks. We strictly comply with the rules and guidelines stipulated in the Occupational Safety and Health Ordinance by the Labour Department in Hong Kong and the Law of the PRC on Prevention and Control of Occupational Diseases. Besides, we implement health and safety measures as followings:

Safe and Hygienic Workplace

The Company provides its employees with a set of guidelines to ensure a safe and healthy workplace for all its workforce. We provide medical benefits to our employees, prohibit smoking in non-smoking areas or bringing in explosives or illegal drugs without permission. We also circulate internal memorandum among our staff to remind them of the information related to occupational health and safety. We care about employees' physical and mental health, conduct regular interviews to understand employees' concerns, and launch employee surveys to learn more about employees' needs. We also implement daily disinfection in hotels and regular disinfection in office.

Fire Safety

Our hotel is equipped with qualified fire installations and equipment to ensure fire safety, in compliance with the Fire Safety (Buildings) Ordinance (Chapter 572 of the Laws of Hong Kong). All the hotel fire service systems are installed by a registered fire service installation contractor and are inspected annually. The fire extinguishers in office are also subject to rigorous maintenance.

Indoor Air Pollution Prevention

The ventilation systems in our hotel are inspected annually. During the reporting period, the ventilation system in our hotel was proved to be in safe and efficient working order in accordance with Regulation 5A of the Building (Ventilation Systems) Regulations (Chapter 123J of the Laws of Hong Kong).

Employee Wellbeing

The Group cares about the physical and mental wellbeing of its employees. During the reporting year, the Group has arranged a traditional Chinese medicine health seminar regarding relieving workplace aches and pains; and provided complimentary one-on-one traditional Chinese medicine consultation sessions for employees in May 2026. This alleviated physical strain and occupational discomfort among employees, thereby promoting mental well-being and reducing workplace stress.

Work-related Injuries and Fatalities

During the reporting period, no employee was injured (FY2023/24: nil; FY2024/25: three) and no day was lost (FY2023/24: nil; FY2024/25: 21) due to work-related injuries. There was no fatality case (FY2023/24: nil; FY2024/25: nil) during the year. Moreover, there was no violation of any laws and regulations (FY2024/25: nil) relating to occupational health or safety in Hong Kong or the PRC, including but not limited to the followings:

- Occupational Safety and Health Ordinance (Chapter 509 of the Laws of Hong Kong);
- Employees' Compensation Ordinance (Chapter 282 of the Laws of Hong Kong); and
- The Law of the People's Republic of China on the Prevention and Control of Occupational Diseases

B3. DEVELOPMENT AND TRAINING

The Group believes that development and training are crucial to enhance its employees' potential for work advancement. We support our employees in the performance of their designated roles and help them to fulfill their potential during the course of their employment. To improve employees' professional knowledge and skills in discharging their duties, we provide on-the-job training to our employees with contents covering occupational health, corporate governance, etc. Our employees are funded suitable seminars, aiming to encourage and support them in pursuing professional development and continuous learning through external training.

To uphold our services quality, understand different case scenarios faced by the frontline staff and timely respond to the views from our staff, the Group always seeks improvements on the training by conducting assessment and collecting feedback of participants. This can help the Group continuously improve the training programs covering various aspects offered to all levels of employees so as to enhance their job performance.

During the reporting period, the percentage of employees trained and average training hours completed per employee by gender and employment type was as follows:

	Percentage of employees trained within each category		Average training hours completed (hours/employee)	
Employment category	**FY2025/26**	**FY2024/25**	**FY2025/26**	**FY2024/25**
By gender				
• Male	45%	46%	2.11	1.98
• Female	46%	54%	2.03	2.28
By employment type				
• Senior management	35%	50%	1.13	2.63
• Middle management	71%	63%	2.76	3.59
• General staff	57%	58%	2.81	2.27
• Contract/short term staff	–	49%	–	0.07

Each percentage shows the proportion of employees trained within the relevant category.

During the reporting period, the composition of employees received training by gender and employment type was as follows:

Composition of trained employees (%)	**FY2025/26**	**FY2024/25**
By gender		
• Male	53%	54%
• Female	47%	46%
By employment type		
• Senior management	12%	15%
• Middle management	18%	15%
• General staff	70%	67%
• Contract/short term staff	–	3%

B4. LABOUR STANDARDS

The Group prohibits engagement of child and forced labour in compliance with the relevant law of Employment Ordinance and the Employment of Children Regulations in Hong Kong and the Labour Law of the PRC. We have implemented a preventive recruitment procedure with a thorough background check, to ensure that no underaged or illegal persons are employed. Furthermore, to prevent unlawful recruitment of employees under the age of 15 as child labour, employees are required to provide identity proofs to Human Resources and Administration Department to verify the age as part of the recruitment process. All work should be voluntarily performed and shall not involve forced labour. If any violation against laws and regulations in relation to labour standards is found, we will investigate the incident, impose appropriate penalty to accountable staff depending on the severity and review any defects in the human resources system in place. Besides, the Group does not in any way force its employees to work overtime. Employees are compensated in accordance with labour laws and company practices on overtime compensation in cases where working beyond normal working hours is inevitable.

During the reporting period, there was no employment of child labour (FY2024/25: nil) discovered, nor any non-compliance of laws and regulations relating to forced labour.

OPERATING PRACTICES

B5. SUPPLY CHAIN MANAGEMENT

The Group has established a set of guidelines for procurement of goods and services, with an objective to maintain proper supply chain management in the Company. We expect our suppliers to share the same values and operate business in a responsible, fair and honest manner. For office operation, the Group mainly works with third party services providers which provide services such as information technology services, property management services, advertising services and legal and consultancy services. We also work with suppliers that supply office equipment, printing and stationery. For hotel operations, the Group works closely with a number of suppliers in providing a range of hospitality goods, including guestroom consumables, tableware, furniture and electrical appliances.

Stringent procedures are applied in the selection of suppliers. In addition, we maintain a well-established system to monitor the quality of suppliers, ensuring that the goods supplied and services provided are of high standard. The Group also emphasises on the selection of products that cause minimal impacts on the environment, for example, we purchase green cleaning products and reusable items instead of single-use disposable ones. To raise awareness of environmental protection of our suppliers and engage them to contribute to sustainable development, we welcome suppliers who demonstrate their commitment to sustainability.

During the reporting period, the number of suppliers of the HK hotel operations business, which account for the majority of the Group's suppliers, by geographical region was as follows:

Number of suppliers	FY2025/26	FY2024/25
By geographical region		
• Hong Kong	40	42
• The PRC	6	5
• Australia	1	1
• The Netherlands	–	–
• Macau	–	3
• The U.S.A.	–	–
• Singapore	1	1
Total	**48**	**52**

B6. PRODUCT RESPONSIBILITY

Service levels are deemed essential by the Group because quality service is indispensable factors in maintaining the market position of the Group in the highly competitive market. Our employees fully understand the obligation of delivering high quality service to customers. Striving to achieve a high standard of professionalism, we seek continuous improvement in service quality by welcoming comments and feedback from our customers. To improve our service, the Group's complaint handling policy is strictly in accordance with regulatory standards to ensure that customers' opinions are heard and responded in a timely manner.

During the reporting period, no material products or service-related complaint (FY2024/25: nil) was received.

Quality Management System

The Group has established "Guest Complaint Handling Procedures" (《客人投訴處理流程》) for our businesses, to clarify the responsible departments and handling procedures for guest complaints, and handle the complaints in a timely and effective manner. The Group assigned specific persons in-charge to conduct complaint handling, complaint supervision and tracking of hotel management issues.

The Group believes the opinions from customers can drive our continuous improvement and are essential to our pursuit for excellence. We welcome the opinions from customers by establishing various communication channels with customers, such as customer service hotline and email. We have also placed a customer service survey form at the reception of the hotel to understand the needs of our customers and improve our service quality.

During the reporting period, the Group was not aware of any violation of relevant laws and regulations (FY2024/25: nil) that has a significant impact on the Group relating to health and safety, advertising, labelling and privacy matters relating to services provided and methods of redress.

Personal Data Privacy and Protection

The Group protects its customers' privacy by confidentially processing and maintaining personal data in compliance with Personal Data (Privacy) Ordinance of the Laws of Hong Kong and Personal Information Protection Law of the PRC. For all our businesses especially money lending business, we handle customers' personal data with extra care, to ensure that the information is properly stored and is accessible only to authorised staff to prevent from improper disclosure or misuse.

During the reporting period, there was no non-compliance of laws and regulations (FY2024/25: nil) relating to data privacy.

B7. ANTI-CORRUPTION

The Group treasures integrity as its core value. As a financial services provider, we consider money laundering as an important risk and are obligated to achieve high standards of openness and fight against any corruption activities. We strictly comply with the Prevention of Bribery Ordinance (Chapter 201 of the Laws of Hong Kong) and the Criminal Law of the PRC.

The Group expects employees at all levels to share the value of integrity and honesty. The Group strictly abides by the laws and regulations on integrity and prevention of corruption, bribery, fraud and extortion in regions where it operates, such as the Prevention of Bribery Ordinance in Hong Kong and the Criminal Law of the PRC. The Group explicitly states that any form of corruption, bribery or kickback is strictly prohibited in its employee manual. Employees shall not solicit or accept any forms of bribing benefits, including banquets, cash, gifts, rebates and commissions. If any case of suspected corruption or other criminal offence is discovered, it will be reported to the Independent Commission Against Corruption or other relevant authorities.

The Group also has a well-established whistleblowing policy to encourage our staff to report any suspicious cases related to misconduct, malpractices or irregularity with a confidential platform in the Company. The Board provides reporting channels and guidance for the employees to raise concerns about possible improprieties in financial reporting, internal control or other matters in relation to business ethics principles.

During the reporting period, the number of directors and employees received anti-corruption training and number of training hours were as follows:

Anti-corruption training	**FY2025/26**	**FY2024/25**
Number of employees received training		
• Senior management (including directors)	4	5
• Middle management	5	6
• General staff	17	20
Total employees	**26**	**31**
Number of training hours		
• Senior management (including directors)	4	5
• Middle management	5	6
• General staff	17	20
Total training hours	**26**	**31**

During the reporting period, the Group was not aware of any non-compliance of laws and regulations (FY2024/25: nil) relating to bribery, fraud, extortion and money laundering.

COMMUNITY

B8. COMMUNITY INVESTMENT

As a socially responsible enterprise, the Group is constantly aware of the community needs and strives to bring a positive impact on community development. The Group has been awarded a "Caring Company" status by the Hong Kong Council of Social Service's Caring Company Scheme in March 2021. In 2022 and 2023, the Group donated HK$10,000 and HK$21,000, respectively, to Hong Kong Southern District Women's Association Limited. In 2024, the Group has focused on contributing to the positive community development and encouraged our employees to participate in the Blood Donation Day and Food Angel voluntary event. Moreover, having pledged to environmental concerns, the Group has been awarded a "Certificate of Appreciation – Earth Hour 2024" and a "Certificate of Appreciation – Earth Hour 2026" by WWF-Hong Kong in March 2024 and March 2026, respectively.

During the reporting period, the Group did not make any donations or sponsorships or carry out any community investment activities. The Group will continue to look for suitable opportunities to contribute to the community.

CLIMATE RESILIENCE

Governance

Our Group addresses climate-related risks based on the nature of the risk to our operations. The physical impacts of climate change, including extreme weather events, or damage to facilities have immediate operational impacts, are treated as operational risks. Long-term challenges, such as emerging ESG issues and climate-related risks and opportunities, may be discussed by the Group's ESG Working Group.

Supported by our ESG Working Group, our Board oversees climate-related issues and risks regularly during board meetings and ensures that they are incorporated into our strategy.

To ensure our Board to keep up with the latest trend of climate-related issues, climate competence training will be provided to ensure it has the necessary expertise and skills to oversee the management of climate-related issues. Our Board also seeks professional advice from external experts when necessary to better support the decision-making process.

Our ESG Working Group provides effective governance for integrating and addressing ESG issues, including climate change, within our business. The ESG Working Group is responsible for approving operational emissions targets for the Group and commissioning an ESG benchmarking, as well as gap analysis exercise to identify gaps in both disclosure and policy relative to the best practice standards. Moreover, the ESG Working Group works closely with the Group's different operation departments, with an aim to develop consistent and enhanced approaches on addressing ESG risk issues and report to the management.

Strategy

Climate change risk forms part of our overall risk profile through its role in increasing the frequency and intensity of certain diseases, and the health and mortality impacts resulting from natural disasters. We assess the overall level of risk by taking into consideration a range of diverse risk factors across many categories in our services range. This diversity of risk is combined with our business strategy and broad geographic footprint helps us mitigate risk and provide protection against the impacts of short-term climate change effects.

Our services continue to provide protection for people in our communities against weather and heat-related diseases. Besides, we plan to explore opportunities to engage our business partners and encourage them to develop climate resilience and reduce their operational carbon footprint by taking into consideration of different climate-related scenarios, including a "2ºC or lower scenario" through the following steps:

Step 1: Set Future Images Assuming Climate Change Effects

As climate change measures proceed, there is a possibility that the industry will be exposed to substantial changes, such as stricter policies including the introduction of and increases in carbon pricing, as well as advances in technology and changes in customer awareness.

In light of these climate change effects, based on the International Energy Agency ("**IEA**") scenarios and others, we developed multiple future images of FY2025/26 as the external environment that will surround our Group. With regard to the IEA scenarios, we put focus on the 2ºC scenario and pictured future images in case where climate change measures do not progress and where such measures progress further beyond 2ºC scenario.

Step 2: Consider the Impacts

We considered the impacts on our Group for each of the future images developed in Step 1. We believe that in such a society, it will be possible to expand carbon dioxide emission reduction effects.

With regard to effects on our Group's procurement, office operation and hotel operation, introduction of and increase in carbon pricing is anticipated in accordance with the global advance of climate change measures, leading to the possibility of higher procurement, office operation and hotel operation costs.

On the other hand, in the case where climate change measures are not adequate throughout society, business operation interruptions and supply chain disruptions are likely to increase as a result of higher frequency and intensification of natural disasters such as typhoon and flooding.

Step 3: Respond to the Strategies

Our Group will begin promoting the reduction of the use of non-renewable energy in our office operation and hotel operation. This strategy will allow for flexible and strategic responses to each demand for the regions where the emission factors of purchased electricity consumptions are high. By promoting real carbon emissions reductions throughout the world through comprehensive energy-saving policies and introduction of renewable energy, we are working to achieve zero carbon emission in our business.

With respect to renewable energy in particular, we have set a new target, achieve reduction rate of 5% of HK$'000 revenue intensity on purchased electricity and towngas consumption by 2030. With regard to the ongoing confirmation of the suitability and progress of the Group's strategies, we believe that we will have opportunities for stable funding and sustainable increases in corporate value through appropriate information disclosure, dialogue with institutional investors and other stakeholders.

Risk Management

Our Group identifies the climate change related risks or to test the existing risk management strategies under climate change with the aid of risk assessment. Hence, the areas where new strategies are needed could be identified.

The risk assessment takes a standard risk-based approach using national data, local information and expert knowledge, which can identify how climate change may compound existing risks or create new ones. The risk assessment is conducted through the following steps:

Step 1: Establish the context

- Objective/goal
- Scale
- Time frame
- Climate change scenario for most climate variables and sea level

Step 2: Identify existing risk (past and current)

- Identify the record of occurrence of climatic hazard in the past in the area
- Risk management strategies in place to tackle future occurrence of the hazard

Step 3: Identify future risk and opportunities

- Explore climate change projections for the selected time frame(s) and emission scenario(s)
- Identify potential hazards
- Investigate whether any existing risk from Step 2 may get worse under future projected changes
- Identify new risks that can emerge under future projected changes

Step 4: Analyse and evaluate risk

- Identify a set of decision areas or systems (i.e. geographical areas, business operation, assets, ecosystems, etc.) that has the potential to be at risk in future

As outlined in the paragraph headed "Climate Resilience – Governance" above, the Group has robust risk management and business planning processes that are overseen by the board of directors in order to identify, assess and manage climate-related risks. The Group engages with government and other appropriate organizations in order to keep abreast of expected and potential regulatory and/or fiscal changes.

We continue to raise awareness of climate change in regard to monitoring of carbon and energy footprint in our daily operation. However, there remains gaps in understanding how such climate risks and opportunities may impact our operations, assets and profits. Our Group assesses how the business addresses climate change risks and opportunities and takes the initiative to monitor and reduce their environmental footprint.

Significant Climate-related Issues

During the reporting period, the significant climate-related physical risks and transition risks, which have impacted and/or may impact our Group's business and strategy in (i) operations, products and services, (ii) supply chain and value chain, (iii) adaptation and mitigation activities, (iv) investment in research and development, and (v) financial planning, as well as the steps taken to manage these risks, are as follows:

Climate-related risks description	Financial impact	Steps taken to manage the risks
Physical Risk		
Acute physical risks • Climate change can lead to more frequent extreme weather. Super typhoon may be an extreme weather in Hong Kong. It can cause serious impacts on the office and hotel infrastructure. Office and hotel windows in Hong Kong, as well as shops and venue spaces in the PRC Properties may be broken or damaged due to strong winds and heavy rain. The Group's equipment, documents, systems and back up storage may be destroyed as a result of typhoons.	• Operating cost and maintenance cost increase.	• Office and hotel will take sufficient and necessary measures when there is an announcement of typhoon. All documents will be stored in a proper manner and kept away from the window. Additionally, the electronic version of the documents will also be saved for backup. The backup will be kept by the senior management and stored in centralised backup of internal network.
Chronic physical risks • Prolonged hot weather may increase the energy consumption. As electricity supply is very important for running a business, a surge of energy consumption may lead to fuel shortage, results in shortage of electricity supply. • Climate change can lead to an increase in extreme weather, such as drought, super typhoon, flood, etc., which can affect the ecosystem. Paper is essential for office operation. One of the major raw materials for paper is wood. If prolonged extreme weather events occur, the supply of wood will be affected, hence, affecting the supply of paper.	• Operating cost increases.	• The Group has implemented lighting zone control and adopted energy-saving lamps in the office and hotel. • By posting energy-saving notices, employees are reminded to switch off the electrical appliances when they are not in use. • Room temperature is maintained at an energy-efficient level of 25 degrees Celsius. • Financial technology tools have been used for operation of the money lending business to greatly reduce the use of paper.

Climate-related risks description	Financial impact	Steps taken to manage the risks
Transitional Risk		
Policy risk • Mandates on and regulation of existing services. If there is restriction on logging for environmental protection purpose imposed by relevant governments, the supply of wood will be affected, hence, affecting the supply of paper and other natural resources. Furthermore, there may also be a restriction on towngas and electricity use, as their supply may be limited and controlled by the government. Hotel guests and staff in our office will be affected correspondingly.	• Operating cost increases for high compliance costs and increased insurance premiums for the Group.	• Monitored the updates of the relevant climate-related environmental policies, to avoid the unnecessary increase in cost and expenditure due to the violation of the climate-related environmental policies.
Legal risk • Exposure to litigation. We have to adapt the tightened laws and regulations issued by the government due to climate change. We may have the risk of litigation once we fail to abide by the new laws. • Strict ESG reporting requirement. The Group may have to spend much time on fulfilling the report standards to comply the new requirement.	• Operating cost increases for high compliance costs and increased insurance premiums for the Group.	• Monitored the updates of the relevant climate-related environmental laws by checking against the service and procurement agreement terms, as well as reviewing internal policies and procedures on climate change issues. This aims to avoid unnecessary and unexpected increase in cost and expenditure due to non-compliance.
Technology risk • More low-carbon energy-saving materials and energy-saving technologies are developed, the capital investment and research and development expense increase consequently. • More green building strategies with low-carbon, energy-saving technologies are adopted by industry peers. Lagging behind may weaken our competitive edges.	• Upgrading office and hotel supplies with low-carbon and energy-saving technologies may involve higher investment cost and research and development expense.	• Examined the feasibility and benefits of applying the latest low-carbon and energy-saving technologies into our operation.

Climate-related risks description	Financial impact	Steps taken to manage the risks
Market risk • More customers are considering climate-related risks and opportunities, which may lead to changes in customers' demand for services. • Loss of guests due to unfavourable environmental conditions of hotel. • Shift in consumer preference jeopardizes the viability of certain business models. • Increased cost of office and hotel supplies. More environmental-friendly office and hotel supplies may be much more expensive, which may increase the operating cost.	• Revenue decreases for change in customers' preference. • Procurement cost increases as abrupt and unexpected shifts in market price of office and hotel supplies.	• Tightened the control of the climate-related environmental pollution in daily business operation. • Planned to carry out study of the application of recycled materials and lower-emission energy sources.
Reputational risk • Unable to fulfil the expectations of the customers and this may lead to potential damage to the Group's reputation and image. • Stigmatisation of our business sector, such as more stakeholders' concern or negative stakeholders' feedback on our business being operated in a less environmental-friendly manner.	• Revenue decreases from the drop in income as a result of reduced customers. • Operating cost increases from negative impacts on workforce management and planning.	• Planned to support and participate in the activities related to environmental protection, conservation. • Planned to select suppliers who carry out relevant policies to protect the environment.

Furthermore, the significant climate-related opportunities and associated financial impacts on our Group during the reporting period were as follows:

Detailed description of climate-related opportunities	Financial Impact
Resource efficiency • Reduce paper usage • Reduce water and energy consumption	• Operating cost reduces through efficiency gains and cost reductions
Energy source • Use of lower-emission sources of energy • Use of supportive policy incentives • Use of new technologies	• Operating cost reduces through use of lowest cost abatement • Returns on investment in low-emission technology increases
Products and services • Development or enhancement of services with more climate adaptation and less adverse impact on climate change • Ability to diversify business activities	• Revenue increases through the increase in new or enhanced services provided to customers who place climate adaptation and impact as high priority
Markets • Access to new markets	• Revenue increases through access to new and emerging markets
Resilience • Participation in renewable energy programs and adoption of energy-efficiency measures • Resource substitution or diversification	• Market valuation increases through resilience planning, such as planning of the research in the use of renewable energy sources • Reliability of supply chain and ability to operate under various conditions increases • Revenue increases through new products and services related to ensuring resilience

Metrics and Targets

Our Group adopts the key metrics to assess and manage climate-related risks and opportunities. The energy consumption and GHG emissions indicators are the key metrics used to assess and manage relevant climate-related risks where we consider such information is material and crucial for evaluating the impact of our operation on global climate change during the year. Our Group regularly tracks our energy consumption and GHG emissions indicators to assess the effectiveness of emission reduction initiatives, as well as set targets to contribute our effort to have minimal impact on global warming.

The details of time frames over which the target applies and base year from which progress is measured are described in the section A1: "Emissions" and section A2: "Use of Resources" of this Report. Our Group adopts intensity targets to manage climate-related risks, opportunities and performance.

The Group's Scope 1 and Scope 2 greenhouse gas emission for the reporting period, together with the prior year comparatives and the intensity measures, are set out under "A1. Emissions – Greenhouse Gas Emission". The Group has commenced measuring selected categories of Scope 3 emission during the reporting period.

The Group does not currently apply an internal carbon price in its operations or investment decision-making. The Group will continue to monitor the development of carbon-pricing mechanisms and consider their application in future reporting periods.

Climate-related performance is not currently a factor in determining the remuneration of the Directors and senior management of the Company. The Group will keep this linkage under review as its climate governance, metrics and targets being mature.

Environmental, Social and Governance Report

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORTING INDEX

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KPI B4.2	Description of steps taken to eliminate such practices when discovered	No legal case regarding child and forced labour was noted.	46

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KPI B6.2	Number of products and service-related complaints received and how they are dealt with	No product or service-related complaint was received during the year.	N/A
KPI B6.3	Description of practices relating to observing and protecting intellectual property rights	Not applicable to the Group's business	N/A
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Governance	Governance of climate-related risks and opportunities (board oversight and management's role)	"Climate Resilience – Governance"	49
Strategy	Climate-related risks and opportunities, scenario analysis, and their impact on strategy and financial planning	"Climate Resilience – Strategy"	50-55
Risk Management	Processes to identify, assess, prioritise and monitor climate-related risks and their integration into overall risk management	"Climate Resilience – Risk Management"	51
Metrics and Targets	Metrics and targets used to assess and manage climate-related risks and opportunities, including Scope 1 and Scope 2 GHG emission	"Climate Resilience – Metrics and Targets"	56

ASSUMPTIONS AND REFERENCES

Assumptions of calculating KPIs	
1.	It is assumed that the information provided by the Group is accurate. KPI calculations are based on this information, and consumption data for the prior reporting period are adjusted, where necessary, to align with that for the current reporting period.

Key references of calculating KPIs	
1.	Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited – "Environmental, Social and Governance Reporting Code"
2.	Sustainability Report 2025, CLP Power Hong Kong Limited
3.	Sustainability Report 2025, The Hongkong Electric Co., Ltd.
4.	Announcement No. 47 of 2025 on provincial grid average CO_2 emission factors, Ministry of Ecology and Environment and National Bureau of Statistics of the PRC
5.	Environmental, Social and Governance Report 2025, The Hong Kong and China Gas Company Limited
6.	Guidelines to Account for and Report on Greenhouse Gas Emissions and Removals for Buildings (Commercial, Residential or Institutional Purposes) in Hong Kong, the Environment and Ecology Bureau and the Electrical and Mechanical Services Department
7.	Heat Values of Various Fuels, World Nuclear Association
8.	Supply Chain Greenhouse Gas Emission Factors for US Industries and Commodities, United States Environmental Protection Agency

Report of the Directors

The Directors present the annual report together with the audited consolidated financial statements for the year ended 30 June 2026.

PRINCIPAL PLACE OF BUSINESS

The Company is a company incorporated in Hong Kong with limited liability. Its registered office and principal place of business are at Room 1807, 18/F, West Tower, Shun Tak Centre, 168-200 Connaught Road Central, Sheung Wan, Hong Kong.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities, geographical locations of operations and other particulars of its subsidiaries are set out in note 20 to the consolidated financial statements.

BUSINESS REVIEW

General

Further discussion and analysis of the Group's principal activities, a business review including financial performance and position of the Group for the year and an indication of the likely future developments of the Group's business is set out in the "Management Discussion and Analysis" section of this annual report, which forms part of this report of the Directors.

Principal risks and uncertainties and the respective risk responses

The following section sets out the key risks and uncertainties which the Group faces. It is a non-exhaustive list and there may be other risks and uncertainties in addition to the key risk factors outlined below:

Description of principal risks:	**Risk responses:**
Economic and political outlook	
The Group's business is based in Hong Kong and the PRC. Changes in certain political and economic risks in these jurisdictions may have material adverse effect on the business, financial condition, results of operations and cash flows. Any slowdown in economic growth, decline in economic conditions or changes to restrictions on travel and currency movements could disrupt the number of visitor arrivals and occupancy rate of the Group's hotel operations.	The economic environment is constantly evaluated by the Directors in order to promptly respond to any changes. The political agenda in Hong Kong and the PRC is also monitored closely for any changes. The Directors are responsible for determining an overall market risk control framework, monitoring and assessing market conditions, devising refined policies in light of the above adverse factors affecting the Group's performance and market position and tailoring marketing strategy to cater to changes in economic and political outlook. The senior management is responsible for ensuring that the policies so developed are duly implemented and executed.



Report of the Directors

BUSINESS REVIEW (Continued)

Principal risks and uncertainties and the respective risk responses (Continued)

Description of principal risks:	Risk responses:
Management and operational risk	
Insufficient or ineffective internal controls in daily operations may lead to financial loss and reputational damage, including but not limited to contractual risks, abusive use of discount, cash misappropriation, fraud committed with external parties and loss of physical assets.	The management and operating units are responsible for day-to-day risk identification and operating internal control procedures. Continuous oversight, monitoring and regular evaluations by the Board; as well as the annual review conducted by an independent external professional advisory firm engaged by the Company on significant control failings and weaknesses for implementing remedial measures enhance the appropriateness and effectiveness of the Group's risk management and internal control systems.
Credit risk management	
As the money lending business becomes the pillar business of the Group, default in repayment by borrowers of loans receivable and interest receivables will lead to significant financial losses of the Group.	The Directors delegates the credit department of the money lending business of the Group to review regularly the credit limits, credit approvals and other monitoring procedures; as well as to develop plans for loan recovery and to carry out legal proceedings against borrowers and guarantors. To ensure that the cash flows of the Group is sufficient for daily operations, cash flow forecasts are formulated on a regular basis.

RESULTS AND DIVIDEND

The loss of the Group for the year ended 30 June 2026 and the state of the Company's and the Group's affairs as at that date are set out in the consolidated financial statements on pages 77 to 158.

The Directors of the Company do not recommend the payment of any dividend for the year ended 30 June 2026.

GROUP FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 3.

RESERVES

Details of movements in the reserves of the Group and the Company are set out in the consolidated statement of changes in equity on page 79 and note 36 to the consolidated financial statements, respectively.

PROPERTY, PLANT AND EQUIPMENT AND INVESTMENT PROPERTIES

Details of movements in the Group's property, plant and equipment and investment properties during the year are set out in notes 16 and 18 to the consolidated financial statements, respectively.

SHARE CAPITAL

Details of the share capital of the Company are set out in note 31 to the consolidated financial statements. The Company did not hold any treasury shares (as defined under the Listing Rules) (the "**Treasury Shares**").

DIRECTORS OF THE COMPANY

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

Executive Directors:
Ms. Lin Yee Man
Ms. Yu Huan

Independent Non-executive Directors:
Mr. Cheung Yat Hung, Alton
Mr. Yue Fu Wing
Ms. Yeung Hoi Ching

In accordance with articles 79 and 80 of the Articles, Mr. Cheung Yat Hung, Alton, Mr. Yue Fu Wing and Ms. Yeung Hoi Ching shall retire by rotation and being eligible, offer themselves for re-election as independent non-executive Directors at the forthcoming annual general meeting of the Company.

Mr. Cheung Yat Hung, Alton and Mr. Yue Fu Wing, being eligible, will offer themselves for re-election at the annual general meeting. However, Ms. Yeung Hoi Ching will retire on voluntary basis and has decided not to seek re-election at the annual general meeting due to her desire to retire and devote more time to her other business development and personal affairs. Accordingly, Ms. Yeung Hoi Ching will cease to be an independent non-executive Director and a member of the audit committee of the Company upon the conclusion of the annual general meeting.

Upon the retirement of Ms. Yeung Hoi Ching with effective from the conclusion of the forthcoming annual general meeting, the Company needs to appoint a new independent non-executive Director to comply with the Listing Rules.

DIRECTORS OF THE COMPANY'S SUBSIDIARIES

The persons who were directors of the subsidiaries of the Company during the year and up to the date of this report (unless otherwise stated) were:

Ms. Lin Yee Man
Mr. Tam Ka Wo
Mr. Lam Yick Man (resigned on 11 October 2025)
Mr. Tan Shan
Mr. Yip Hoi Lung

CONFIRMATION OF INDEPENDENCE

The Company has received from each of the independent non-executive Directors an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules, and considers all the independent non-executive Directors to be independent.



Report of the Directors

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

Shares

As at 30 June 2026, save as disclosed in this report the interests in the shares of the Company as the substantial shareholder of the Company by Ms. Lin Yee Man (being an executive Director of the Company), no other Directors or the chief executive of the Company, or any of their associates, had any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "**SFO**")), which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO, or which were required, pursuant to section 352 of the SFO, to be recorded in the register required to be kept referred to therein, or which were required, pursuant to the Model Code, to be notified to the Company and the Stock Exchange.

Share Options

The Company previously adopted a share option scheme in 2007 (the "**2007 Scheme**").

The purpose of the 2007 Scheme was to enable the Company to grant options to selected participants as incentive and/or rewards for their contribution and support to the Group and any invested entity and/or to recruit and retain high-calibre employees and attract human resources that are valuable to the Group and any invested entity. Eligible participants of the 2007 Scheme include employees of the Group, executive or non-executive Directors (including independent non-executive Directors) of the Company, its subsidiaries or invested entity, suppliers of goods or services to the Group or invested entity, person or entity that provides research, development or other technical support to the Group or invested entity, shareholders of members of the Group or invested entity, holders of securities issued by members of the Group or invested entity, advisers or consultants to business development of the Group or invested entity, and joint venture partners or counterparties to business operation or business arrangements of the Group or its employees.

The total maximum number of shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the 2007 Scheme and any other schemes shall not exceed 30% of the shares in issue from time to time. The total number of shares available for issue upon exercise of all options which have been or may be granted under the 2007 Scheme and any other schemes must not exceed 69,120,000 shares. The maximum number of shares issued and to be issued upon exercise of the options granted and to be granted to each eligible participant in any 12-month period up to the date of grant must not exceed 1% of the aggregate number of shares for the time being in issue. Any further grant of share options in excess of this limit is subject to shareholders' separate approval in a general meeting.

The exercise period of the share options ends in ten years from the date of the grant of the share options, notwithstanding the expiry of the 2007 Scheme. The vesting period of the share options was from the date of grant until the commencement of the exercise period.

The offer of the share options may be accepted within 21 days from the date of the grant, upon payment of HK$1 by way of consideration for the grant by the offeree.

The subscription price for the Company's shares under the 2007 Scheme is determined by the Board and shall be at least the highest of (i) the closing price of the Company's shares as stated in the Stock Exchange's daily quotations sheet on the date of the grant of the share options; (ii) the average closing price of the Company's shares as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of the grant of the share options, and (iii) the nominal value of the Company's shares.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS (Continued)

Share Options (Continued)

The 2007 Scheme has expired in accordance with its terms in 2017.

On 30 November 2023, the Company has adopted a new share option scheme (the "**2023 Scheme**") for the purpose of enabling the Group to recognise the contribution and potential future contribution of grantees by providing them the opportunity to acquire equity interests in the Company, motivate grantees and give them additional incentive to optimise their valuable contributions towards the Group's continued growth and success, attract and retain high-calibre personnel to strive for long term development of the Group, and foster a sense of corporate identity and align interests of grantees to shareholders for promoting long term financial success of the Group.

Eligible participants of the 2023 Scheme include (i) any director or any employee of the Group from time to time (the "**Category A Participants**"); and (ii) person(s) who provide services to any member of the Group on a continuing or recurring basis in its ordinary and usual course of business which are in the interests of the long term growth of the Group, which include any consultants, who provide advisory services, consultancy services and/or other professional services to the Group's principal business activities, business strategies, corporate governance and internal control of the Group or provide business referral to the Group, but exclude any placing agents or financial advisers providing advisory services for fundraising, mergers or acquisitions, and other professional services providers such as auditors or valuers who provides assurance, or are required to perform their services with impartiality and objectivity (the "**Category B Participants**"). Category B Participants are consultants (i) who provide advisory services, consultancy services, and/or other professional services to the Group on areas relating to the Group's principal business activities in (a) money lending business; (b) hotel operations business; (c) property leasing business; and (d) introducing customers to respective casino's VIP rooms and receiving the profit streams from junket businesses at respective casino's VIP rooms, or business strategies, corporate governance and internal control of the Group, or (ii) who provide business referrals to the Group by way of introducing new customers or business opportunities to the Group.

The total number of shares available for issue under the 2023 Scheme is 193,882,269 shares, representing 10% of the issued shares of the Company (excluding Treasury Shares) as at the date of this annual report; and the total number of shares available for issue under the 2023 Scheme to be granted to all Category B Participants is 19,388,226 shares, representing 1% of the issued shares of the Company (excluding Treasury Shares) as at the date of this annual report. As at the date of this annual report, the Company has not granted any options under the 2023 Scheme. Therefore, the number of options available for grant under the 2023 Scheme to eligible participants was 193,882,269 shares as at 1 July 2025 and remained to be 193,882,269 shares on 30 June 2026; and the number of options available for grant under the 2023 Scheme to the Category B Participants was 19,388,226 shares as at 1 July 2025 and remained to be 19,388,226 shares on 30 June 2026.

Regarding the maximum entitlement of each participant under the 2023 Scheme, where any grant of option to an eligible participant would result in the shares issued and to be issued in respect of all options and awards granted under the 2023 Scheme and other schemes to such eligible participant (excluding any options and awards lapsed in accordance with the terms of the 2023 Scheme and other schemes) in the 12-month period up to and including the date of such grant representing in aggregate over 1% of the shares in issue as at the date of such grant, such grant shall be subject to certain requirements under the rules of the 2023 Scheme.

The period within which any particular option may be exercised by the grantee shall not be more than ten years from the date of grant. The vesting period of any particular option under the 2023 Scheme shall not be less than 12 months.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS (Continued)

Share Options (Continued)

Upon acceptance of the share option, HK$1 shall be paid by the grantee to the Company. The period within such payment is paid, i.e. the last date by which the offer is accepted, shall be determined by the Board but shall not be earlier than three business days from the date of the offer and not later than 28 days from the date of the offer, except that for any offer which is made within the last three business days before the expiry of the life of the 2023 Scheme.

The exercise price in respect of any particular option granted shall be a price determined by the Board, at least the higher of (i) the closing price of the shares as stated in the Stock Exchange's daily quotations sheet on the date of the offer of the grant of an option by the Company to an eligible participant; and (ii) the average closing price of the shares as stated in the Stock Exchange's daily quotation sheets for the five business days immediately preceding the date of such offer.

The remaining life of the 2023 Scheme as at 30 June 2026 was approximately 7.42 years.

Details of the movements of the share options during the year are set out as follows:

Share option scheme	Name of grantee	Date of grant	Exercise period	Exercise price per share HK$	Outstanding as at 1 July 2025	Granted/ exercised/ cancelled/ lapsed during the year	Outstanding as at 30 June 2026	Granted/ exercised/ cancelled/ lapsed during the period between 1 July 2026 to the date of this report of the Directors	Outstanding as at the date of this report of the Directors	Percentage of outstanding options as at 30 June 2026	Percentage of outstanding options as at the date of this report of the Directors
2007 Scheme	Other eligible participant	1/4/2016	1/4/2016–31/3/2026	0.50	5,119,000	(5,119,000)	–	–	–	–	–

The vesting period of the share options was from the date of grant until the commencement of the exercise period.

Save as disclosed above, none of the Directors or chief executive of the Company, or any of their associates, had any rights to subscribe for the securities of the Company, or had exercised any such rights during the year.

As no option was granted under the 2023 Scheme during the year ended 30 June 2026, the number of shares that might be issued in respect of options granted under the 2023 Scheme during the year ended 30 June 2026 divided by the weighted average number of shares of the relevant class in issue (excluding Treasury Shares) for the year ended 30 June 2026 was 0%.

ARRANGEMENT TO PURCHASE SHARES OR DEBENTURES

Details of movements of the share options of the Company during the year are set out in note 32 to the consolidated financial statements.

At 30 June 2025, the share options had exercise prices of approximately HK$0.50 under the 2007 Scheme. At 30 June 2025, the weighted average remaining contractual life of the share options was approximately 0.76 year.

The unexercised share options lapsed upon the end of their exercise period on 31 March 2026.

Save as disclosed above, 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 acquisition of shares in or debentures of the Company or any other body corporate.

EQUITY-LINKED AGREEMENTS

Save for the share option schemes of the Company as disclosed in this report, no other equity-linked agreements that will or may result in the Company issuing shares or that require the Company to enter into any agreements that will or may result in the Company issuing shares were entered into by the Company during the financial year or subsisted at the end of the financial year.

PRINCIPAL SUBSIDIARIES

Details of the Company's principal subsidiaries as at 30 June 2026 are set out in note 20 to the consolidated financial statements.

MANAGEMENT CONTRACTS

The PRC Properties of the Company's subsidiary in the PRC are currently managed by a third party management company under a two-year property management agreement expiring on 31 December 2026, and no Director was interested in such agreement.

Save for disclosed above, no other contracts relating to the management and/or administration of the whole or any substantial part of the business of the Company were entered into or subsisted during the year.

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

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

DISTRIBUTABLE RESERVES

As at 30 June 2026, the Company did not have any reserves available for distribution to shareholders.



Report of the Directors

PERMITTED INDEMNITY

The Articles provides that if any Director or other officer shall become personally liable for the payment of any sum primarily due from the Company, the Board may execute or cause to be executed any mortgage, charge or security over or affecting the whole or any part of the assets of the Company by way of indemnity to secure, the Director or officer so becoming liable as aforesaid from any loss in respect of such liability. In addition, the Company has maintained appropriate Directors' and officers' liability insurance in respect of relevant legal actions against the directors and officers of the Group.

DIRECTORS' SERVICE CONTRACTS

None of the Directors proposed for re-election at the forthcoming annual general meeting has a service contract with the Company which is not determinable by the Company within one year without payment of compensation (other than statutory compensation).

CONNECTED TRANSACTIONS

During the period from the date of the 2024/2025 annual report of the Company to the date of this report, the Company did not have any connected transactions which were subject to the reporting requirements under Chapter 14A of the Listing Rules.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

Save as disclosed in note 12 to the consolidated financial statements, no transactions, arrangements or contracts of significance subsisting during or at the end of the financial year in which a Director or an entity connected with a Director is or was materially interested, either directly or indirectly.

CONTROLLING SHAREHOLDERS' INTERESTS IN SIGNIFICANT CONTRACTS

Save as disclosed in this report, no contract of significance has been entered into between the Company or any of its subsidiaries and the controlling shareholder or any of its subsidiaries during the year.

DIRECTORS' AND EMPLOYEES' EMOLUMENTS

Particulars of Directors' remuneration, the five highest paid individuals' emoluments and staff costs are set out in notes 11 and 12 to the consolidated financial statements.

MAJOR CUSTOMERS AND SUPPLIERS

For the year ended 30 June 2026, the revenue attributable to the five largest customers accounted for approximately 18.0% (i.e. less than 30%) of the Group's total revenue, while the revenue attributable to the largest customer accounted for approximately 5.5% of the Group's total revenue. The purchases attributable to the five largest suppliers accounted for approximately 55.7% of the Group's total purchases, while the purchases attributable to the largest supplier accounted for approximately 15.4% of the Group's total purchases.

None of the Directors, their close associates or any shareholder (which to the knowledge of the Directors owns more than 5% of the number of issued shares (excluding Treasury Shares) of the Company) had an interest in any of the Group's customers or suppliers disclosed above during the year.

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

As at 30 June 2026, according to the information available to the Company, substantial shareholders of the Company and persons, other than a Director or chief executive of the Company, who had interests in 5% or more of the issued share capital of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under section 336 of the SFO, were as follows:

Name of shareholder	Long/short position	Number of ordinary shares held	Percentage of shares held
Ms. Lin Yee Man	Long	1,374,502,606	70.89%
Mr. Wong Yau Shing	Long	108,000,000	5.57%

Save as disclosed above, no other person had registered any interests or short positions in 5% or more of the shares and underlying shares of the Company, which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which was required to be recorded in the register required to be kept by the Company under section 336 of the SFO as at 30 June 2026.

DISCLOSURE UNDER RULE 13.18 OF THE LISTING RULES

On 4 December 2024, Funki Finance as borrower, Ever Praise Enterprises Limited (a wholly-owned subsidiary of the Company) as mortgagor, and the Company as guarantor, entered into a facility agreement (the "**Facility Agreement**") in respect of an uncommitted revolving loan facility limit amounted to HK$200,000,000 (the "**Loan Facility**") with a commercial bank as lender ("**Lender**"). The Loan Facility will mature on 3 December 2026.

Under the terms of the Facility Agreement, Ms. Lin Yee Man, the controlling shareholder of the Company, shall remain (directly or indirectly) the single largest shareholder of the Company.

Failure to comply with such obligation will constitute an event of default under the Facility Agreement, and on the occurrence of which Lender shall be entitled to (i) make a demand for immediate payment of the outstanding amount; and/or (ii) vary, reduce, suspend, terminate or cancel all or any part of the Loan Facility.

As of the date of entering into of the Facility Agreement and up to the date of this report, Ms. Lin Yee Man is beneficially interested in approximately 70.89% of the total issued share capital of the Company.

RELATED PARTY TRANSACTIONS

Details of related party transactions of the Group are set out in note 35 to the consolidated financial statements. The transactions comprise no connected transactions or continuing connected transactions which require disclosure pursuant to Chapter 14A of the Listing Rules. The Board confirmed that during the year and up to the date of this report, the Company has complied with the disclosure requirements in accordance with Chapter 14A of the Listing Rules.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Biographical details of the Company's Directors and senior management are set out in "Biographical Details of Directors and Senior Management" section of this report.



Report of the Directors

DEFINED CONTRIBUTION SCHEMES

The Group operates and/or participates in a number of defined contribution schemes. The assets of these schemes in Hong Kong are held in separate trustee-administered funds. The pension schemes are funded by payments from employees in Hong Kong and by participating companies in Hong Kong of the Group, and provide benefits linked to contributions and investment returns on the schemes. The employees in the PRC are members of the state-managed retirement benefit scheme operated by the PRC government. The Company's subsidiary in the PRC is required to contribute a certain percentage of the salaries of its employees to the scheme. The Group has no further legal or constructive payment obligations if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods, once the contributions have been paid.

Forfeited contributions (by employers on behalf of employees who leave the scheme prior to vesting fully in such contributions) are not used to reduce the existing level of contributions but are credited to a reserve account of that provident fund, and are available for distribution at the discretion of the relevant employers.

Contributions to the defined contribution schemes are recognised as expenses in the year to which the contributions relate, except to the extent that they are capitalised as part of the cost of qualifying assets.

Particulars of the retirement benefit scheme operated by the Group are set out in note 11 to the consolidated financial statements. In the opinion of the Directors, the Group had no significant obligations as at 30 June 2026 for long service payment to its employees pursuant to the requirements under the Employment Ordinance.

IMPORTANT EVENTS AFTER THE REPORTING PERIOD

In respect of a default repayment by a borrower, a judgement from the First Civil Court of the Court of First Instance of Macau was delivered to Funki Finance on 22 September 2026. Pursuant to the judgement, such court has directed the mortgaged property be transferred to Funki Finance at a value of MOP 30,100,000. Funki Finance intends to dispose of such property to recover cash. Please refer to the announcements of the Company dated 8 September 2020, 27 June 2023 and 23 September 2026 for details.

Save as disclosed above, there were no other important events affecting the Company that have occurred since the end of the financial year.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

In the opinion of the Directors of the Company, the Company was in compliance with all code provisions and, where applicable, the recommended best practices as set out in the Corporate Governance Code contained in Appendix C1 to the Listing Rules during the accounting year covered by the financial statements.

COMPLIANCE WITH MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the code of conduct regarding securities transactions by the Directors on terms no less exacting than the required standard regarding dealings as set in the Model Code. In response to specific enquiries made, all Directors have confirmed compliance with the required standard set out in the Model Code and the code of conduct regarding securities transactions by the Directors adopted by the Company. Details of compliance with the Model Code by Directors are set out in the corporate governance report on pages 12 to 31 of this annual report.

COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS

The Company consults legal advisers so as to ensure its transactions and business are in compliance with the applicable laws and regulations. During the year, the Company was not aware of any non-compliance with any relevant laws and regulations that had a significant impact on it.

ENVIRONMENTAL POLICIES AND PERFORMANCE

During the year, the Company has complied with the relevant environmental policies applicable to it in all material aspects. Details of the performance of which are set out in the Environmental, Social and Governance Report on pages 32 to 61 of this annual report.

RELATIONSHIP WITH EMPLOYEES

The Company regards employees as important and valuable assets and provides its employees with competitive remuneration packages and employee benefits. The Group accelerates professional development of staff by providing trainings so as to keep them abreast of updated knowledge and skills. Details of which are set out in section B: "Social Aspects – Employment and Labour Practices" of the Environmental, Social and Governance Report on pages 42 to 46 of this annual report.

RELATIONSHIPS WITH CUSTOMERS AND SUPPLIERS

The Company values its customers' feedback and comments, which enhance the quality of services. The Company also implements measures in selecting suppliers and conducts regular evaluation. Details of which are set out in section B: "Social Aspects – Operating Practices" of the Environmental, Social and Governance Report on pages 46 to 48 of this annual report. During the year, the Company considered the relationships with its customers and suppliers were satisfactory.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors of the Company, the Company maintained the minimum prescribed public float under Rule 13.32B of the Listing Rules throughout the financial year ended 30 June 2026 and up to the date of this report. As at 30 June 2026, approximately 29.11% of the total number of issued shares (excluding Treasury Shares) of the Company were held by the public.

AUDIT COMMITTEE

The audit committee, comprising three members, all being independent non-executive Directors of the Company, has reviewed and approved the Group's financial reporting process, risk management and internal control system including the review of the Group's consolidated financial statements for the year ended 30 June 2026.

AUDITOR

The consolidated financial statements of the Group for the year ended 30 June 2026 have been audited by ZHONGHUI ANDA CPA Limited, who will retire and, being eligible, offer themselves for re-appointment at the forthcoming annual general meeting of the Company. A resolution for the re-appointment of ZHONGHUI ANDA CPA Limited as the auditor of the Company will be proposed at the annual general meeting.

By Order of the Board

Lin Yee Man
Chairman

Hong Kong, 30 September 2026

Independent Auditor's Report



TO THE MEMBERS OF RICH GOLDMAN HOLDINGS LIMITED
(Incorporated in Hong Kong with limited liability)

OPINION

We have audited the consolidated financial statements of Rich Goldman Holdings Limited (the "**Company**") and its subsidiaries (collectively referred to as the "**Group**") set out on pages 77 to 158, which comprise the consolidated statement of financial position as at 30 June 2026, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

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

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("**HKSAs**") 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 MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were 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 these matters.

1. Investment properties

Refer to note 18 to the consolidated financial statements.

The Group measured its investment properties at fair value with the changes in fair value recognised in the consolidated profit or loss. This fair value measurement is significant to our audit because the balance of investment properties of approximately HK$598,162,000 as at 30 June 2026 and the fair value loss of approximately HK$9,386,000 for the year then ended are material to the consolidated financial statements. In addition, the Group's fair value measurement involves application of judgement and is based on assumptions and estimates.

KEY AUDIT MATTERS (Continued)

1. Investment properties (Continued)

Our audit procedures included, among others:

- Assessing the competence, independence and integrity of the external valuer engaged by the Group;
- Obtaining the external valuation reports and meeting with the external valuer to discuss and challenge the valuation process, methodologies used and market evidence to support significant judgments and assumptions applied in the valuation model;
- Checking key assumptions and input data in the valuation model to supporting evidence;
- Checking arithmetical accuracy of the valuation model; and
- Assessing the disclosure of the fair value measurement in the consolidated financial statements.

We consider that the Group's fair value measurement of investment properties is supported by the available evidence.

2. Loans receivable and interest receivables

Refer to note 23 to the consolidated financial statements.

The Group tested the amount of loans receivable and interest receivables for impairment. This impairment test is significant to our audit because the balance of loans receivable and interest receivables of approximately HK$324,986,000 as at 30 June 2026 is material to the consolidated financial statements. In addition, the Group's impairment test involves application of judgement and is based on estimates.

Our audit procedures included, among others:

- Assessing the Group's procedures on granting credit limits and credit periods to debtors;
- Assessing the Group's relationship and transaction history with the debtors;
- Evaluating the Group's impairment assessment;
- Assessing ageing of the debts;
- Assessing creditworthiness of the debtors;
- Checking subsequent settlements from the debtors;
- Assessing the value of the collateral for the debts; and
- Assessing the disclosure of the Group's exposure to credit risk in the consolidated financial statements.

We consider that the Group's impairment test for loans receivable and interest receivables is supported by the available evidence.



Independent Auditor's Report

KEY AUDIT MATTERS (Continued)

3. Impairment assessment of the cash-generating unit ("CGU") of hotel operations

Refer to notes 7 and 16 to the consolidated financial statements.

The Group tested the CGU of hotel operations for impairment. This impairment test is significant to our audit because segment assets attributed to the hotel operations business segment with total carrying amount of approximately HK$283,893,000 as at 30 June 2026, which includes the hotel property as included in property, plant and equipment with carrying amount of approximately HK$278,200,000 as at 30 June 2026, is material to the consolidated financial statements.

The recoverable amount of hotel operations business segment assets is estimated at fair value less cost of disposal in which the fair value of the hotel property is estimated by an independent firm of qualified professional property valuers and approved by the directors of the Company (the "**Directors**") using market comparison approach, with major assumptions on market condition such as age of building, location, accessibility and property condition. In addition, the Group's impairment test involves application of judgement and is based on assumptions and estimates.

Our audit procedures included, among others:

- Assessing the identification of the related cash-generating unit;
- Assessing the competence, independence and integrity of the external valuer engaged by the Group;
- Obtaining the external valuation report and meeting with the external valuer to discuss and challenge the valuation process, methodologies used and market evidence to support significant judgments and assumptions applied in the valuation model;
- Checking key assumptions and input data in the valuation model to supporting evidence; and
- Checking arithmetical accuracy of the valuation model and the fair value less costs of disposal calculations.

We consider that the Group's impairment test for hotel operations business segment assets is supported by the available evidence.

OTHER INFORMATION

The Directors are responsible for the other information. The other information comprises all the information in the Company's annual report, but does not include 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.

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.

Independent Auditor's Report

RESPONSIBILITIES OF 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 issued by the HKICPA and 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.

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. We report our opinion solely to you, as a body, in accordance with section 405 of the Hong Kong Companies Ordinance and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs 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.

A further description of our responsibilities for the audit of the consolidated financial statements is located at the HKICPA's website at:

https://www.hkicpa.org.hk/en/Standards-setting/Standards/Our-views/auditre

This description forms part of our auditor's report.

ZHONGHUI ANDA CPA Limited
Certified Public Accountants
Kwong Man Fai, Eric
Audit Engagement Director
Practising Certificate Number P08000
Hong Kong, 30 September 2026

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the year ended 30 June 2026

	Notes	**2026 HK$'000**	2025 HK$'000
Revenue	7	**127,134**	128,320
Cost of services provided		**(19,923)**	(19,259)
Other income and other gain, net	8	**5,926**	907
Fair value loss on investment properties	18	**(9,386)**	(37,235)
Reversal of impairment loss/(impairment loss) on property, plant and equipment	16	**2,889**	(38,696)
Provision for impairment and write-off of loans receivable and interest receivables, net	23	**(35,669)**	(43,849)
Administrative expenses		**(78,007)**	(79,717)
Loss from operations		**(7,036)**	(89,529)
Finance costs	9	**(9,741)**	(12,380)
Loss before tax		**(16,777)**	(101,909)
Income tax expense	13	**(4,176)**	(406)
Loss for the year	10	**(20,953)**	(102,315)
Other comprehensive income:			
Item that may be reclassified subsequently to profit or loss:			
Exchange differences on translation of foreign operation		**24,905**	11,255
Total other comprehensive income for the year, net of tax		**24,905**	11,255
Total comprehensive income/(loss) for the year		**3,952**	(91,060)
(Loss)/profit for the year attributable to:			
– Owners of the Company		**(22,644)**	(98,837)
– Non-controlling interests		**1,691**	(3,478)
		(20,953)	(102,315)
Total comprehensive (loss)/income for the year attributable to:			
– Owners of the Company		**(4,602)**	(90,589)
– Non-controlling interests		**8,554**	(471)
		3,952	(91,060)
Loss per share			
Basic and diluted *(HK cents)*	15	**(1.17)**	(5.10)

Consolidated Statement of Financial Position

At 30 June 2026

	Notes	2026 HK$'000	2025 HK$'000
NON-CURRENT ASSETS			
Property, plant and equipment	16	**324,902**	334,377
Right-of-use assets	17	**3,341**	3,047
Investment properties	18	**598,162**	581,895
Intangible assets	19	**177**	544
Deferred tax assets	21	**6,677**	6,137
Financial assets at fair value through profit or loss ("**FVTPL**")	22	**39,156**	38,233
Loans receivable	23	**165,514**	155,354
		1,137,929	1,119,587
CURRENT ASSETS			
Trade and other receivables	24	**17,639**	15,644
Loans receivable and interest receivables	23	**159,472**	130,805
Bank and cash balances	25	**67,892**	73,419
		245,003	219,868
CURRENT LIABILITIES			
Contract liabilities	26	**1,599**	1,720
Other payables	27	**36,297**	34,178
Borrowings and interest payables	28	**149,677**	98,385
Amounts due to non-controlling shareholders of a subsidiary	30	**–**	36,061
Lease liabilities	29	**1,979**	375
Current tax liabilities		**3,708**	3,892
		193,260	174,611
NET CURRENT ASSETS		**51,743**	45,257
TOTAL ASSETS LESS CURRENT LIABILITIES		**1,189,672**	1,164,844
NON-CURRENT LIABILITIES			
Other payables	27	**5,595**	7,180
Amounts due to non-controlling shareholders of a subsidiary	30	**13,115**	–
Lease liabilities	29	**1,291**	1,227
Deferred tax liabilities	21	**86,079**	80,897
		106,080	89,304
NET ASSETS		**1,083,592**	1,075,540
CAPITAL AND RESERVES			
Share capital	31	**1,317,736**	1,317,736
Reserves		**(349,074)**	(346,563)
Equity attributable to owners of the Company		**968,662**	971,173
Non-controlling interests		**114,930**	104,367
TOTAL EQUITY		**1,083,592**	1,075,540

The consolidated financial statements on pages 77 to 158 were approved and authorised for issue by the board of directors on 30 September 2026 and are signed on its behalf by:

Lin Yee Man
Director

Yu Huan
Director

Consolidated Statement of Changes in Equity

For the year ended 30 June 2026

	Attributable to owners of the Company										
	Share capital HK$'000	Property revaluation reserve HK$'000 (Note 37(b)(i))	Non-distributable reserve HK$'000 (Note 37(b)(ii))	Share options reserve HK$'000 (Note 37(b)(iii))	Other reserve HK$'000 (Note 37(b)(iv))	Statutory surplus reserve HK$'000 (Note 37(b)(v))	Translation reserve HK$'000 (Note 37(b)(vi))	Accumulated losses HK$'000	Sub-total HK$'000	Non-controlling interests HK$'000	Total HK$'000
At 1 July 2024	1,317,736	5,922	2,264	2,628	(42,738)	2,713	(43,932)	(182,831)	1,061,762	104,838	1,166,600
Total comprehensive income/(loss) for the year	–	–	–	–	–	–	8,248	(98,837)	(90,589)	(471)	(91,060)
Transfer to statutory surplus reserve	–	–	–	–	–	203	–	(203)	–	–	–
Share options lapsed	–	–	–	(1,314)	–	–	–	1,314	–	–	–
At 30 June 2025 and 1 July 2025	**1,317,736**	**5,922**	**2,264**	**1,314**	**(42,738)**	**2,916**	**(35,684)**	**(280,557)**	**971,173**	**104,367**	**1,075,540**
Total comprehensive income/(loss) for the year	**–**	**–**	**–**	**–**	**–**	**–**	**18,042**	**(22,644)**	**(4,602)**	**8,554**	**3,952**
Transfer to statutory surplus reserve	**–**	**–**	**–**	**–**	**–**	**1,049**	**–**	**(1,049)**	**–**	**–**	**–**
Share options lapsed	**–**	**–**	**–**	**(1,314)**	**–**	**–**	**–**	**1,314**	**–**	**–**	**–**
Modification gain on amounts due to non-controlling shareholders of a subsidiary (note 30)	**–**	**–**	**–**	**–**	**2,091**	**–**	**–**	**–**	**2,091**	**2,009**	**4,100**
At 30 June 2026	**1,317,736**	**5,922**	**2,264**	**–**	**(40,647)**	**3,965**	**(17,642)**	**(302,936)**	**968,662**	**114,930**	**1,083,592**

Consolidated Statement of Cash Flows

For the year ended 30 June 2026

	2026 HK$'000	2025 HK$'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before tax	**(16,777)**	(101,909)
Adjustments for:		
Bank interest income	**(273)**	(430)
Dividend income from financial assets at FVTPL	**(3,000)**	(3,000)
Depreciation and amortisation	**21,460**	23,123
Finance costs	**9,741**	12,380
Fair value loss on investment properties	**9,386**	37,235
Fair value gains on financial assets at FVTPL	**(1,123)**	(247)
Gain on termination of lease	**–**	(3)
Gain on disposal of a subsidiary	**–**	(2,214)
(Reversal of impairment loss)/impairment loss on property, plant and equipment	**(2,889)**	38,696
Reversal of provision for reinstatement cost	**(1,457)**	–
Loss on early repayment on amounts due to non-controlling shareholders of a subsidiary	**1,005**	5,616
Provision for impairment and write-off of loans receivable and interest receivables, net	**35,669**	43,849
Impairment loss on trade receivables, net	**61**	427
Operating cash flows before movements in working capital	**51,803**	53,523
Changes in loans receivable and interest receivables	**(74,496)**	264
Changes in trade and other receivables	**(1,586)**	242
Changes in other payables	**2,779**	4,039
Changes in contract liabilities	**(138)**	(363)
Cash (used in)/generated from operations	**(21,638)**	57,705
Income tax paid	**(3,675)**	(5,358)
Net cash (used in)/generated from operating activities	**(25,313)**	52,347

Consolidated Statement of Cash Flows

For the year ended 30 June 2026

	2026 HK$'000	2025 HK$'000
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividend received from financial assets at FVTPL	**3,000**	3,000
Interest received	**273**	430
Net cash inflow arising on disposal of a subsidiary (note 38(a))	**–**	40,775
Purchases of property, plant and equipment	**(6,599)**	(3,864)
Proceeds from settlement of financial assets at FVTPL	**200**	1,104
Net cash (used in)/generated from investing activities	**(3,126)**	41,445
CASH FLOWS FROM FINANCING ACTIVITIES		
Interest paid	**(5,895)**	(10,247)
Borrowings raised	**60,470**	162,550
Repayment of borrowings	**(10,250)**	(214,700)
Repayment of amounts due to non-controlling shareholders of a subsidiary	**(22,464)**	(32,619)
Repayment of lease liabilities	**(886)**	(3,817)
Net cash generated from/(used in) financing activities	**20,975**	(98,833)
NET DECREASE IN CASH AND CASH EQUIVALENTS	**(7,464)**	(5,041)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF YEAR	**73,419**	77,241
Effect of foreign exchange rates changes	**1,937**	1,219
CASH AND CASH EQUIVALENTS AT THE END OF YEAR	**67,892**	73,419
ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS		
Bank and cash balances	**67,892**	73,419

1. GENERAL INFORMATION

Rich Goldman Holdings Limited was incorporated in Hong Kong with limited liability and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"). The address of its registered office and principal place of business is Room 1807, 18/F, West Tower, Shun Tak Centre, 168-200 Connaught Road Central, Sheung Wan, Hong Kong.

The Company is an investment holding company. The Company and its subsidiaries collectively referred to as the "**Group**". The principal activities of its subsidiaries are set out in note 20.

The consolidated financial statements are presented in Hong Kong Dollars ("**HK$**"), which is the same as the functional currency of the Company.

2. ADOPTION OF NEW AND REVISED HKFRS ACCOUNTING STANDARDS

In the current year, the Group has adopted all the new and revised HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (the "**HKICPA**") that are relevant to its operations and effective for its accounting year beginning on 1 July 2025. HKFRS Accounting Standards comprise Hong Kong Financial Reporting Standards ("**HKFRS**"); Hong Kong Accounting Standards ("**HKAS**"); and Interpretations. The adoption of these new and revised HKFRS Accounting Standards did not result in significant changes to the Group's accounting policies, presentation of the Group's consolidated financial statements and amounts reported for the current year and prior years.

The Group has not applied the new HKFRS Accounting Standards that have been issued but are not yet effective. The Group has already commenced an assessment of the impact of these new HKFRS Accounting Standards but is not yet in a position to state whether these new HKFRS Accounting Standards would have a material impact on its results of operations and financial position.

3. MATERIAL ACCOUNTING POLICIES

These consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards issued by the HKICPA, accounting principles generally accepted in Hong Kong and the applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

These consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties and financial assets at FVTPL which are carried at their fair values.

The preparation of consolidated financial statements in conformity with HKFRS Accounting Standards requires the use of certain key assumptions and estimates. It also requires the directors of the Company (the "**Directors**") to exercise the judgements in the process of applying the accounting policies. The areas involving critical judgements and areas where assumptions and estimates are significant to these consolidated financial statements, are disclosed in note 4 to the consolidated financial statements.

3. MATERIAL ACCOUNTING POLICIES (Continued)

The material accounting policies applied in the preparation of these consolidated financial statements are set out below.

Consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 30 June. Subsidiaries are entities over which the Group has control. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The Group has power over an entity when the Group has existing rights that give it the current ability to direct the relevant activities, i.e. activities that significantly affect the entity's returns.

When assessing control, the Group considers its potential voting rights as well as potential voting rights held by other parties, to determine whether it has control. A potential voting right is considered only if the holder has the practical ability to exercise that right.

Subsidiaries are consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date the control ceases.

The gain or loss on the disposal of a subsidiary that results in a loss of control represents the difference between (i) the fair value of the consideration of the sale plus the fair value of any investment retained in that subsidiary; and (ii) the Company's share of the net assets of that subsidiary plus any remaining goodwill relating to that subsidiary and any related accumulated foreign currency translation reserve.

Intragroup transactions, balances and unrealised profits are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests represent the equity in subsidiaries not attributable, directly or indirectly, to the Company. Non-controlling interests are presented in the consolidated statement of financial position and consolidated statement of changes in equity within equity. Non-controlling interests are presented in the consolidated statement of profit or loss and other comprehensive income as an allocation of profit or loss and total comprehensive income for the year between the non-controlling shareholders and owners of the Company.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling shareholders even if this results in the non-controlling interests having a deficit balance.

Changes in the Company's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions (i.e. transactions with owners in their capacity as owners). The carrying amounts of the controlling and non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to the owners of the Company.

3. MATERIAL ACCOUNTING POLICIES (Continued)

Business combination and goodwill

The acquisition method is used to account for the acquisition of subsidiaries in a business combination. The cost of acquisition is measured at the acquisition-date fair value of the assets given, equity instruments issued, liabilities incurred and contingent consideration. Acquisition-related costs are recognised as expenses in the periods in which the costs are incurred and the services are received. Identifiable assets and liabilities of the subsidiary in the acquisition are measured at their acquisition-date fair values.

The excess of the cost of acquisition over the Company's share of the net fair value of the subsidiary's identifiable assets and liabilities is recorded as goodwill. Any excess of the Company's share of the net fair value of the identifiable assets and liabilities over the cost of acquisition is recognised in consolidated profit or loss as a gain on bargain purchase which is attributed to the Company.

In a business combination achieved in stages, the previously held equity interest in the subsidiary is remeasured at its acquisition-date fair value and the resulting gain or loss is recognised in consolidated profit or loss. The fair value is added to the cost of acquisition to calculate the goodwill.

If the changes in the value of the previously held equity interest in the subsidiary were recognised in other comprehensive income (for example, equity investments at fair value through other comprehensive income), the amount that was recognised in other comprehensive income is recognised on the same basis as would be required if the previously held equity interest were disposed of.

Goodwill is tested annually for impairment or more frequently if events or changes in circumstances indicate that it might be impaired. Goodwill is measured at cost less accumulated impairment losses. The method of measuring impairment losses of goodwill is the same as that of other assets as stated in the accounting policy below. Impairment losses of goodwill are recognised in consolidated profit or loss and are not subsequently reversed. Goodwill is allocated to cash-generating units that are expected to benefit from the synergies of the acquisition for the purpose of impairment testing.

The non-controlling interests in the subsidiary are initially measured at the non-controlling shareholders' proportionate share of the net fair value of the subsidiary's identifiable assets and liabilities at the acquisition date.

3. MATERIAL ACCOUNTING POLICIES (Continued)

Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "**functional currency**").

(b) Transactions and balances in each entity's financial statements

Transactions in foreign currencies are translated into the functional currency on initial recognition using the exchange rates prevailing on the transaction dates. Monetary assets and liabilities in foreign currencies are translated at the exchange rates at the end of each reporting period. Gains and losses resulting from this translation policy are recognised in profit or loss.

Non-monetary items that are measured at fair values in foreign currencies are translated using the exchange rates at the dates when the fair values are determined.

When a gain or loss on a non-monetary item is recognised in other comprehensive income, any exchange component of that gain or loss is recognised in other comprehensive income. When a gain or loss on a non-monetary item is recognised in profit or loss, any exchange component of that gain or loss is recognised in profit or loss.

(c) Translation on consolidation

The results and financial position of all the Group's entities that have a functional currency different from the Group's presentation currency are translated into the Group's presentation currency as follows:

- Assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- Income and expenses are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the exchange rates on the transaction dates); and
- All resulting exchange differences are recognised in the exchange reserve.

On consolidation, exchange differences arising from the translation of the net investment in foreign entities and of borrowings are recognised in the exchange reserve. When a foreign operation is sold, such exchange differences are recognised in profit or loss as part of the gain or loss on disposal.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

3. MATERIAL ACCOUNTING POLICIES (Continued)

Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are recognised in profit or loss during the period in which they are incurred.

Depreciation of property, plant and equipment is calculated at rates sufficient to write off their costs less their residual values over the estimated useful lives on a straight-line basis. The principal useful lives are as follows:

Land and buildings	25 years
Leasehold improvements and decoration	3-15 years
Furniture, fixtures and equipment	3-10 years
Motor vehicles	5 years
Computer equipment	3-5 years

The residual values, useful lives and depreciation method are reviewed and adjusted, if appropriate, at the end of each reporting period.

The gain or loss on disposal of property, plant and equipment is the difference between the net sales proceeds and the carrying amount of the relevant asset, and is recognised in profit or loss.

Investment properties

Investment properties are land and/or buildings held to earn rentals and/or for capital appreciation. Investment properties are measured initially at its cost including all direct costs attributable to the property.

After initial recognition, the investment properties are stated at its fair value. Gains or losses arising from changes in fair value of the investment properties are recognised in profit or loss for the period in which they arise.

The gain or loss on disposal of an investment property is the difference between the net sales proceeds and the carrying amount of the property, and is recognised in profit or loss.

3. MATERIAL ACCOUNTING POLICIES (Continued)

Intangible assets

Intangible assets that are acquired by the Group are stated at cost less accumulated amortisation and impairment losses.

Amortisation is calculated on a straight-line basis over their estimated useful lives.

The useful lives and amortisation method are reviewed, and adjusted if appropriate, at the end of each reporting period.

Leases

The Group as lessee

Leases are recognised as right-of-use assets and corresponding lease liabilities when the leased assets are available for use by the Group. Right-of-use assets are stated at cost less accumulated depreciation and impairment losses. Depreciation of right-of-use assets is calculated at rates to write off their cost over the shorter of the asset's useful life and the lease term on a straight-line basis. The principal annual rates are as follows:

Land and buildings	33%

Right-of-use assets are measured at cost comprising the amount of the initial measurement of the lease liabilities, lease payments prepaid, initial direct costs and the restoration costs. Lease liabilities include the net present value of the lease payments discounted using the interest rate implicit in the lease if that rate can be determined, or otherwise the Group's incremental borrowing rate. Each lease payment is allocated between the lease liability and finance cost. The finance cost is charged to profit or loss over the lease term so as to produce a constant periodic rate of interest on the remaining balance of the lease liability.

Payments associated with short-term leases and leases of low-value assets are recognised as expenses in profit or loss on a straight-line basis over the lease terms. Short-term leases are leases with an initial lease term of 12 months or less. Low-value assets are assets of value below United States dollars ("**US$**") 5,000.

The Group as lessor

Operating leases

Leases that do not substantially transfer to the lessees all the risks and rewards of ownership of assets are accounted for as operating leases. Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease.

3. MATERIAL ACCOUNTING POLICIES (Continued)

Recognition and derecognition of financial instruments

Financial assets and financial liabilities are recognised in the consolidated statement of financial position when the Group becomes a party to the contractual provisions of the instruments.

Financial assets are derecognised when the contractual rights to receive cash flows from the assets expire; the Group transfers substantially all the risks and rewards of ownership of the assets; or the Group neither transfers nor retains substantially all the risks and rewards of ownership of the assets but has not retained control on the assets. On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received is recognised in profit or loss.

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

Financial assets

Financial assets are recognised and derecognised on a trade date basis where the purchase or sale of a financial asset is under a contract whose terms require delivery of the asset within the timeframe established by the market concerned, and are initially recognised at fair value, plus directly attributable transaction costs except in the case of investments at FVTPL. Transaction costs directly attributable to the acquisition of investments at fair value through profit or loss are recognised immediately in profit or loss.

Financial assets of the Group are classified under the following categories:

– Financial assets at amortised cost; and

– Financial assets at FVTPL.

(i) Financial assets at amortised cost

Financial assets (including trade receivables, other receivables, loans receivable and interest receivables) are classified under this category if they satisfy both of the following conditions:

– the assets are held within a business model whose objective is to hold assets in order to collect contractual cash flows; and

– the contractual terms of the assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

They are subsequently measured at amortised cost using the effective interest method less loss allowance for expected credit losses.

3. MATERIAL ACCOUNTING POLICIES (Continued)

Financial assets (Continued)

(ii) Financial assets at FVTPL

Financial assets are classified under this category if they do not meet the conditions to be measured at amortised cost and the conditions of debt investments at fair value through other comprehensive income unless the Group designates an equity investment that is not held for trading as at fair value through other comprehensive income on initial recognition.

Financial assets at FVTPL are subsequently measured at fair value with any gains or losses arising from changes in fair values recognised in profit or loss. The fair value gains or losses recognised in profit or loss are net of any interest income and dividend income. Interest income and dividend income are recognised in profit or loss.

Loss allowances for expected credit losses

The Group recognises loss allowances for expected credit losses on financial assets at amortised cost. Expected credit losses are the weighted average of credit losses with the respective risks of a default occurring as the weights.

At the end of each reporting period, the Group measures the loss allowance for a financial instrument at an amount equal to the expected credit losses that result from all possible default events over the expected life of that financial instrument ("**lifetime expected credit losses**") for trade and other receivables, loans receivable and interest receivables, or if the credit risk on that financial instrument has increased significantly since initial recognition.

If, at the end of the reporting period, the credit risk on a financial instrument (other than trade receivables, loans receivable and interest receivables) has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to the portion of lifetime expected credit losses that represents the expected credit losses that result from default events on that financial instrument that are possible within 12 months after the reporting period.

The amount of expected credit losses or reversal to adjust the loss allowance at the end of the reporting period to the required amount is recognised in profit or loss as an impairment gain or loss.

Cash and cash equivalents

For the purpose of the consolidated statement of cash flows, cash and cash equivalents represent cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term highly liquid investments which are readily convertible into known amounts of cash and subject to an insignificant risk of change in value. Bank overdrafts which are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents.

3. MATERIAL ACCOUNTING POLICIES (Continued)

Financial liabilities and equity instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument under HKFRS Accounting Standards. An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. The accounting policies adopted for specific financial liabilities and equity instruments are set out below.

Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred, and subsequently measured at amortised cost using the effective interest method.

Borrowings are classified as current liabilities unless the Group has the right at the end of the reporting period to defer settlement of the liability for at least 12 months after the reporting period.

Other payables

Other payables are initially recognised at their fair value and subsequently measured at amortised cost using the effective interest method unless the effect of discounting would be immaterial, in which case they are stated at cost.

Equity instruments

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

Revenue from contracts with customers

Revenue is measured based on the consideration specified in a contract with a customer with reference to the customary business practices and excludes amounts collected on behalf of third parties. For a contract where the period between the payment by the customer and the transfer of the promised product or service exceeds one year, the consideration is adjusted for the effect of a significant financing component.

The Group recognises revenue when it satisfies a performance obligation by transferring control over a product or service to a customer. Depending on the terms of a contract and the laws that apply to that contract, a performance obligation can be satisfied over time or at a point in time. A performance obligation is satisfied over time if:

– the customer simultaneously receives and consumes the benefits provided by the Group's performance;

– the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; 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.

If a performance obligation is satisfied over time, revenue is recognised by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the product or service.

3. MATERIAL ACCOUNTING POLICIES (Continued)

Other income

Interest income is recognised using the effective interest method.

Dividend income is recognised when the shareholders' rights to receive payment are established.

Rental income is recognised on a straight-line basis over the lease term.

Employee benefits

(a) Employee leave entitlements

Employee entitlements to annual leave and long service leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave and long service leave as a result of services rendered by employees up to the end of the reporting period.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

(b) Pension obligations

The Group contributes to defined contribution retirement schemes which are available to all employees. Contributions to the schemes by the Group and employees are calculated as a percentage of employees' basic salaries. The retirement benefit scheme cost charged to profit or loss represents contributions payable by the Group to the funds.

(c) Termination benefits

Termination benefits are recognised at the earlier of the dates when the Group can no longer withdraw the offer of those benefits and when the Group recognises restructuring costs and involves the payment of termination benefits.

Share-based payments

The Group issues equity-settled share-based payments to certain the Directors, employees and consultants.

Equity-settled share-based payments to the Directors and employees are measured at the fair value (excluding the effect of non-market-based vesting conditions) of the equity instruments at the date of grant. The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, based on the Group's estimate of shares that will eventually vest and adjusted for the effect of non-market-based vesting conditions.

Equity-settled share-based payments to consultants are measured at the fair value of the services rendered or if the fair value of the services rendered cannot be reliably measured, at the fair value of the equity instruments granted. The fair value is measured at the date the Group receives the services and is recognised as an expense.

At the time when the share options are exercised, the amount previously recognised in share options reserve will be transferred to share premium. When the share options are forfeited after the vesting date or are still not exercised at the expiry date, the amount previously recognised in share options reserve will be transferred to retained earnings.

3. MATERIAL ACCOUNTING POLICIES (Continued)

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 capitalised as part of 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.

To the extent that funds are borrowed generally and used for the purpose of obtaining a qualifying asset, the amount of borrowing costs eligible for capitalisation is determined by applying a capitalisation rate to the expenditures on that asset. The capitalisation rate is the weighted average of the borrowing costs applicable to the borrowings of the Group that are outstanding during the period, other than borrowings made specifically for the purpose of obtaining a qualifying asset.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Taxation

Income tax represents the sum of the current tax and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit recognised in 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 on differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences, unused tax losses or unused tax credits can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

3. MATERIAL ACCOUNTING POLICIES (Continued)

Taxation (Continued)

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and associates, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

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

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised, based on tax rates that have been enacted or substantively enacted by the end of the reporting period. Deferred tax is recognised in profit or loss, except when it relates to items recognised in other comprehensive income or directly in equity, in which case the deferred tax is also recognised in other comprehensive income or directly in equity.

The measurement of deferred tax assets and liabilities 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 investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model of the Group whose business objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. If the presumption is rebutted, deferred tax for such investment properties are measured based on the expected manner as to how the properties will be recovered.

Deferred tax 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 by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

Segment reporting

Operating segments and the amounts of each segment item reported in the financial statements are identified from the consolidated financial information provided regularly to the Group's most senior executive management for the purpose of allocating resources and assessing the performance of the Group's various lines of business.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of productions processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

3. MATERIAL ACCOUNTING POLICIES (Continued)

Related parties

A related party is a person or entity that is related to the Group.

(a) A person or a close member of that person's family is related to the Group if that person:

(i) has control or joint control over the Group;

(ii) has significant influence over the Group; or

(iii) is a member of the key management personnel of the Company or of a parent of the Company.

(b) An entity is related to the Group (reporting entity) if any of the following conditions applies:

(i) The entity and the Company are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).

(ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).

(iii) Both entities are joint ventures of the same third party.

(iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.

(v) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group. If the Group is itself such a plan, the sponsoring employers are also related to the Group.

(vi) The entity is controlled or jointly controlled by a person identified in (a).

(vii) A person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).

(viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the Company or to a parent of the Company.

Impairment of assets

Intangible assets that have an indefinite useful life or not yet available for use are reviewed annually for impairment and are reviewed for impairment whenever events or changes in circumstances indicate the carrying amount may not be recoverable.

3. MATERIAL ACCOUNTING POLICIES (Continued)

Impairment of assets (Continued)

At the end of each reporting period, the Group reviews the carrying amounts of its tangible assets and intangible assets except investment properties, deferred tax assets, financial assets at FVTPL and receivables to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of any impairment loss. Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

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.

If the recoverable amount of an asset or cash-generating unit is estimated to be less than its carrying amount, the carrying amount of the asset or cash-generating unit is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset or cash-generating unit 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 (net of amortisation or depreciation) had no impairment loss been recognised for the asset or cash-generating unit in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

Provisions and contingent liabilities

Provisions are recognised for liabilities of uncertain timing or amount when the Group has a present 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 expenditures 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 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 is remote.

Events after the reporting period

Events after the reporting period that provide additional information about the Group's position at the end of the reporting period or those that indicate the going concern assumption is not appropriate are adjusting events and are reflected in the consolidated financial statements. Events after the reporting period that are not adjusting events are disclosed in the notes to the consolidated financial statements when material.

4. CRITICAL JUDGEMENTS AND KEY ESTIMATES

Critical judgements in applying accounting policies

In the process of applying the accounting policies, the Directors have made the following judgements that have the most significant effect on the amounts recognised in the consolidated financial statements.

Deferred tax for investment properties

For the purposes of measuring deferred tax for investment properties located in Hong Kong that are measured using the fair value model, the Directors have reviewed the Group's investment property portfolios and concluded that the Group's investment properties located in Hong Kong are not held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time, rather than through sale. Therefore, in determining the Group's deferred tax for investment properties located in Hong Kong, the Directors have adopted the presumption that investment properties measured using the fair value model are recovered through sale.

For the purposes of measuring deferred tax for investment properties located in the People's Republic of China (the "**PRC**") that are measured using the fair value model, the Directors have reviewed the Group's investment property portfolios and concluded that the Group's investment properties located in the PRC are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time, rather than through sale. Therefore, in determining the Group's deferred tax for investment properties located in the PRC, the Directors have rebutted the presumption that investment properties measured using the fair value model are recovered through sale.

Key sources of estimation uncertainty

The key assumptions concerning the future, and other key sources 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, are discussed below.

(a) Impairment allowance for loans receivable and interest receivables

The management of the Group estimates the amount of impairment loss for expected credit losses ("**ECL**") on loans receivable and interest receivables based on the current creditworthiness and the past collection history of each customer, as well as the collateral value, existing market conditions and forward-looking estimate of loans receivable and interest receivables. The amount of the impairment loss based on ECL model is measured as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition. Where the future cash flows are less than expected, or being revised downward due to changes in facts and circumstances, a material impairment loss may arise.

As at 30 June 2026, the total carrying amount of loans receivable and interest receivables was approximately HK$324,986,000 (net of impairment allowance of approximately HK$54,064,000) (2025: HK$286,159,000 (net of impairment allowance of approximately HK$46,744,000)).

4. CRITICAL JUDGEMENTS AND KEY ESTIMATES (Continued)

Key sources of estimation uncertainty (Continued)

(b) Property, plant and equipment and depreciation

The Group determines the estimated useful lives, residual values and related depreciation charges for the Group's property, plant and equipment. This estimate is based on the historical experience of the actual useful lives and residual values of property, plant and equipment of similar nature and functions. The Group will revise the depreciation charge where useful lives and residual values are different to those previously estimated, or it will write-off or write-down technically obsolete or non-strategic assets that have been abandoned.

The carrying amount of property, plant and equipment as at 30 June 2026 was approximately HK$324,902,000 (2025: HK$334,377,000).

(c) Impairment of segment assets of hotel operations business

Determining whether the Group's segment assets of the hotel operations business are impaired requires an estimation of the recoverable amount of these assets. The recoverable amount of the hotel operations business segment assets is estimated at fair value less cost of disposal.

The Group's hotel operations business segment assets mainly represent the hotel property included in property, plant and equipment which is stated at cost less depreciation and impairment losses. The recoverable amount of the hotel property is determined at fair value less cost of disposal. The management relies on the valuation report prepared by an independent firm of chartered surveyors to determine the recoverable amount of the hotel property under market comparison approach, with major assumptions on market conditions such as age of building, location, accessibility, property condition and retail potential.

The management of the Group has exercised judgment and made estimation on the assumptions used and significant inputs used in the valuation of the hotel property is reflective of the current market conditions. Any changes to these assumptions and significant inputs may result in changes of the recoverable amount of the hotel property and cause a material adjustment to the carrying amount of hotel property.

The carrying amount of hotel property included in property, plant and equipment at the end of the reporting period was approximately HK$278,200,000 (2025: HK$284,400,000) after recognition of reversal of impairment loss of approximately HK$2,889,000 (2025: impairment loss of HK$38,696,000) during the year.

(d) Income taxes

Significant judgement is required in determining the provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made. During the year, approximately HK$4,176,000 (2025: HK$406,000) of income tax was charged to profit or loss based on the estimated profit.

4. CRITICAL JUDGEMENTS AND KEY ESTIMATES (Continued)

Key sources of estimation uncertainty (Continued)

(e) Fair value of investment properties

The Group appointed the independent firms of qualified professional property valuers to assess the fair value of the investment properties. In determining the fair value, the valuer has utilised a method of valuation which involves certain estimates. The Directors have exercised their judgement and are satisfied that the method of valuation and inputs used are reflective of the current market conditions.

The carrying amount of investment properties as at 30 June 2026 was approximately HK$598,162,000 (2025: HK$581,895,000).

5. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks: foreign currency risk, credit risk, liquidity risk and interest rate risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

(a) Foreign currency risk

The Group has minimal exposure to foreign currency risk as most of its business transactions, assets and liabilities are principally denominated in the functional currencies of the Group entities. The Group currently does not have a foreign currency hedging policy in respect of foreign currency transactions, assets and liabilities. The Group will monitor its foreign currency exposure closely and will consider hedging significant foreign currency exposure should the need arise.

(b) Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group's credit risk is primarily attributable to its trade receivables, loans receivable, interest receivables and bank and cash balances. In order to minimise credit risk, the Directors have delegated a team to be responsible for the determination of credit limits, credit approvals and other monitoring procedures. In addition, the Directors review the recoverable amount of each individual trade debt and loan granted regularly to ensure that adequate impairment losses are recognised for irrecoverable debts/loans. In this regard, the Directors consider that the Group's credit risk is significantly reduced.

Trade receivables

The Group applies the simplified approach to provide for ECL prescribed by HKFRS 9, which permit the use of lifetime expected loss provision for trade receivables. The ECL on trade receivables are estimated by reference to settlement track records of debts, trade receivable aging, background and financial condition of the customers, collaterals held by the Group and cash received subsequent to the reporting period.

5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

Trade receivables (Continued)

The following table provides information about the Group's exposure to credit risk and ECL for trade receivables as at 30 June 2026 and 2025:

	Expected loss rate %	**2026 Gross carrying amount HK$'000**	**Loss allowance HK$'000**
0 – 90 days	**–**	**5,957**	**–**
91-180 days	**–**	**701**	**–**
181-365 days	**–**	**136**	**–**
Over 365 days	**87**	**757**	**658**
		7,551	**658**

	Expected loss rate %	2025 Gross carrying amount HK$'000	Loss allowance HK$'000
0 – 90 days	–	6,007	–
91-180 days	1	2,545	24
181-365 days	66	617	410
Over 365 days	59	592	347
		9,761	781

Expected loss rates are adjusted to reflect the Group's view of economic conditions over the expected lives of the receivables.

5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

Loans receivable and interest receivables

Credit risk management

The Group manages and analyses the credit risk for each of their new and existing customers before standard payment terms and conditions are offered. In particular, the Group manages its credit risk by:

- Implementing account opening procedures which include financial background checks for credit verification purpose and credit limit assessment for new customers.

- Ensuring that the Group has appropriate credit risk practices, including an effective system of internal control, to consistently determine adequate allowance in accordance with the Group's stated policies and procedures, HKFRS and relevant supervisory guidance.

- Creating credit policies to protect the Group against the identified risk including the requirements to obtain collateral from borrowers, to perform robust ongoing credit assessment of borrowers and to continually monitor exposures against internal risk limits.

- Limiting concentrations of exposure by counterparties, credit rating, etc.

- If there is no independent rating, risk control assesses the credit quality of the customer, taking into account its financial position, past experience and other factors.

- Establishing a robust control framework regarding the authorisation structure for the approval and renewal of credit facilities.

- Developing and maintaining the Group's processes for measuring ECL including monitoring of credit risk, incorporation of forward-looking information and the method used to measure ECL.

- Ensuring that the Group has policies and procedures in place to appropriately maintain and validate models used to assess and measure ECL.

It is the Group's policy that if the preliminary basic information assessment is satisfactory to the credit department of the money lending business of the Group, the loan application will proceed to the stage of detailed risk assessment. Same credit risk assessment procedures are applicable to both the grant and renewal of loans. Specific internal guidelines regarding each of the major loan categories in the credit risk assessment performed by the credit department are summarised below:

5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

Loans receivable and interest receivables (Continued)

Mortgage loans

Mortgage loans are granted and renewed to customers with the real estate assets as security. The Group's principal mortgage loan products include first and second mortgage loans. The Group has therefore set a clear guideline on the loan-to-value ratios for granting and renewing mortgage loans. The guideline is applicable to both first and second mortgage loans. A higher assessment requirement is set for applications with higher loan-to-value ratios. The Group's customer service department and credit department perform land search on the properties to be used as collaterals. The Group engages independent professional valuers to produce valuation reports on the properties to be charged. In assessing the risks of mortgage loan applications, the credit department considers and assesses all the relevant factors including but not limited to:

(i) credit history and profile of customers;

(ii) property type, historical ownership and location of the properties to be used as collaterals;

(iii) overall market conditions;

(iv) basis and assumptions used in the valuation reports;

(v) stamped tenancy agreement if the property is leased;

(vi) market value of the properties provided by independent professional valuers;

(vii) property transaction data available publicly;

(viii) quoted market price of the properties provided by real estate agents;

(ix) official documents and the outstanding balance of the first mortgage loan in the case of a second mortgage loan; and

(x) company search results if the property owners are corporations.

5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

Loans receivable and interest receivables (Continued)

Personal loans

For personal loans, the Group determines the grant and renewal of loans with reference to factors such as the financial strength and repayment ability of customers, size of the loans, whether the customers were the property owners and whether their credit history and rating meet the Group's credit policies, etc.

The Group accepts personal loans secured against any assets or properties, with personal or corporate guarantee. The Group pays special attention to the valuation of the collaterals in order to minimize risks and determine the loan amount throughout the loan application. As a general rule, the maximum loan amount is limited to the total amount of pledged assets and guarantees. If the total loan amount requested by the borrower is greater than the total amount of collaterals, the application will be assessed on a case-by-case basis by the credit department.

Name screening to check whether the customers are politically exposed person and verification of source of fund from customers for repayment are also performed by the Group.

All the relevant documents and the assessment results are recorded and documented in a master loan file if the loan application satisfies the assessment of the credit department, and are subject to the final review and approval of the directors of the money lending business of the Group and the executive director before a loan is granted or renewed.

Measurement of ECL

The Group measures loss allowance under HKFRS 9 ECL model. The measure 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, collateral values, credit rating of customers and adjusted by forward-looking information.

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 all the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

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

5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

Loans receivable and interest receivables (Continued)

Measurement of ECL (Continued)

The key inputs used for measuring ECL are:

– Probability of default;

– Loss given default; and

– Exposure at default.

These figures are generally derived from internally developed statistical models and other historical data and they are adjusted to reflect forward-looking information.

Elements of the ECL models that are considered accounting judgements and estimates include:

– The Group's estimation of probabilities of default to individual customers;

– The Group's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a lifetime ECL basis and the qualitative assessment;

– Development of ECL models, including the various formulas and the choice of inputs over determination of the period over which the entity is exposed to credit risk based on the behavioural life of the credit exposures, loss given default and collateral recovery of the credit exposures; and

– Determination of associations between macroeconomic scenarios and, economic inputs, such as delinquency ratios and collateral values, and the effect on probabilities of default, exposures at default and losses given default.

It is the Group's policy to regularly review its model in the context of actual loss experience and adjust when necessary.

5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

Loans receivable and interest receivables (Continued)

Measurement of ECL (Continued)

The Group categorises the credit quality of its loans receivable and interest receivables according to three different stages under the ECL model:

- Stage 1: financial assets without significant increase in credit risk since initial recognition where loss allowance is calculated based on 12-month ECL
- Stage 2: financial assets with significant increase in credit risk since initial recognition where loss allowance is calculated based on lifetime ECL
- Stage 3: credit-impaired assets where loss allowance is calculated based on lifetime ECL

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 at the reporting date with the risk of a default occurring on the financial instrument 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.

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

- 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 for a particular financial instrument;
- 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;
- Significant increases in credit risk on other financial instruments of the same 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.

5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

Loans receivable and interest receivables (Continued)

Significant increase in credit risk (Continued)

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk on a financial asset 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.

The Group monitors all financial assets that are subject to impairment requirements to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk, the Group will measure the loss allowance based on lifetime rather than 12-month ECL.

The Group collects performance and default information about its credit risk exposures and analyses all data collected and estimates the remaining lifetime probability of default of exposures and how these are expected to change over time. The factors taken into account in this process include macroeconomic data such as delinquency rate.

The Group uses different criteria to determine whether credit risk has increased significantly and the Group presumes that the credit risk on a financial asset 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.

The Group has controls and procedures in place to identify when the credit risk of an asset improves and the definition of significant increase in credit risk is no longer met. When this is the case the asset may move back to stage 1 from stage 2, subject to payments being up to date and the ability of the borrower to make future payments on time.

Definition of default

The Group considers the following as constituting an event of default for internal credit risk management purposes as historical experience indicates that receivables that meet either of the following criteria are generally not recoverable.

– Probable bankruptcy entered into by the borrowers; or

– 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 analysis, the Group considers that default has occurred when a financial asset is more than 90 days (2025: 90 days) past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

Loans receivable and interest receivables (Continued)

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:

- Significant financial difficulty of the issuer or the counterparty;
- A breach of contract, such as a default or past due event;
- The lender(s) of the counterparty, for economic or contractual reasons relating to the counterparty's financial difficulty, having granted to the counterparty a concession(s) that the lender(s) would not otherwise consider;
- It is becoming probable that the counterparty will enter into bankruptcy or other financial reorganisation; or
- The disappearance of an active market for that financial asset because of financial difficulties.

Incorporation of forward-looking information

The Group uses forward-looking information that is available without undue cost or effort in its assessment of significant increase of credit risk as well as in its measurement of ECL.

5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

Loans receivable and interest receivables (Continued)

Credit risk exposure

The Group applies the general approach to provide for ECL prescribed by HKFRS 9 on its loans receivable and interest receivables. The Group has taken into account the probability of default and loss given default with reference to the historical delinquency ratio of loans, collateral values, credit rating of customers and current and forward-looking information on macroeconomic factors.

	Stage 1 12-month ECL HK$'000	Stage 2 Lifetime ECL HK$'000	Stage 3 Lifetime ECL HK$'000	Total HK$'000
As at 30 June 2026				
Loans receivable	**283,464**	**23,998**	**50,949**	**358,411**
Impairment allowance	**(18,004)**	**(3,364)**	**(26,362)**	**(47,730)**
Loans receivable – net of impairment allowance	**265,460**	**20,634**	**24,587**	**310,681**
Interest receivables	**6,133**	**803**	**13,703**	**20,639**
Impairment allowance	**(404)**	**(68)**	**(5,862)**	**(6,334)**
Interest receivables – net of impairment allowance	**5,729**	**735**	**7,841**	**14,305**

5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

Loans receivable and interest receivables (Continued)

Credit risk exposure (Continued)

	Stage 1 12-month ECL HK$'000	Stage 2 Lifetime ECL HK$'000	Stage 3 Lifetime ECL HK$'000	Total HK$'000
As at 30 June 2025				
Loans receivable	254,312	14,623	47,233	316,168
Impairment allowance	(18,117)	(2,060)	(22,648)	(42,825)
Loans receivable – net of impairment allowance	236,195	12,563	24,585	273,343
Interest receivables	4,945	416	11,374	16,735
Impairment allowance	(360)	(25)	(3,534)	(3,919)
Interest receivables – net of impairment allowance	4,585	391	7,840	12,816

5. FINANCIAL RISK MANAGEMENT (Continued)

(b) Credit risk (Continued)

Loans receivable and interest receivables (Continued)

Sensitivity analysis

The allowance for credit losses is sensitive to the inputs used in internally developed models, macroeconomic variables in the forward-looking forecasts, economic scenario weighting and other factors considered when applying expert judgement. Changes in these inputs, assumptions and judgements impact the assessment of significant increase in credit risk and the measurement of ECL.

The following table shows the impact on ECL allowance on loans receivable and interest receivables as at 30 June 2026 and 2025 by changing individual input:

Changes in input on ECL model	(Decrease)/increase on ECL allowance on loans receivable and interest receivables	
	2026	2025
	HK$'000	HK$'000
Assuming the forecast collateral value increase by 10%	**(3,243)**	(3,612)
Assuming the forecast collateral value decrease by 10%	**3,243**	4,078
Assuming the expected default rate is relatively increased by 10%	**2,184**	2,313
Assuming the expected default rate is relatively decreased by 10%	**(2,184)**	(1,847)

Collaterals are obtained in respect of loans receivable amounted to approximately HK$24,587,000 (2025: HK$24,587,000) as at 30 June 2026. Such collaterals comprise properties pledged against the loans receivable.

Concentration of credit risk

At 30 June 2026, 12.7% (2025: 14.6%) of the total loans receivable and interest receivables was due from the Group's five largest customers, within the money lending business segment.

Bank and cash balances

The credit risk on bank and cash balances is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

5. FINANCIAL RISK MANAGEMENT (Continued)

(c) Liquidity risk

The Group's policy is to regularly monitor current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash to meet its liquidity requirements in the short and longer term.

The maturity analysis, based on undiscounted cash flows, of the Group's financial liabilities is as follows:

	Within 1 year or on demand HK$'000	**More than 1 year but less than 2 years HK$'000**	**More than 2 years but less than 5 years HK$'000**	**Total undiscounted cash flows HK$'000**	**Carrying amounts at the end of the reporting period HK$'000**
At 30 June 2026					
Other payables	**36,297**	**2,874**	**2,721**	**41,892**	**41,892**
Borrowings and interest payables	**151,372**	**–**	**–**	**151,372**	**149,677**
Amounts due to non-controlling shareholders of a subsidiary	**–**	**–**	**17,215**	**17,215**	**13,115**
Lease liabilities	**2,133**	**983**	**361**	**3,477**	**3,270**
	189,802	**3,857**	**20,297**	**213,956**	**207,954**

	Within 1 year or on demand HK$'000	More than 1 year but less than 2 years HK$'000	More than 2 years but less than 5 years HK$'000	Total undiscounted cash flows HK$'000	Carrying amounts at the end of the reporting period HK$'000
At 30 June 2025					
Other payables	34,178	2,486	4,694	41,358	41,358
Borrowings and interest payables	99,702	–	–	99,702	98,385
Amounts due to non-controlling shareholders of a subsidiary	39,679	–	–	39,679	36,061
Lease liabilities	380	1,265	115	1,760	1,602
	173,939	3,751	4,809	182,499	177,406

5. FINANCIAL RISK MANAGEMENT (Continued)

(d) Interest rate risk

Interest rate risk is the risk that the value of a financial instrument or the interest income of a portfolio will fluctuate due to changes in market interest rates. The Group's major interest-bearing financial instruments at the end of the reporting period are bank deposits, interest-bearing loans receivable and borrowings. Interests on bank deposits are principally based on deposits rates offered by banks in Hong Kong, Macau and the PRC. Interest-bearing loans receivable and unsecured loans from third parties are charged at fixed rates.

The Group manages its interest rate exposure by matching the interest rate profile of its assets and liabilities. The Board of the Company is responsible for ensuring the policy is appropriate and sufficient to monitor the interest rate exposure of the Group, by regularly monitoring the benchmark interest rates of products offered against prevailing market conditions. All of the Group's loans receivable carried fixed interest rates. The Group prices these loans receivable strategically to reflect market fluctuations and achieve a reasonable interest rate spread.

The Group's exposure to interest-rate risk arises from its bank loans. These bank loans bear interests at variable rates varied with the then prevailing market condition.

At 30 June 2026, if interest rates at that date had been 100 basis points higher/lower with all other variables held constant, consolidated loss after tax for the year would have been HK$1,086,000 (2025: HK$752,000) higher/lower, arising mainly as a result of higher/lower interest expenses on bank loans.

(e) Fair values

The carrying amounts of the Group's financial assets and financial liabilities as reflected in the consolidated statement of financial position approximate to their respective fair values.

(f) Categories of financial instruments at 30 June

	2026	2025
	HK$'000	HK$'000
Financial assets:		
Financial assets at FVTPL	**39,156**	38,233
Financial assets at amortised cost (including cash and cash equivalents)	**405,604**	371,196
	444,760	409,429
Financial liabilities:		
Financial liabilities at amortised cost	**207,954**	177,406

6. FAIR VALUE MEASUREMENTS

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. The following disclosures of fair value measurements use a fair value hierarchy that categorises into three levels the inputs to valuation techniques used to measure fair value:

Level 1 inputs: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date.

Level 2 inputs: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 inputs: unobservable inputs for the asset or liability.

The Group's policy is to recognise transfers into and transfers out of any of the three levels as of the date of the event or change in circumstances that caused the transfer.

(a) Disclosures of level in fair value hierarchy at 30 June:

	Fair value measurements using:			Total
	Level 1	Level 2	Level 3	2026
	HK$'000	HK$'000	HK$'000	HK$'000
Recurring fair value measurements:				
Financial assets at FVTPL				
Contingent consideration receivables	–	–	**7,668**	**7,668**
Unlisted fund investment	–	–	**31,488**	**31,488**
	–	–	**39,156**	**39,156**
Investment properties				
Commercial – Hong Kong	–	–	**80,500**	**80,500**
Commercial – the PRC	–	–	**517,662**	**517,662**
	–	–	**598,162**	**598,162**

6. FAIR VALUE MEASUREMENTS (Continued)

(a) Disclosures of level in fair value hierarchy at 30 June: (Continued)

	Fair value measurements using:			Total
	Level 1	Level 2	Level 3	2025
	HK$'000	HK$'000	HK$'000	HK$'000
Recurring fair value measurements:				
Financial assets at FVTPL				
Contingent consideration receivables	–	–	6,745	6,745
Unlisted fund investment	–	–	31,488	31,488
	–	–	38,233	38,233
Investment properties				
Commercial – Hong Kong	–	–	84,300	84,300
Commercial – the PRC	–	–	497,595	497,595
	–	–	581,895	581,895

During the years ended 30 June 2026 and 2025, there were no transfer between Level 1 and Level 2, or transfers into or out of Level 3. The Group's policy is to recognise transfer between levels of fair value hierarchy as at the end of the reporting period in which they occur.

(b) Reconciliation of assets measured at fair value based on level 3:

Description	Investment properties HK$'000	Financial assets at FVTPL – Contingent consideration receivables HK$'000	Financial assets at FVTPL – Unlisted fund investment HK$'000	Total HK$'000
At 1 July 2025	**581,895**	**6,745**	**31,488**	**620,128**
Settlement	**–**	**(200)**	**–**	**(200)**
Total (losses)/gains recognised in profit or loss (#)	**(9,386)**	**1,123**	**–**	**(8,263)**
Exchange difference	**25,653**	**–**	**–**	**25,653**
At 30 June 2026	**598,162**	**7,668**	**31,488**	**637,318**
(#) include gains or losses for assets held at end of reporting period	**(9,386)**	**1,123**	**–**	**(8,263)**

6. FAIR VALUE MEASUREMENTS (Continued)

(b) Reconciliation of assets measured at fair value based on level 3: (Continued)

Description	Investment properties HK$'000	Financial assets at FVTPL – Contingent consideration receivables HK$'000	Financial assets at FVTPL – Unlisted fund investment HK$'000	Total HK$'000
At 1 July 2024	606,867	–	31,492	638,359
Addition	–	7,598	–	7,598
Settlement	–	(1,104)	–	(1,104)
Total (losses)/gains recognised in profit or loss (#)	(37,235)	251	(4)	(36,988)
Exchange difference	12,263	–	–	12,263
At 30 June 2025	581,895	6,745	31,488	620,128
(#) include gains or losses for assets held at end of reporting period	(37,235)	251	(4)	(36,988)

The total gains or losses recognised in profit or loss including those for assets held at end of reporting period are presented in the consolidated statement of profit or loss and other comprehensive income.

(c) Disclosure of valuation process used by the Group and valuation techniques and inputs used in fair value measurements at 30 June:

The Group's financial controller is responsible for the fair value measurements of assets and liabilities required for financial reporting purposes, including level 3 fair value measurements. In respect of level 3 fair value measurements, the Group normally engages external valuation experts with relevant recognised qualifications and experience to perform the valuations. The financial controller reports directly to the Board for these fair value measurements. Discussions of valuation processes and results are held between the financial controller and the Board at least twice a year.

For the years ended 30 June 2026 and 2025, the Group has engaged independent valuers, Jones Lang LaSalle Corporate Appraisal and Advisory Limited and APAC Appraisal and Consulting Limited, to determine the fair values of the commercial units located in the PRC and Hong Kong as at 30 June 2026 and 2025, respectively.

For the years ended 30 June 2026 and 2025, the Group has engaged independent valuer, APAC Appraisal and Consulting Limited, to determine the fair values of the contingent consideration receivables as at 30 June 2026 and 2025.

6. FAIR VALUE MEASUREMENTS (Continued)

(c) Disclosure of valuation process used by the Group and valuation techniques and inputs used in fair value measurements at 30 June: (Continued)

Key unobservable inputs used in level 3 fair value measurements are mainly:

Description	Valuation technique	Unobservable input	Range	Effect on fair value for increase of inputs	Fair value 2026 HK$'000	Fair value 2025 HK$'000
Commercial units located in Hong Kong	Market comparison approach	Adjusted factor – price per square foot	HK$61,000-HK$75,000 (2025: HK$64,000-HK$76,000)	Increase	**80,500**	84,300
		– age of building	10% (2025: 10%)	Decrease		
		– location	15%-25% (2025: 15%-25%)	Increase		
Commercial units located in the PRC	Income approach	Adjusted factor – term yield	4.5%-5.5% (2025: 4.5%-5.5%)	Decrease	**517,662**	497,595
		– reversionary yield	5%-6% (2025: 5%-6%)	Decrease		
		– daily market rent	HK$2.7-HK$9.9 (2025: HK$2.7-HK$9.4) per square meter per day	Increase		
Financial assets at FVTPL – Contingent consideration receivables	ECL allowance	Adjusted factor – Loss given default	0% (2025: 0%-22%)	Decrease	**7,668**	6,745
		– Discount rate	11%-24% (2025: 11%-24%)	Decrease		
Financial assets at FVTPL – Unlisted fund investment	Fair value of underlying investments provided by the administrator of the fund	N/A	N/A	N/A	**31,488**	31,488

During the two years, there were no changes in the valuation techniques used.

7. REVENUE AND SEGMENT INFORMATION

The principal activities of the Group are money lending, hotel operations and property leasing.

An analysis of the Group's revenue for the year is as follows:

	2026	2025
	HK$'000	HK$'000
Revenue from contracts with customers within HKFRS 15 – over time		
Provision of hotel room and other ancillary guest services	**18,907**	18,516
Revenue from other sources		
Provision of property leasing service		
– Gross rental income from investment properties	**30,691**	31,987
Provision of financial related service		
– Interest income from money lending business	**77,536**	77,817
	127,134	128,320

The Group's reportable segments are strategic business units that offer different products and services. They are managed separately because each business requires different technology and marketing strategies.

The Group has three operating segments as follows:

(i) Money lending business;

(ii) Hotel operations business; and

(iii) Property leasing business.

The accounting policies of the operating segments are the same as those described in note 3 to the consolidated financial statements. Segment profits or losses do not include certain unallocated other income and other gain, net, unallocated finance costs and unallocated expenses. Segment assets do not include unallocated corporate asset. Segment liabilities do not include unallocated corporate liabilities.

7. REVENUE AND SEGMENT INFORMATION (Continued)

Segment information

(i) Segment revenue and results

An analysis of the Group's revenue and results by reportable and operating segments is as follows:

	Money lending business HK$'000	Hotel operations business HK$'000	Property leasing business HK$'000	Total HK$'000
Year ended 30 June 2026				
Revenue	**77,536**	**18,907**	**30,691**	**127,134**
Depreciation and amortisation	**(1,419)**	**(15,527)**	**(390)**	**(17,336)**
Fair value loss on investment properties	**–**	**–**	**(9,386)**	**(9,386)**
Impairment loss on trade receivables, net	**–**	**–**	**(61)**	**(61)**
Provision for impairment and write-off of loans receivable and interest receivables, net	**(35,669)**	**–**	**–**	**(35,669)**
Reversal of impairment loss on property, plant and equipment	**–**	**2,889**	**–**	**2,889**
Finance costs	**(7,036)**	**–**	**–**	**(7,036)**
Income tax credit/(expense)	**945**	**(763)**	**(4,358)**	**(4,176)**
Segment results	**(3,659)**	**(4,080)**	**9,998**	**2,259**
Unallocated other income and other gain, net				**3,132**
Unallocated finance costs				**(2,705)**
Unallocated expenses				**(19,463)**
Loss before tax				**(16,777)**

7. REVENUE AND SEGMENT INFORMATION (Continued)

Segment information (Continued)

(i) Segment revenue and results (Continued)

	Money lending business HK$'000	Hotel operations business HK$'000	Property leasing business HK$'000	Total HK$'000
Year ended 30 June 2025				
Revenue	77,817	18,516	31,987	128,320
Depreciation and amortisation	(1,449)	(17,147)	(391)	(18,987)
Fair value loss on investment properties	–	–	(37,235)	(37,235)
Impairment loss on trade receivables, net	–	–	(427)	(427)
Provision for impairment and write-off of loans receivable and interest receivables, net	(43,849)	–	–	(43,849)
Impairment loss on property, plant and equipment	–	(38,696)	–	(38,696)
Finance costs	(7,604)	–	–	(7,604)
Income tax credit/(expense)	1,582	(947)	(1,041)	(406)
Segment results	(9,719)	(46,773)	(18,856)	(75,348)
Unallocated other income and other loss, net				(32)
Unallocated finance costs				(4,776)
Unallocated expenses				(21,753)
Loss before tax				(101,909)

Revenue from room revenue and other ancillary guest services related to hotel operations business is recognised over time on a daily basis.

7. REVENUE AND SEGMENT INFORMATION (Continued)

Segment information (Continued)

(ii) Segment assets and liabilities

An analysis of the Group's assets and liabilities by reportable and operating segments is as follows:

	Money lending business HK$'000	Hotel operations business HK$'000	Property leasing business HK$'000	Total HK$'000
At 30 June 2026				
Assets				
Segment assets	**357,950**	**283,893**	**647,974**	**1,289,817**
Unallocated corporate assets				**93,115**
Consolidated total assets				**1,382,932**
Liabilities				
Segment liabilities	**(158,441)**	**(6,879)**	**(115,388)**	**(280,708)**
Unallocated corporate liabilities				**(18,632)**
Consolidated total liabilities				**(299,340)**

7. REVENUE AND SEGMENT INFORMATION (Continued)

Segment information (Continued)

(ii) Segment assets and liabilities (Continued)

	Money lending business HK$'000	Hotel operations business HK$'000	Property leasing business HK$'000	Total HK$'000
At 30 June 2025				
Assets				
Segment assets	315,752	288,117	642,285	1,246,154
Unallocated corporate assets				93,301
Consolidated total assets				1,339,455
Liabilities				
Segment liabilities	(103,429)	(6,296)	(113,096)	(222,821)
Unallocated corporate liabilities				(41,094)
Consolidated total liabilities				(263,915)

Unallocated corporate assets mainly represent certain property, plant and equipment, certain right-of-use assets, financial assets at FVTPL, certain deposits, prepayments and other receivables and certain bank and cash balances.

Unallocated corporate liabilities mainly represent certain other payables, certain current tax liabilities, certain lease liabilities and amounts due to non-controlling shareholders of a subsidiary.

7. REVENUE AND SEGMENT INFORMATION (Continued)

Segment information (Continued)

(iii) Geographical information

The Group's business operates in two principal geographical areas – (i) Hong Kong and (ii) the PRC. In presenting information on the basis of geographical locations, revenue is based on the location of operations.

The Group's non-current assets include property, plant and equipment, right-of-use assets, investment properties and intangible assets. The geographical locations of property, plant and equipment, right-of-use assets and investment properties are based on the physical location of the asset under consideration. In the case of intangible assets, it is based on the location of the operation to which they are allocated.

	Revenue from external customers Year ended 30 June		**Non-current assets As at 30 June**	
	2026	2025	**2026**	2025
	HK$'000	HK$'000	**HK$'000**	HK$'000
Hong Kong	**97,875**	97,736	**408,357**	421,626
The PRC	**29,259**	30,584	**518,225**	498,237
	127,134	128,320	**926,582**	919,863

(iv) Information of major customers

No revenue from transactions with a single external customer amounted to 10% or more of the Group's total revenue for the years ended 30 June 2026 and 2025.

8. OTHER INCOME AND OTHER GAIN, NET

	2026 HK$'000	2025 HK$'000
Bank interest income	**273**	430
Dividend income from financial assets at FVTPL	**3,000**	3,000
Fair value gains on financial assets at FVTPL	**1,123**	247
Gain on disposal of a subsidiary (note 38(a))	**–**	2,214
Gain on termination of leases	**–**	3
Impairment loss on trade receivables, net (note 24)	**(61)**	(427)
Loss on early repayment on amounts due to non-controlling shareholders of a subsidiary (note 30)	**(1,005)**	(5,616)
Forfeiture of rental deposits	**44**	152
Reversal of provision for reinstatement costs	**1,457**	–
Others	**1,095**	904
	5,926	907

9. FINANCE COSTS

	2026 HK$'000	2025 HK$'000
Interests on borrowings	**6,967**	9,074
Imputed interest on amounts due to non-controlling shareholders of a subsidiary (note 30)	**2,613**	3,164
Lease interests	**161**	142
	9,741	12,380

10. LOSS FOR THE YEAR

The Group's loss for the year is stated after charging/(crediting) the followings:

	2026	2025
	HK$'000	HK$'000
Auditor's remuneration	**930**	900
Depreciation of property, plant and equipment (note 16)	**18,994**	20,657
Depreciation of right-of-use assets (note 17)	**2,099**	2,099
Amortisation of intangible assets (note 19)	**367**	367
Cost of services provided:		
– Hotel operations business	**9,993**	9,235
– Property leasing business	**9,930**	10,024
	19,923	19,259
Rental income from investment properties related to variable lease payments	**(952)**	(1,021)
Rental expenses related to leases of low-value assets	**40**	41

11. EMPLOYEE BENEFITS EXPENSE

	2026	2025
	HK$'000	HK$'000
Employee benefits expense (excluding Directors' emoluments)		
Salaries, bonuses and allowances	**24,790**	29,280
Retirement benefit scheme contributions (note)	**1,628**	1,435
	26,418	30,715

Note:

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the "**MPF Scheme**") under the Mandatory Provident Fund Schemes Ordinance for those (i) Hong Kong employees who are eligible to participate in the MPF Scheme, which contributions are made based on a percentage of the employees' basic salaries; and (ii) the employees of the Group's subsidiaries which operates in Mainland China are required to participate in a central pension scheme (the "**Central Pension Scheme**", together with the MPF Scheme, the "**Defined Contribution Schemes**") operated by the local municipal government, which these subsidiaries are required to contribute a certain portion of these payroll costs to the Central Pension Scheme. The contributions by the Group for the Defined Contribution Schemes are charged to the statement of profit or loss as they become payable in accordance with the relevant rules of the respective schemes.

No forfeited contributions were used to reduce the level of employers' contributions for the years ended 30 June 2026 and 2025. At the end of the reporting period of 30 June 2026 and 2025, there was no forfeited contribution available to reduce the contributions payable in the future years.

11. EMPLOYEE BENEFITS EXPENSE (Continued)

Five highest paid individuals

The five highest paid individuals in the Group during the year included no director (2025: no director) whose emoluments are reflected in the analysis presented in note 12. The emoluments of the five (2025: five) individuals are set out below:

	2026	2025
	HK$'000	HK$'000
Basic salaries and allowances	**4,426**	4,422
Discretionary bonuses	**203**	68
Retirement benefit scheme contributions	**72**	86
	4,701	4,576

The emoluments of the five (2025: five) individuals with the highest emoluments are within the following band:

	Number of individuals	
	2026	2025
Nil – HK$1,000,000	**3**	3
HK$1,000,001 to HK$1,500,000	**2**	2
	5	5

No emoluments was paid by the Group to the above individuals as an inducement to join or upon joining the Group or as for loss of office during the year. None of the above individuals has waived any emoluments during the years ended 30 June 2026 and 2025.

12. BENEFITS AND INTERESTS OF DIRECTORS

(a) Directors' emoluments

The emoluments paid to or receivable by each of the Directors and the chief executive, whether of the Company or its subsidiaries undertaking as follows:

	Year ended 30 June 2026				
	Fees HK$'000	**Salaries HK$'000**	**Discretionary bonus HK$'000**	**Retirement benefit scheme contributions HK$'000**	**Total HK$'000**
Executive Directors					
Ms. Lin Yee Man	**–**	**600**	**–**	**18**	**618**
Ms. Yu Huan (note (i))	**–**	**630**	**–**	**18**	**648**
Independent Non-executive Directors					
Mr. Cheung Yat Hung, Alton	**60**	**–**	**–**	**–**	**60**
Mr. Yue Fu Wing	**60**	**–**	**–**	**–**	**60**
Ms. Yeung Hoi Ching	**90**	**–**	**–**	**–**	**90**
	210	**1,230**	**–**	**36**	**1,476**

	Year ended 30 June 2025				
	Fees HK$'000	Salaries HK$'000	Discretionary bonus HK$'000	Retirement benefit scheme contributions HK$'000	Total HK$'000
Executive Directors					
Ms. Lin Yee Man	–	600	–	18	618
Mr. Zhang Yiwei (note (ii))	–	395	–	11	406
Ms. Yu Huan (note (i))	–	53	–	–	53
Non-Executive Director					
Mr. Nicholas J. Niglio (note (iii))	–	367	–	–	367
Independent Non-executive Directors					
Mr. Cheung Yat Hung, Alton	60	–	–	–	60
Mr. Yue Fu Wing	60	–	–	–	60
Ms. Yeung Hoi Ching	90	–	–	–	90
	210	1,415	–	29	1,654

12. BENEFITS AND INTERESTS OF DIRECTORS (Continued)

(a) Directors' emoluments (Continued)

Notes:

(i) Appointed on 30 May 2025.

(ii) Resigned on 28 January 2025.

(iii) Mr. Nicholas J. Niglio reached the age of 65 in November 2011 and no mandatory provident fund was required to be contributed by the Group thereafter. Mr. Nicholas J. Niglio passed away on 26 March 2025.

No emoluments were paid by the Group to any of the Directors as an inducement to join or upon joining the Group or as compensation for loss of office during the year. None of the Directors has waived any emoluments during the years ended 30 June 2026 and 2025.

(b) Directors' material interests in transactions, arrangements or contracts

No significant transactions, arrangements and contracts in relation to the Group's business to which the Company was a party and in which a director of the Company and the director's connected party had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

13. INCOME TAX EXPENSE

	2026	2025
	HK$'000	HK$'000
Current tax – Hong Kong Profits Tax		
Provision for the year	**319**	417
(Over-provision)/under-provision in prior years	**(408)**	97
	(89)	514
Current tax – the PRC Enterprise Income Tax ("EIT")		
Provision for the year	**3,792**	4,205
Over-provision in prior year	**(264)**	–
	3,528	4,205
Deferred taxation (note 21)	**737**	(4,313)
Income tax expense	**4,176**	406

Under the two-tiered profits tax regime, the first HK$2 million of assessable profits of the qualifying Group's entity incorporated in Hong Kong are taxed at a rate of 8.25% and assessable profits above that amount are taxed at a rate of 16.5%. The profits of the Group's entities not qualified for the two-tiered profits tax regime remain to be taxed at a rate of 16.5%.

13. INCOME TAX EXPENSE (Continued)

The Group's entity operating in the PRC is subject to EIT at a rate of 25% on the assessable profits.

Tax charge on profits assessable elsewhere has been calculated at the rates of tax prevailing in the countries in which the Group operates, based on existing legislation, interpretations and practices in respect thereof.

Taxation for the year can be reconciled to the loss before tax per the consolidated statement of profit or loss and other comprehensive income as follows:

	2026	2025
	HK$'000	HK$'000
Loss before taxation	**(16,777)**	(101,909)
Tax calculated at applicable tax rate of 16.5% (2025: 16.5%)	**(2,768)**	(16,815)
Tax effect of expenses that are not deductible	**3,228**	14,019
Tax effect of income that is not taxable	**(939)**	(1,033)
Tax effect of temporary differences not recognised	**1,137**	1,812
Tax effect of unused tax losses not recognised	**2,017**	2,146
Income tax on concessionary rate	**(165)**	(165)
PRC dividend withholding tax	**1,049**	203
Effect of different tax rates of subsidiaries	**1,289**	142
(Over-provision)/under-provision in prior years	**(672)**	97
Income tax expense	**4,176**	406

14. DIVIDENDS

The Directors do not recommend the payment of any dividend in respect of the years ended 30 June 2026 and 2025.

15. LOSS PER SHARE

Basic loss per share

The calculation of basic loss per share is based on the loss for the year attributable to owners of the Company of approximately HK$22,644,000 (2025: HK$98,837,000) and the weighted average number of ordinary shares of approximately 1,938,823,000 in issue during both years.

Diluted loss per share

No diluted loss per share has been presented as there were no potential dilutive shares outstanding for the years ended 30 June 2026 and 2025.

16. PROPERTY, PLANT AND EQUIPMENT

	Land and buildings	Leasehold improvements and decoration	Furniture, fixtures and equipment	Motor vehicles	Computer equipment	Total
	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000
COST						
At 1 July 2024	569,800	2,404	5,499	481	1,419	579,603
Additions	–	3,427	389	–	48	3,864
Exchange realignment	–	–	31	12	1	44
At 30 June 2025 and 1 July 2025	569,800	5,831	5,919	493	1,468	583,511
Additions	–	6,167	366	–	66	6,599
Exchange realignment	–	–	71	26	3	100
At 30 June 2026	569,800	11,998	6,356	519	1,537	590,210
ACCUMULATED DEPRECIATION AND IMPAIRMENT						
At 1 July 2024	183,682	1,696	3,340	30	1,006	189,754
Charge for the year	19,788	175	436	92	166	20,657
Impairment loss	38,696	–	–	–	–	38,696
Exchange realignment	–	–	24	2	1	27
At 30 June 2025 and 1 July 2025	242,166	1,871	3,800	124	1,173	249,134
Charge for the year	17,729	552	471	95	147	18,994
Reversal of impairment loss	(2,889)	–	–	–	–	(2,889)
Exchange realignment	–	–	56	10	3	69
At 30 June 2026	257,006	2,423	4,327	229	1,323	265,308
CARRYING AMOUNT						
At 30 June 2026	312,794	9,575	2,029	290	214	324,902
At 30 June 2025	327,634	3,960	2,119	369	295	334,377

16. PROPERTY, PLANT AND EQUIPMENT (Continued)

All the Group's land and buildings are located in Hong Kong.

Management performed an impairment assessment on the Group's hotel operations business segment assets, mainly the hotel property included in land and buildings as at 30 June 2026 and 2025 to determine the recoverable amount of the hotel operations business segment to which the assets belong.

The recoverable amount of the hotel operations business segment assets is estimated based on the fair value less costs of disposal. The fair value less cost of disposal of the hotel property is estimated based on valuation techniques with significant unobservable inputs and assumptions of market conditions (Level 3), and based on the valuation conducted by APAC Appraisal and Consulting Limited, an independent firm of chartered surveyors, and approved by the Directors of the Company. The valuation was arrived at by using market comparison approach referencing to market evidence of recent transactions for similar properties.

Key unobservable inputs used in level 3 fair value measurements are mainly:

Description	Valuation technique	Unobservable input	Effect on fair value for increase of inputs	Range	
				2026	2025
Hotel property located in Hong Kong	Market comparison approach	Adjusted factor – adjusted room unit rate (HK$/room)	Increase	**Ranging from HK$3,380,000 to HK$3,957,000**	Ranging from HK$3,437,000 to HK$4,053,000
		– private retail price index	Increase	**317.8**	365.8

Based on the fair value less costs of disposal calculation, the recoverable amount of the hotel operations business segment was approximately HK$278,200,000 (2025: HK$284,400,000). Reversal of impairment loss of approximately HK$2,889,000 (2025: impairment loss of HK$38,696,000) was recognised in profit or loss during the year for the hotel property of the hotel operations business segment.

As at 30 June 2026, the Group's hotel property amounted to HK$278,200,000 (2025: HK$284,400,000) have been pledged to secure banking facility granted to the Group (note 28(i)).

17. LEASES AND RIGHT-OF-USE ASSETS

Disclosures of lease-related items:

	2026 HK$'000	2025 HK$'000
At 30 June:		
Right-of-use assets		
– Land and buildings	**3,341**	3,047
The maturity analysis, based on undiscounted cash flows, of the Group's lease liabilities is as follows:		
– Less than 1 year	**2,133**	380
– Between 1 and 2 years	**983**	1,380
– Between 2 and 5 years	**361**	–
	3,477	1,760
Year ended 30 June:		
Depreciation charge of right-of-use assets		
– Land and buildings	**2,099**	2,099
Lease interests	**161**	142
Expenses related to leases of low-value assets that are not short-term leases	**40**	41
Total cash outflow for leases	**926**	3,858
Addition of right-of-use assets	**2,393**	3,915
Decrease of right-of-use assets due to termination of leases	**–**	83

The Group leases land and buildings. Lease agreement is typically made for fixed periods of 3 years (2025: 3 years). Lease term is negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreement does not impose any covenants and the leased assets may not be used as security for borrowing purposes.

18. INVESTMENT PROPERTIES

	HK$'000
Fair value	
At 1 July 2024	606,867
Fair value loss	(37,235)
Exchange difference	12,263
At 30 June 2025 and 1 July 2025	**581,895**
Fair value loss	**(9,386)**
Exchange difference	**25,653**
At 30 June 2026	**598,162**

The Group leases out certain of its investment properties under operating leases. The average lease term is 3.3 (2025: 3.4) years. All leases are on a fixed rental basis and do not include variable lease payments except for three (2025: three) leases which include rentals received with reference to turnover of the tenants.

Summary of investment properties held by the Group:

Address	Existing use	Lease term	Fair value	
			2026	2025
			HK$'000	HK$'000
1. No. 1 Minden Avenue, Tsim Sha Tsui, Kowloon, Hong Kong	Commercial	Long term lease	**80,500**	84,300
2. Nos. 35, 41-49, 69, 83, 93, 121, 135, 155, 159, 219-337 Jinyan Road, Pudong New District, Shanghai, the PRC	Commercial	Medium term lease	**517,662**	497,595
Total fair value			**598,162**	581,895

The fair values of the Group's investment properties as at 30 June 2026 and 2025 have been arrived at on the basis of valuation carried out on the respective dates by the following independent firms of qualified professional property valuers not connected with the Group:

Name of valuer	Location of investment properties
APAC Appraisal and Consulting Limited	Hong Kong
Jones Lang LaSalle Corporate Appraisal and Advisory Limited	The PRC

Details of the valuation techniques and inputs used in fair value measurement are set out in note 6(c).

As at 30 June 2026, the Group's investment properties in Hong Kong amounted to HK$80,500,000 (2025: HK$84,300,000) have been pledged to secure banking facility granted to the Group (note 28(i)).

19. INTANGIBLE ASSETS

	Money lending system
	HK$'000
Cost	
At 1 July 2024, 30 June 2025, 1 July 2025 and 30 June 2026	1,837
Accumulated amortisation	
At 1 July 2024	926
Charge for the year	367
At 30 June 2025 and 1 July 2025	1,293
Charge for the year	367
At 30 June 2026	1,660
Carrying amount	
At 30 June 2026	177
At 30 June 2025	544

The money lending system is allocated to money lending business segment. In the opinion of the Directors, the useful lives of this intangible asset is 5 years.

20. PRINCIPAL SUBSIDIARIES

Particulars of the Company's principal subsidiaries as at 30 June 2026 and 2025 are as follows:

Company name	Place of incorporation/ registration/ operation	Nominal value of issued ordinary share capital/ registered capital	Percentage of ownership interest				Principal activity
			Direct		Indirect		
			2026	2025	**2026**	2025	
Funki Finance Limited ("**Funki Finance**")	Hong Kong	HK$1	**–**	–	**100%**	100%	Money lending
Harbour Bay Hotels Limited	Hong Kong	HK$10,000	**–**	–	**100%**	100%	Operation of a hotel
Ever Praise Enterprises Limited	British Virgin Islands ("**BVI**")/Hong Kong	US$10,000	**–**	–	**100%**	100%	Property investment and leasing
Fast Advance Resources Limited ("**Fast Advance**")	BVI/Hong Kong	US$200	**51%**	51%	**–**	–	Investment holding
Shanghai Jiasong Property Company Limited (note (a) & (b))	The PRC	US$10,000,000	**–**	–	**51%**	51%	Property investment and leasing

Notes:

(a) The company is a wholly-foreign-owned enterprise established in the PRC.

(b) The English name of the subsidiary is presented for identification purposes only.

(c) The above table lists the subsidiaries of the Company which, in the opinion of the Directors, principally affected the results or assets of the Group. To give details of other subsidiaries would, in the opinion of the Directors, result in particulars of excessive length.

20. PRINCIPAL SUBSIDIARIES (Continued)

The following table shows information of subsidiaries that have non-controlling interests ("**NCI**") material to the Group. The summarised financial information represents amounts before inter-company eliminations.

	Fast Advance Group (note)	
	2026	2025
	HK$'000	HK$'000
Principal place of business/country of incorporation	**The PRC/Hong Kong/BVI**	
% of ownership interests/voting rights held by NCI	**49%**	
At 30 June:		
Non-current assets	**518,226**	498,237
Current assets	**44,612**	53,144
Current liabilities	**(28,779)**	(65,512)
Non-current liabilities	**(318,151)**	(291,534)
Net assets	**215,908**	194,335
Accumulated NCI	**105,796**	95,224
Year ended 30 June:		
Revenue	**29,259**	30,584
Other income and expenses	**(21,908)**	(37,026)
Profit/(loss) before tax	**7,351**	(6,442)
Income tax expense	**(3,882)**	(620)
Profit/(loss) for the year	**3,469**	(7,062)
Exchange differences on translation of foreign operations	**14,004**	6,136
Total comprehensive income/(loss) for the year	**17,473**	(926)
Profit/(loss) allocated to NCI	**1,700**	(3,461)
Dividend paid to NCI	**–**	–
Net cash generated from operating activities	**11,515**	14,212
Net cash generated from investing activities	**156**	306
Net cash used in financing activities	**(22,392)**	(32,456)
Effect of foreign exchange rates changes	**1,924**	1,215
Net decrease in cash and cash equivalents	**(8,797)**	(16,723)

Note:

Fast Advance and its subsidiaries (collectively referred as the "**Fast Advance Group**"). Fast Advance was consolidated as a subsidiary on 30 September 2021 through the acquisition.

21. DEFERRED TAX

The following are the deferred tax assets/(liabilities) recognised and the movements thereon during the current and prior years:

	Property, plant and equipment	Investment properties	Intangible assets	Loans receivable and interest receivables	Trade receivables	Other payables	Distributable profits of the Group's PRC subsidiary	Tax losses	Total
	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000
At 1 July 2024	(6,408)	(65,366)	(150)	4,067	–	5,489	(18,783)	4,038	(77,113)
(Charge)/credit to profit or loss for the year (note 13)	(626)	3,435	60	1,029	192	–	(203)	426	4,313
Disposal of a subsidiary	–	–	–	(101)	–	–	–	–	(101)
Exchange differences	–	(1,526)	–	–	3	136	(472)	–	(1,859)
At 30 June 2025 and 1 July 2025	**(7,034)**	**(63,457)**	**(90)**	**4,995**	**195**	**5,625**	**(19,458)**	**4,464**	**(74,760)**
(Charge)/credit to profit or loss for the year (note 13)	**(752)**	**938**	**61**	**(1,391)**	**(40)**	**(364)**	**(1,049)**	**1,860**	**(737)**
Exchange differences	**–**	**(3,149)**	**–**	**–**	**9**	**280**	**(1,045)**	**–**	**(3,905)**
At 30 June 2026	**(7,786)**	**(65,668)**	**(29)**	**3,604**	**164**	**5,541**	**(21,552)**	**6,324**	**(79,402)**

For presentation purposes, certain deferred tax assets and liabilities have been offset in the consolidated statement of financial position. The following is an analysis of the deferred tax balances of the Group for financial reporting purposes.

	2026	2025
	HK$'000	HK$'000
Deferred tax assets	**6,677**	6,137
Deferred tax liabilities	**(86,079)**	(80,897)
	(79,402)	(74,760)

At the end of the reporting period, the Group had unused tax losses of approximately HK$91,876,000 (2025: HK$70,943,000) available for offset against future profits. A deferred tax asset has been recognised in respect of approximately HK$38,325,000 (2025: HK$27,054,000) of such losses. No deferred tax asset has been recognised in respect of the remaining unused tax losses of approximately HK$53,551,000 (2025: HK$43,889,000) due to the unpredictability of future profits streams. Tax losses may be carried forward indefinitely.

22. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	2026 HK$'000	2025 HK$'000
Financial assets at FVTPL		
– Contingent consideration receivables	**7,668**	6,745
– Unlisted fund investment	**31,488**	31,488
	39,156	38,233

As at 30 June 2026, the carrying amount of the unlisted fund investment of approximately HK$31,488,000 (2025: HK$31,488,000) which was not quoted in an active market. The fair value of investment was stated with reference to the net asset value provided by the administrator of the fund at the end of the reporting period. The Directors believe that the estimated fair value provided by the administrator of the fund is reasonable, and is the most appropriate value at the end of the reporting period.

The carrying amount of the investment is denominated in Hong Kong dollars.

23. LOANS RECEIVABLE AND INTEREST RECEIVABLES

	2026 HK$'000	2025 HK$'000
Loans receivable	**358,411**	316,168
Less: Provision for impairment of loans receivable	**(47,730)**	(42,825)
Loans receivable, net of provision	**310,681**	273,343
Interest receivables	**20,639**	16,735
Less: Provision for impairment of interest receivables	**(6,334)**	(3,919)
Interest receivables, net of provision	**14,305**	12,816
	324,986	286,159
Analysed as:		
– Non-current assets	**165,514**	155,354
– Current assets	**159,472**	130,805
	324,986	286,159

23. LOANS RECEIVABLE AND INTEREST RECEIVABLES (Continued)

The credit quality analysis of the loans receivable and interest receivables is as follows:

	2026	2025
	HK$'000	HK$'000
Loans receivable		
Neither past due nor impaired		
– Unsecured	**285,282**	248,475
1-30 days past due		
– Unsecured	**111**	81
31-90 days past due		
– Unsecured	**701**	200
Over 365 days past due		
– Secured	**24,587**	24,587
	310,681	273,343
Interest receivables		
Neither past due nor impaired		
– Unsecured	**5,730**	4,585
1-30 days past due		
– Unsecured	**63**	50
31-90 days past due		
– Unsecured	**671**	340
Over 365 days past due		
– Secured	**7,841**	7,841
	14,305	12,816
	324,986	286,159

23. LOANS RECEIVABLE AND INTEREST RECEIVABLES (Continued)

The secured loan was secured by a property. The fair value of the collaterals, as assessed by the management, was not less than the outstanding aggregate amounts of loan receivable and interest receivable of the relevant loan as at 30 June 2026 and 2025.

The carrying amounts of the loans receivable and interest receivables are denominated in Hong Kong dollars.

All of the loans receivable are interest-bearing and repayable within the fixed term agreed by the customers. As at 30 June 2026, the weighted average effective interest rate of the loans receivable was 31% (2025: 29%) per annum.

Movements on the Group's provision for impairment of loans receivable and interest receivables are as follows:

	Loans receivable			
	Stage 1 12-month ECL HK$'000	Stage 2 Lifetime ECL HK$'000	Stage 3 Lifetime ECL HK$'000	Total HK$'000
At 1 July 2024	14,273	382	25,189	39,844
New loans originated	9,925	357	–	10,282
Loans repaid during the year	(5,518)	(81)	(18,722)	(24,321)
Charged for the year	892	710	50,278	51,880
Written off during the year	–	–	(34,246)	(34,246)
Transfer between stages	(1,454)	692	762	–
Disposal of a subsidiary	(1)	–	(613)	(614)
At 30 June 2025 and 1 July 2025	**18,117**	**2,060**	**22,648**	**42,825**
New loans originated	**12,186**	**209**	**–**	**12,395**
Loans repaid during the year	**(7,339)**	**(56)**	**(16,255)**	**(23,650)**
(Credited)/charged for the year	**(2,829)**	**470**	**44,077**	**41,718**
Written off during the year	**–**	**–**	**(25,558)**	**(25,558)**
Transfer between stages	**(2,131)**	**681**	**1,450**	**–**
At 30 June 2026	**18,004**	**3,364**	**26,362**	**47,730**

23. LOANS RECEIVABLE AND INTEREST RECEIVABLES (Continued)

	Interest receivables			
	Stage 1 12-month ECL HK$'000	Stage 2 Lifetime ECL HK$'000	Stage 3 Lifetime ECL HK$'000	Total HK$'000
At 1 July 2024	234	24	5,148	5,406
New loans originated	201	13	–	214
Loans repaid during the year	(92)	(4)	(2,395)	(2,491)
Charged/(credited) for the year	49	(13)	8,249	8,285
Written off during the year	–	–	(7,495)	(7,495)
Transfer between stages	(32)	5	27	–
At 30 June 2025 and 1 July 2025	**360**	**25**	**3,534**	**3,919**
New loans originated	**244**	**7**	**–**	**251**
Loans repaid during the year	**(153)**	**(3)**	**(1,154)**	**(1,310)**
Charged for the year	**41**	**16**	**6,208**	**6,265**
Written off during the year	**–**	**–**	**(2,791)**	**(2,791)**
Transfer between stages	**(88)**	**23**	**65**	**–**
At 30 June 2026	**404**	**68**	**5,862**	**6,334**

One secured loan receivable was default as at 30 June 2026 and 2025. As at 30 June 2026, the balance of the relevant loan receivable and interest receivable was approximately HK$24,587,000 (2025: HK$24,587,000) and approximately HK$7,841,000 (2025: HK$7,841,000), respectively, in aggregate of approximately HK$32,428,000 (2025: HK$32,428,000). Based on the fair value of the collateral of the relevant loan receivable and interest receivable which is a residential property located in Macau, the provision for impairment losses of the relevant loan receivable and interest receivable amounted to approximately HK$7,362,000 (2025: HK$7,362,000) and HK$2,348,000 (2025: HK$2,348,000), respectively. The Group carried out legal action against the relevant borrower to recover the aforesaid loan receivable and interest receivable by enforcing the rights on the collateral.

For loans receivable and interest receivables that are not credit-impaired without significant increase in credit risk since initial recognition ("**Stage 1**"), ECL is measured at an amount equal to the portion of lifetime ECL that results from default events possible within the next twelve months. If a significant increase in credit risk since initial recognition is identified ("**Stage 2**") but not yet deemed to be credit-impaired, ECL is measured based on lifetime ECL. If credit-impaired is identified ("**Stage 3**"), ECL is measured based on lifetime ECL. In general, when loans receivable and interest receivables are overdue by 30 days, there is significant increase in credit risk.

As at 30 June 2026, the charge of impairment allowance of loans receivable of approximately HK$41,718,000 (2025: HK$51,880,000), and that of interest receivables of approximately HK$6,265,000 (2025: HK$8,285,000) was due to change in probability of default and loss given default during the year.

23. LOANS RECEIVABLE AND INTEREST RECEIVABLES (Continued)

A maturity profile of the loans receivable at the end of the reporting period, based on the maturity date, net of provision, is as follows:

	2026	2025
	HK$'000	HK$'000
Within one year	**145,167**	117,989
In the second to fifth years inclusive	**158,474**	147,038
More than five years	**7,040**	8,316
	310,681	273,343

All the interest receivables at the end of the reporting period, based on the maturity date, are within one year.

24. TRADE AND OTHER RECEIVABLES

	2026	2025
	HK$'000	HK$'000
Trade receivables from hotel operations business	**–**	1
Trade receivables from property leasing business	**7,551**	9,760
	7,551	9,761
Impairment loss on trade receivables	**(658)**	(781)
	6,893	8,980
Deposits, prepayments and other receivables	**10,746**	6,664
	17,639	15,644

Hotel room revenue is normally settled by cash or credit card. The Group allows an average credit period of not more than 30 days to travel agents and corporate customers. No credit period is allowed to other customers. Rentals are payable upon presentation of demand notes.

Regarding the property leasing business, the Group maintains a defined credit policy including stringent credit evaluation on and payment of a rental deposit from customers. In addition to the payment of rental deposits, customers are required to pay monthly rents in respect of leased properties in advance. Receivables are regularly reviewed and closely monitored to minimise any associated credit risk. No interest is charged on overdue trade receivables. In determining the recoverability of trade receivables, the Group considers any change in the credit quality of the trade receivables from the date on which credit was initially granted up to the end of the reporting period.

Management closely monitors the credit quality of trade and other receivables and considers the trade and other receivables that are neither past due nor impaired to be of good quality.

24. TRADE AND OTHER RECEIVABLES (Continued)

The aging analysis of trade receivables, based on the invoice dates, and net of allowance, is as follows:

	2026	2025
	HK$'000	HK$'000
0 – 90 days	**5,957**	6,007
91-180 days	**701**	2,521
181-365 days	**136**	207
Over 365 days	**99**	245
	6,893	8,980

As at 30 June 2026, an allowance was made for estimated irrecoverable trade receivables of approximately HK$658,000 (2025: HK$781,000).

Reconciliation of allowance for trade receivables:

	2026	2025
	HK$'000	HK$'000
At the beginning of the year	**781**	338
Increase in loss allowance for the year	**61**	427
Written off during the year	**(228)**	–
Exchange differences	**44**	16
At the end of the year	**658**	781

The trade receivables are denominated in the following currencies:

	2026	2025
	HK$'000	HK$'000
Hong Kong dollars	**99**	1
Renminbi ("**RMB**")	**6,794**	8,979
	6,893	8,980

Included in the other receivables is an amount due from non-controlling interests of approximately HK$190,000 (2025: HK$190,000) which is unsecured, non-interest-bearing and has no fixed repayment terms.

25. BANK AND CASH BALANCES

As at 30 June 2026, the bank and cash balances of the Group denominated in RMB amounted to approximately HK$35,047,000 (2025: HK$43,808,000). Conversion of RMB into foreign currencies is subject to the PRC's Foreign Exchange Control Regulations.

As at 30 June 2026 and 2025, the banking facility granted to the Group (note 28(i)) was secured by a floating charge over the bank accounts maintained by Funki Finance with Hang Seng Bank Limited. As at 30 June 2026, the carrying amount of the bank and cash balances subject to the floating charge was HK$4,539,000 (2025: HK$3,831,000).

26. CONTRACT LIABILITIES

	2026	2025
	HK$'000	HK$'000
Contract liabilities	**1,599**	1,720

Transaction prices allocated to performance obligations unsatisfied at end of year and expected to be recognised as revenue in:

	2026	2025
	HK$'000	HK$'000
– 2026	**–**	1,720
– 2027	**1,599**	–
	1,599	1,720

Significant changes in contract liabilities during the year:

	2026	2025
	HK$'000	HK$'000
Increase due to operations in the year	**21,742**	21,841
Transfer of contract liabilities to revenue	**(21,863)**	(22,196)

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

27. OTHER PAYABLES

	2026 HK$'000	2025 HK$'000
Provision for reinstatement costs	**22,166**	22,502
Rental deposits received	**9,114**	9,425
Payroll and welfare payables	**80**	96
Other payables	**10,532**	9,335
	41,892	41,358
Analysed as:		
– Non-current liabilities	**5,595**	7,180
– Current liabilities	**36,297**	34,178
	41,892	41,358

28. BORROWINGS AND INTEREST PAYABLES

	2026 HK$'000	2025 HK$'000
Secured borrowings from bank (note (i))	**129,896**	89,646
Unsecured loans from third parties (note (ii))	**18,517**	8,250
Interest payables	**1,264**	489
	149,677	98,385
Carrying amount repayable:		
Within one year	**149,677**	98,385

28. BORROWINGS AND INTEREST PAYABLES (Continued)

Notes:

(i) On 4 December 2024, Funki Finance as borrower entered into a facility agreement (the "**Facility Agreement**") in respect of uncommitted revolving loan facility limit amounted to HK$200,000,000 (the "**Loan Facility**") with a commercial bank as lender. The Loan Facility granted to the Group was secured by the Group's hotel property in Hong Kong, which is classified as property, plant and equipment (note 16) and investment properties (note 18), a debenture incorporating first floating charge over all the assets and undertakings (including loans receivable and interest receivables (note 23) of Funki Finance and a floating charge over the bank accounts of Funki Finance (note 25), and the corporate guarantee from the Company. The Loan Facility will mature on 3 December 2026. In respect of the uncommitted revolving loan facility limit, under the terms of the Facility Agreement, the aggregate amount of outstanding indebtedness under the Loan Facility (the "**Outstanding Indebtedness**") shall not at any time exceed the lower of (i) 50% of the value of the mortgaged property, as determined by the lender in its absolute discretion; and (ii) 80% of the total amount of the net eligible consumer loan receivable assets of the borrower (the "**Maximum Borrowing Base**"). As at 30 June 2026, the Outstanding Indebtedness was capped at approximately HK$183,300,000 (2025: HK$197,000,000) and thus the Group's unused Loan Facility amounted approximately to HK$53,300,000 (2025: HK$107,000,000).

Under the terms of the Facility Agreement, Ms. Lin Yee Man, the controlling shareholder of the Company, shall (directly or indirectly) remain the single largest shareholding interest in the Company. As at 30 June 2026 and 2025, Ms. Lin Yee Man was beneficially interested in approximately 70.9% of the total issued share capital of the Company. Moreover, pursuant to the Facility Agreement, the gross loans receivable to be received by Funki Finance within the next 30 days (net of impaired loans and loans receivable that are more than 30 days delinquent) shall be no less than 1.3 times of the monthly loan repayments due to the lender.

During the years ended 30 June 2026 and 2025, none of the covenants of the Loan Facility had been breached.

At 30 June 2026, the Group's secured bank borrowings carry interest at variable rate of the Hong Kong Interbank Offered Rate plus 2.65% (2025: 2.65%) per annum, the interest rate(s) of which ranged from 5.08% to 5.64% (2025: 4.4%) per annum. All the Group's secured bank borrowings will be due within one year.

(ii) During the years ended 30 June 2026 and 2025, the Group entered into several loan agreements with independent third parties. Pursuant to the loan agreements, the loans are unsecured with fixed interest rates ranging from 5% to 10% (2025: 8% to 10%) per annum and shall be repayable within one year.

29. LEASE LIABILITIES

	Lease payments		Present value of lease payments	
	2026	2025	**2026**	2025
	HK$'000	HK$'000	**HK$'000**	HK$'000
Within one year	**2,133**	380	**1,979**	375
In the second to fifth years, inclusive	**1,344**	1,380	**1,291**	1,227
	3,477	1,760		
Less: Future finance charges	**(207)**	(158)		
Present value of lease liabilities	**3,270**	1,602	**3,270**	1,602
Less: Amount due for settlement within 12 months (shown under current liabilities)			**(1,979)**	(375)
Amount due for settlement after 12 months			**1,291**	1,227

At 30 June 2026, the average effective borrowing rate was 6.6% (2025: 7.8%). Interest rates are fixed at the contract dates and thus expose the Group to fair value interest rate risk.

30. AMOUNTS DUE TO NON-CONTROLLING SHAREHOLDERS OF A SUBSIDIARY

The amounts due are unsecured, non-interest-bearing and have no fixed repayment terms.

On 18 June 2021, the Group entered into a sale and purchase agreement to conditionally agree to acquire 51% of the issued share capital of Fast Advance Group from two independent third parties, Power Able International Holdings Limited and Original Praise Investment Development Limited (the "**Acquisition**"). On 30 September 2021 (the "**Completion Date**"), the Group has completed the Acquisition and the final consideration of the Acquisition was in the amount of HK$72,233,000.

Pursuant to the sale and purchase agreement of the Acquisition, the non-controlling shareholders of Fast Advance mutually agreed with the Group that without prior written consent of the Group, the non-controlling shareholders of Fast Advance shall not demand repayment, whether in whole or in part, for a period of 24 months from the Completion Date of the Acquisition. The amounts due were carried at amortised cost using the effective interest method. The effective interest rate applied was 8% per annum.

30. AMOUNTS DUE TO NON-CONTROLLING SHAREHOLDERS OF A SUBSIDIARY (Continued)

On 30 June 2023, the non-controlling shareholders of Fast Advance mutually further agreed with the Group that the non-controlling shareholders of Fast Advance do not intend to demand repayment, whether in whole or in part, for a period of 36 months until 30 June 2026 and the resulting gain on the modification of repayment terms of approximately HK$16,634,000 was recognised in equity during the year ended 30 June 2023. The effective interest rate applied was 10% per annum.

On 30 June 2026, the non-controlling shareholders of Fast Advance mutually further agreed with the Group that the non-controlling shareholders of Fast Advance do not intend to demand repayment, whether in whole or in part, for a period of 36 months until 30 June 2029 and the resulting gain on the modification of repayment terms of approximately HK$4,100,000 was recognised in equity during the year ended 30 June 2026. The effective interest rate applied was 9.5% per annum.

During the year ended 30 June 2026, the Group made a partial repayment of approximately HK$22,464,000 (2025: HK$32,619,000) to the non-controlling shareholders of Fast Advance, and resulting in a loss on early repayment on amounts due to non-controlling shareholders of a subsidiary of approximately HK$1,005,000 (2025: HK$5,616,000) recognised in profit or loss (note 8).

31. SHARE CAPITAL

	Number of ordinary shares '000	Amount HK$'000
Ordinary shares, issued and fully paid:		
At 1 July 2024, 30 June 2025, 1 July 2025 and 30 June 2026	**1,938,823**	**1,317,736**

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern and to maximise the return to the shareholders through the optimisation of the debt and equity balance.

The Group reviews the capital structure frequently by considering the cost of capital and the risks associated with each class of capital. The Group balances its overall capital structure through the payment of dividends, new share issues and share buy-backs; as well as the issue of new debts, redemption of existing debts or sales of assets to reduce debts.

The externally imposed capital requirements for the Group is that in order to maintain its listing on the Stock Exchange, it has to have a public float of at least 25% of the issued shares of the Company.

The Group receives a report from the share registrar and transfer office regularly on substantial share interests. The report sets out the non-public float that demonstrates the continuing compliance with the 25% limit throughout the year.

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

32. SHARE OPTION SCHEME

The Company previously adopted a share option scheme in 2007 (the "**2007 Scheme**") and the 2007 Scheme expired in accordance with its terms in 2017.

On 30 November 2023 (the "**Adoption Date**"), the Company has adopted a new share option scheme (the "**2023 Scheme**") for the purpose of enabling the Group to recognise the contribution and potential future contribution of grantees by providing them opportunity to acquire equity interests in the Company, motivate grantees and give them additional incentive to optimize their valuable contributions towards the Group's continued growth and success, attract and retain high-calibre personnel to strive for long term development of the Group, and foster a sense of corporate identity and align interests of grantees to Shareholders for promoting long term financial success of the Group.

Eligible participants of the 2023 Scheme include (i) any director or any employee of the Group from time to time (the "**Category A Participants**"); and (ii) person(s) who provide services to any member of the Group on a continuing or recurring basis in its ordinary and usual course of business which are in the interests of the long term growth of the Group, which include any consultants, who provide advisory services, consultancy services and/or other professional services to the Group's principal business activities, business strategies, corporate governance and internal control of the Group or provide business referral to the Group, but exclude any placing agents or financial advisers providing advisory services for fundraising, mergers or acquisitions, and other professional services providers such as auditors or valuers who provides assurance, or are required to perform their services with impartiality and objectivity (the "**Category B Participants**"). Category B Participants are consultants (i) who provide advisory services, consultancy services, and/or other professional services to the Group on areas relating to the Group's principal business activities in (a) money lending business; (b) hotel operations business; (c) property leasing business; and (d) introducing customers to respective casino's VIP rooms and receiving the profit streams from junket businesses at respective casino's VIP rooms, or business strategies, corporate governance and internal control of the Group, or (ii) who provide business referrals to the Group by way of introducing new customers or business opportunities to the Group.

The total number of shares available for issue under the 2023 Scheme is 193,882,269 shares, representing 10% of the issued shares of the Company (excluding treasury shares) as at the Adoption Date; and the total number of shares available for issue under the 2023 Scheme to be granted to all Category B Participants is 19,388,226 shares, representing 1% of the issued shares of the Company (excluding treasury shares) as at the Adoption Date. As at 30 June 2026, the Company has not granted any options under the 2023 Scheme (2025: nil). Therefore, the number of options available for grant under the 2023 Scheme to eligible participants was remained to be 193,882,269 (2025: 193,882,269) shares on 30 June 2026; and the number of options available for grant under the 2023 Scheme to the Category B Participants was remained to be 19,388,226 (2025: 19,388,226) shares on 30 June 2026.

Regarding the maximum entitlement of each participant under the 2023 Scheme, where any grant of option to an eligible participant would result in the shares issued and to be issued in respect of all options and awards granted under such scheme and other schemes to such eligible participant (excluding any options and awards lapsed in accordance with the terms of such Scheme and other schemes) in the 12-month period up to and including the date of such grant representing in aggregate over 1% of the shares in issue as at the date of such grant, such grant shall be subject to certain requirements under the rules of the 2023 Scheme.

The period within which any particular option may be exercised by the grantee shall not be more than ten years from the date of grant. The vesting period of any particular option under the 2023 Scheme shall not be less than 12 months.

32. SHARE OPTION SCHEME (Continued)

Upon acceptance of the share option, HK$1 shall be paid by the grantee to the Company. The period within such payment is paid, i.e. the last date by which the offer is accepted, shall be determined by the Board but shall not be earlier than three business days from the date of the offer and not later than 28 days from the date of the offer, except that for any offer which is made within the last three business days before the expiry of the life of the 2023 Scheme.

The exercise price in respect of any particular option granted shall be a price determined by the Board, at least the higher of (i) the closing price of the shares as stated in the Stock Exchange's daily quotations sheet on the date of the offer of the grant of an option by the Company to an eligible participant; and (ii) the average closing price of the shares as stated in the Stock Exchange's daily quotation sheets for the five business days immediately preceding the date of such offer.

Share options granted to a connected person or its associates shall be approved by independent non-executive directors. In addition, any share options granted to a connected person who is also a substantial shareholder or an independent non-executive director of the Company, or to any of their associates, in excess of 0.1% of the shares of the Company in issue, in the 12-month period up to and including the date of grant, are subject to shareholders' approval in advance in a general meeting.

The remaining life of the 2023 Scheme as at 30 June 2026 was approximately 7.42 (2025: 8.42) years.

Details of share options granted

At 30 June 2025, the options have exercise prices of approximately HK$0.5 under the 2007 Scheme. The weighted average remaining contractual life of the options was approximately 0.76 year. During the year ended 30 June 2026, all options granted under the 2007 Scheme were lapsed.

As the 2007 Scheme lapsed during the year ended 30 June 2026 and no option (2025: 5,118,555 options) was granted under the 2007 Scheme during the year ended 30 June 2026, the number of shares that might be issued in respect of options granted under the Scheme during the year ended 30 June 2026 divided by the weighted average number of shares of the relevant class in issue (excluding treasury shares) for the year ended 30 June 2026 was 0% (2025: 0.26%).

As no option (2025: nil) was granted under the 2023 Scheme during the year ended 30 June 2026, the number of shares that might be issued in respect of options granted under the Scheme during the year ended 30 June 2026 divided by the weighted average number of shares of the relevant class in issue (excluding treasury shares) for the year ended 30 June 2026 were 0% (2025: 0%).

32. SHARE OPTION SCHEME (Continued)

Details of share options granted (Continued)

Details of specific categories of share options and the movements during the years ended 30 June 2026 and 2025 are as follows:

Share option scheme	Participant	Number of share options outstanding and exercisable: At 1 July 2025 (note i) '000	Lapsed '000	At 30 June 2026 (note i) '000	Date of grant of share options (note ii)	Exercise period of share options	Adjusted exercise price of share options (note iii) HK$
2007 Scheme	**Other eligible participant**	**5,119**	**(5,119)**	**–**	1/4/2016	1/4/2016 to 31/3/2026	0.50
Weighted average exercise price (HK$)		**0.50**		**N/A**			
Outstanding and exercisable		**5,119**		**–**			

Share option scheme	Participants	Number of share options outstanding and exercisable: At 1 July 2024 (note i) '000	Lapsed '000	At 30 June 2025 (note i) '000	Date of grant of share options (note ii)	Exercise period of share options	Adjusted exercise price of share options (note iii) HK$
2007 Scheme	**Director**						
	Mr. Nicholas J. Niglio (note iv)	5,119	(5,119)	–	1/4/2016	1/4/2016 to 31/3/2026	0.50
2007 Scheme	**Other eligible participant**	5,119	–	5,119	1/4/2016	1/4/2016 to 31/3/2026	0.50
		10,238	(5,119)	5,119			
Weighted average exercise price (HK$)		0.50		0.50			
Outstanding and exercisable		10,238		5,119			

32. SHARE OPTION SCHEME (Continued)

Details of share options granted (Continued)

Notes:

(i) The total number of shares which may be issued upon exercise of all options to be granted under the 2023 Scheme and any other schemes must not in aggregate exceed 10% of the relevant class of shares of the Company or its subsidiaries in issue at the date of approval of the relevant share option scheme. Subject to compliance with the Listing Rules, the limit on the number of shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the 2023 Scheme and any other schemes must not exceed 10% of the relevant class of shares of the Company in issue as at the Adoption Date.

(ii) The vesting period of the share options is from the grant date until the commencement of the exercise period.

(iii) The number of shares entitled to be subscribed for, the exercise prices under the outstanding share options, the fair value per share option and the closing price of the Company's shares immediately before the grant date have been adjusted upon completions of share consolidation in May 2016 and the open offer in June 2016 and January 2020. Details of which may refer to the announcements of the Company dated 20 May 2016, 24 June 2016 and 29 January 2020.

(iv) Mr. Nicholas J. Niglio passed away on 26 March 2025.

33. CAPITAL COMMITMENTS/CONTINGENT LIABILITIES

At 30 June 2026 and 2025, the Group did not have any significant contingent liabilities.

The Group's capital commitments at the end of the reporting period are as follows:

	2026	2025
	HK$'000	HK$'000
Capital expenditure in respect of the followings contracted for but not provided in the consolidated financial statements:		
– Purchase of property, plant and equipment	**7,513**	5,372

34. LEASE COMMITMENTS

The Group as lessor

At 30 June 2026 and 2025, the total future minimum lease payments under non-cancellable operating leases are receivable as follows:

	2026	2025
	HK$'000	HK$'000
Within one year	**19,701**	27,017
In the second to fifth years inclusive	**20,489**	45,229
	40,190	72,246

35. RELATED PARTY TRANSACTIONS

In addition to those related party transactions and balances disclosed elsewhere in the consolidated financial statements, the Group had the following transactions with its related parties during the year:

Details of the remuneration of key management personnel, who are the Directors, during the year are set out in note 12. Key management personnel are deemed to be the members of the Board which has responsibility for planning, directing and controlling the activities of the Group.

36. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

(a) Statement of financial position of the Company

	2026 HK$'000	2025 HK$'000
Non-current assets		
Property, plant and equipment	**44,587**	47,404
Right-of-use assets	**1,414**	2,719
Investments in subsidiaries	**521,872**	535,477
	567,873	585,600
Current assets		
Other receivables	**1,247**	2,109
Amounts due from subsidiaries	**441,540**	441,181
Bank and cash balances	**5,935**	2,303
	448,722	445,593
Current liabilities		
Other payables	**1,417**	1,025
Lease liabilities	**1,205**	–
Amounts due to subsidiaries	**390,830**	388,397
	393,452	389,422
Net current assets	**55,270**	56,171
Total assets less current liabilities	**623,143**	641,771
Non-current liabilities		
Lease liabilities	**114**	1,227
NET ASSETS	**623,029**	640,544
CAPITAL AND RESERVES		
Share capital	**1,317,736**	1,317,736
Reserves (note 36(b))	**(694,707)**	(677,192)
TOTAL EQUITY	**623,029**	640,544

The Company's statement of financial position was approved and authorised for issue by the board of directors on 30 September 2026 and are signed on its behalf by:

Lin Yee Man
Director

Yu Huan
Director

36. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued)

(b) Reserve movement of the Company

The amounts of the Company's reserves and the movements therein for the years ended 30 June 2026 and 2025 are as follows:

	Property revaluation reserve	Non-distributable reserve	Share options reserve	Accumulated losses	Total
	HK$'000	HK$'000	HK$'000	HK$'000	HK$'000
At 1 July 2024	5,922	1,264	2,628	(559,902)	(550,088)
Total comprehensive loss for the year	–	–	–	(127,104)	(127,104)
Share option lapsed	–	–	(1,314)	1,314	–
At 30 June 2025 and 1 July 2025	**5,922**	**1,264**	**1,314**	**(685,692)**	**(677,192)**
Total comprehensive loss for the year	**–**	**–**	**–**	**(17,515)**	**(17,515)**
Share option lapsed	**–**	**–**	**(1,314)**	**1,314**	**–**
At 30 June 2026	**5,922**	**1,264**	**–**	**(701,893)**	**(694,707)**

37. RESERVES

(a) Group

The amounts of the Group's reserves and movements therein are presented in the consolidated statement of profit or loss and other comprehensive income and consolidated statement of changes in equity.

(b) Nature and purpose of reserves

(i) Property revaluation reserve

Property revaluation reserve represents the difference between the carrying amount and the fair value of a property at the date of transfer from property, plant and equipment to investment properties in prior years.

(ii) Non-distributable reserve

The non-distributable reserve represents the impact on acquisition of assets in prior years.

(iii) Share option reserve

The share options reserve represents the fair value of the actual or estimated number of unexercised share options granted to employees of the Group recognised in accordance with the accounting policy adopted for equity-settled share-based payments.

37. RESERVES (Continued)

(b) Nature and purpose of reserves (Continued)

(iv) Other reserve

The other reserve represents (i) the difference between the consideration paid and the amount of non-controlling interests being adjusted in connection with the acquisition of an additional equity interest in a subsidiary; and (ii) the fair value adjustment on amounts due to non-controlling shareholders of a subsidiary, being the differences between the present value and the gross amount of advances received at initial recognition.

(v) Statutory surplus reserve

As stipulated by the relevant laws and regulations for foreign investment enterprises in the PRC, the Company's PRC subsidiaries are required to appropriate 10% of their profit after tax to the reserve until such reserve reaches 50% of the registered capital and thereafter any further appropriation is optional. The statutory surplus reserve fund can be used to make up prior year losses, if any, and can be applied in conversion into capital by means of a capitalisation issue.

(vi) Translation reserve

The translation reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations. The reserve is dealt with in accordance with the accounting policy set out in note 3.

38. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

(a) Disposal of a subsidiary

On 2 December 2024, Credible Limited (a direct wholly-owned subsidiary of the Company) as vendor (the "**Vendor**"), Ever Bright International Holdings Limited as purchaser (the "**Purchaser**") and Mr. Chan Siu Ping as guarantor entered into a sale and purchase agreement (the "**SPA**") pursuant to which the Vendor has conditionally agreed to sell, and the Purchaser has conditionally agreed to acquire, the entire issued share capital of Home Mortgage Finance Company Limited (the "**Home Mortgage Finance**"), an indirect wholly-owned subsidiary of the Company prior to the closing of the disposal, at a consideration of approximately HK$9,296,000 (the "**Consideration**"). (the "**Disposal**")

The Consideration shall be payable by the Purchaser to the Vendor in the following manner: (a) within 5 business days after the signing of the SPA, the Purchaser shall pay approximately HK$625,000 to the Vendor as deposit which will be applied as part payment of the Consideration at the completion of the Disposal (the "**Deposit**"); and (b) for any amount recovered within 3 years from the completion of the Disposal (the "**Recovery Period**") from the relevant parties in relation to the claims by Home Mortgage Finance under the legal proceedings (the "**Recovered Amount**") for a total amount of approximately HK$8,671,000 (the "**Total Claims**"), within 3 business days after receipt the relevant Recovered Amount by Home Mortgage Finance, the Purchaser shall pay to the Vendor an amount equivalent to such Recovered Amount. Immediately after the expiry of the Recovery Period, the Consideration shall be adjusted downwards by the difference (if any) between the Total Claims and the total Recovered Amount during the Recovery Period.

38. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES (Continued)

(a) Disposal of a subsidiary (Continued)

Pursuant to the SPA, at the completion of the Disposal, each of the Company and Funki Finance will enter a deed of assignment with the Purchaser and Home Mortgage Finance, pursuant to which the Company shall assign and the Purchaser shall acquire from the Company the loan in the principal amount of approximately HK$36,329,000 (the "**Company Loan**") and Funki Finance shall assign and the Purchaser shall acquire from Funki Finance the loan in the principal amount of approximately HK$14,046,000 (the "**Funki Loan**"), in aggregate of approximately HK$50,375,000 (the "**Loan Assignment**"), representing certain outstanding loan advanced to Home Mortgage Finance by the Company and Funki Finance. The Purchaser shall pay the Company and Funki Finance the principal amount of its respective loan at the completion of the Disposal.

Upon the completion of the Disposal on 6 January 2025, Home Mortgage Finance ceased to be a subsidiary of the Group and the Group ceased to have any interests in Home Mortgage Finance, hence the results, cash flows, assets and liabilities of Home Mortgage Finance were no longer consolidated in the consolidated financial statements of the Group after that date.

	HK$'000
Consideration:	
Cash consideration – Deposit and Loan Assignment	51,000
Financial assets at FVTPL – Contingent consideration receivables (note)	7,598
	58,598

Note: The amount presents the initial fair value of the Total Claims (as part of the Consideration) at the completion date of the Disposal. It is classified as financial assets at FVTPL (note 22) and shall be remeasured to fair value at each reporting date until the contingency is resolved.

38. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES (Continued)

(a) Disposal of a subsidiary (Continued)

	HK$'000
Analysis of assets and liabilities over which control was lost:	
Deferred tax assets	101
Other receivables	4
Loans receivable and interest receivables	48,446
Bank and cash balances	9,661
Company Loan	(36,329)
Funki Loan	(14,046)
Amount due to the ultimate holding company	(1,058)
Amount due to a fellow subsidiary	(1,109)
Other payables	(53)
Current tax liabilities	(172)
Net assets disposed of	5,445
Loan Assignment	50,375
Direct cost to the Disposal	564
Gain on disposal of a subsidiary (note 8)	2,214
Total consideration	58,598
Net cash inflow arising on the Disposal:	
Cash consideration received	51,000
Cash paid for direct cost	(564)
Cash and cash equivalents disposed of	(9,661)
	40,775

38. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES (Continued)

(b) 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 the future cash flows will be, classified in the Group's consolidated cash flows from financing activities.

	Borrowings and interest payables HK$'000	Amounts due to non-controlling shareholders of a subsidiary HK$'000	Lease liabilities HK$'000	Total liabilities from financing activities HK$'000
At 1 July 2024	151,708	59,900	1,448	213,056
Changes in cash flows	(62,397)	(32,619)	(3,817)	(98,833)
Non-cash changes				
– finance costs incurred during the year	9,074	3,164	142	12,380
– loss on early repayment	–	5,616	–	5,616
– addition of leases	–	–	3,915	3,915
– termination of leases	–	–	(86)	(86)
At 30 June 2025 and 1 July 2025	**98,385**	**36,061**	**1,602**	**136,048**
Changes in cash flows	**44,325**	**(22,464)**	**(886)**	**20,975**
Non-cash changes				
– finance costs incurred during the year	**6,967**	**2,613**	**161**	**9,741**
– loss on early repayment	**–**	**1,005**	**–**	**1,005**
– addition of leases	**–**	**–**	**2,393**	**2,393**
– modification gain	**–**	**(4,100)**	**–**	**(4,100)**
At 30 June 2026	**149,677**	**13,115**	**3,270**	**166,062**

(c) Major non-cash transactions

The Group entered into new lease agreement for the use of office premises. On the lease commencement, the Group recognised right-of-use assets and lease liabilities of HK$2,393,000 (2025: HK$3,915,000) and HK$2,393,000 (2025: HK$3,915,000), respectively.

39. EVENTS AFTER THE REPORTING PERIOD

On 22 September 2026, a judgment from the First Civil Court of the Court of First Instance of Macau (the "**Court**") was delivered to Funki Finance. Pursuant to the judgment, the Court directed the mortgaged property located in Macau (the "**Macau Property**") be transferred to Funki Finance at a value of MOP30,100,000 to partially repay the relevant outstanding loan. As at 30 June 2026, the fair value of the Macau Property was MOP34,000,000, based on a valuation conducted by an independent qualified professional valuer.

40. APPROVAL OF CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were approved and authorised for issue by the board of directors on 30 September 2026.