



長城環亞控股有限公司

GREAT WALL PAN ASIA HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

(於百慕達註冊成立之有限公司)

(Stock Code 股份代號 : 583)

Annual Report 2025
年度報告

長城環亞

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CORPORATE INFORMATION

公司資料

(as at the Latest Practicable Date)
(於最後實際可行日期)

Board of Directors

Chairman of the Board

Mr. Wang Hai

Executive Directors

Mr. Wang Hai
Mr. Wang Zuomin (*Chief Executive Officer*)

Non-executive Director

Mr. Ren Zhiqiang

Independent Non-executive Directors

Ms. Li Li Hua
Mr. Moy Yee Wo Matthew
Dr. Xie Wensi

Audit Committee

Mr. Moy Yee Wo Matthew (*Chairman*)
Ms. Li Li Hua
Mr. Ren Zhiqiang

Remuneration Committee

Ms. Li Li Hua (*Chairlady*)
Mr. Wang Zuomin
Dr. Xie Wensi

Nomination Committee

Mr. Wang Hai (*Chairman*)
Ms. Li Li Hua
Mr. Moy Yee Wo Matthew

董事會

董事會主席

王海先生

執行董事

王海先生
王作民先生 (*行政總裁*)

非執行董事

任志強先生

獨立非執行董事

黎利華女士
梅以和先生
解文斯博士

審核委員會

梅以和先生 (*主席*)
黎利華女士
任志強先生

薪酬委員會

黎利華女士 (*主席*)
王作民先生
解文斯博士

提名委員會

王海先生 (*主席*)
黎利華女士
梅以和先生

CORPORATE INFORMATION

公司資料

(as at the Latest Practicable Date)
(於最後實際可行日期)

Shareholder Information Online

www.gwpaholdings.com

Our website contains up-to-date information about our Company including financial information, corporate communications and other corporate information

Authorised Representatives

Mr. Wang Zuomin
Ms. Foo Man Yee Carina

Company Secretary

Ms. Foo Man Yee Carina

Principal Share Registrar and Transfer Agent in Bermuda

Appleby Global Corporate Services (Bermuda) Limited
Canon's Court, 22 Victoria Street, PO Box HM 1179
Hamilton HM EX, Bermuda

Hong Kong Branch Share Registrar

Computershare Hong Kong Investor Services Limited
17M Floor, Hopewell Centre
183 Queen's Road East, Wan Chai, Hong Kong, China

Registered Office in Bermuda

Victoria Place, 5th Floor, 31 Victoria Street
Hamilton HM 10, Bermuda

Head Office and Principal Place of Business in Hong Kong

21st Floor, Bank of America Tower
12 Harcourt Road
Central
Hong Kong
China

網上股東資料

www.gwpaholdings.com

本公司網站已登載有關本公司之最新資料，包括財務資料、公司通訊及其他公司資料

授權代表

王作民先生
傅曼儀女士

公司秘書

傅曼儀女士

於百慕達的主要股份過戶登記處

Appleby Global Corporate Services (Bermuda) Limited
Canon's Court, 22 Victoria Street, PO Box HM 1179
Hamilton HM EX, Bermuda

香港股份過戶登記分處

香港中央證券登記有限公司
中國香港灣仔皇后大道東183號
合和中心17M樓

百慕達註冊辦事處

Victoria Place, 5th Floor, 31 Victoria Street
Hamilton HM 10, Bermuda

總辦事處及於香港之主要營業地點

中國
香港
中環
夏慤道12號
美國銀行中心21樓

CORPORATE INFORMATION

公司資料

(as at the Latest Practicable Date)
(於最後實際可行日期)

Stock Listing

Listed on the Main Board of the Hong Kong Stock Exchange
Stock Code: 00583

Principal Bankers

1. The Hongkong and Shanghai Banking Corporation Limited
2. Bank of China (Hong Kong) Limited
3. Industrial and Commercial Bank of China (Asia) Limited
4. China Construction Bank (Asia) Corporation Limited
5. Agricultural Bank of China Limited Hong Kong Branch
6. Bank of China Limited, Macau Branch
7. United Overseas Bank Limited
8. China CITIC Bank International Limited

Auditor

BDO Limited
Certified Public Accountants
Registered Public Interest Entity Auditor

Hong Kong Advisory Lawyer

King & Wood Mallesons

股份上市資料

在香港聯合交易所主板上市
股份代號：00583

主要往來銀行

1. 香港上海滙豐銀行有限公司
2. 中國銀行(香港)有限公司
3. 中國工商銀行(亞洲)有限公司
4. 中國建設銀行(亞洲)股份有限公司
5. 中國農業銀行香港分行
6. 中國銀行股份有限公司澳門分行
7. 大華銀行有限公司
8. 中信銀行(國際)有限公司

核數師

香港立信德豪會計師事務所有限公司
香港執業會計師
註冊公眾利益實體核數師

香港法律顧問

金杜律師事務所

CHAIRMAN'S STATEMENT

主席報告書

Dear Shareholders,

On behalf of the Board of Directors, I am pleased to present the annual report for the fiscal year ended 31 December 2025, for our Group. We are delighted to report that we have continued to successfully achieve our strategic objectives throughout 2025.

Financial Performance

For the fiscal year ended 31 December 2025, the Group recorded a total revenue of approximately HK\$115.4 million, with shareholders' attributable comprehensive net loss of approximately HK\$476.3 million, including a fair value loss of approximately HK\$213.5 million on investment properties. Excluding this exceptional item, the shareholders' attributable comprehensive net loss for the fiscal year ended 31 December 2025, was approximately HK\$262.8 million, representing an increase of 21.8% compared to the shareholders' attributable comprehensive net loss of HK\$215.7 million in 2024. The increase in loss was primarily due to a fair value loss of HK\$213.5 million on investment properties and share of loss of associates of HK\$48.3 million in 2025, representing a decrease of HK\$345.1 million and HK\$104.7 million as compared with a fair value gain of HK\$131.6 million on investment properties and share of profit of associates of HK\$56.3 million in 2024 respectively. Based on the weighted average number of issued shares of 1,567,745,596, the loss per share for 2025 was 30.4 HK cents, compared to the loss per share 5.4 HK cents per share in 2024.

In 2025, the Group's investment properties achieved high occupancy rates, benefiting from our diversified property portfolio and keen insight into market demand. Core properties such as Kwai Fong Plaza, certain floors of the Bank of America Tower in Central, and Yue King Building in Causeway Bay, as well as Ko Fai Industrial Building in Yau Tong and the Seaview Estate in North Point, have provided the Group with a reliable source of cash flow.

各位股東：

本人謹代表董事會提呈本集團截至二零二五年十二月三十一日止年度的年度報告，並欣然報告我們於二零二五年繼續成功實行戰略目標。

財務業績

截至二零二五年十二月三十一日止年度，本集團錄得收益總額約115.4百萬港元，而股東應佔綜合淨虧損約為476.3百萬港元，其中包括投資物業公允價值虧損約213.5百萬港元。倘撇除此特別項目，截至二零二五年十二月三十一日止年度之股東應佔綜合淨虧損約為262.8百萬港元，跟二零二四年之股東應佔綜合淨虧損215.7百萬港元相比上升21.8%。虧損增加乃主要由於二零二五年投資物業公平值虧損為213.5百萬港元及應佔聯營公司虧損為48.3百萬港元，相較二零二四年投資物業公平值收益131.6百萬港元及應佔聯營公司利潤56.3百萬港元，分別減少345.1百萬港元及104.7百萬港元。按1,567,745,596股加權平均已發行股份，二零二五年每股虧損為30.4港仙，而二零二四年則為每股虧損5.4港仙。

二零二五年，本集團投資物業維持高出租率，這得益於集團多元化的物業組合以及對市場需求的敏銳洞察。葵芳廣場、中環美國銀行中心、銅鑼灣愉景樓等核心物業，以及油塘高輝工業大廈和北角海景大廈的部分樓層為本集團提供了可靠的現金流來源。

CHAIRMAN'S STATEMENT

主席報告書

Furthermore, to further enhance our competitiveness in the Hong Kong property market, the Group, through a joint venture, invested in a diversified retail property portfolio. This portfolio includes multiple shopping malls, commercial centers, and parking facilities located in key districts of Hong Kong. These properties not only boast prime locations but are also adjacent to major transportation hubs, offering retailers and consumers a convenient shopping experience. With a total gross floor area of 2.048 million square feet of premium retail space and over 7,760 parking spaces, this portfolio has become an ideal choice for local residents to socialize and shop.

While the global economy faces certain challenges during its recovery process, this also brings new opportunities for Hong Kong. As an international trade hub, Hong Kong leverages its unique geographical advantages and flexible market mechanisms to swiftly adapt to external changes. Entering 2026, global trade tensions have moderated, and economic activities continued to expand in major economies. Domestic demand will grow steadily. A stable labour market and rising household incomes will drive private consumption, while improvement in business sentiment, coupled with expectations of interest rate cuts, will boost asset markets and investments. We have observed that the demands of Hong Kong consumers are continuously evolving, providing businesses with more opportunities to tap into market potential and meet customer expectations through innovative products and services.

Looking ahead, we are well aware that the market remains filled with challenges and uncertainties, the international environment remains complex and intricate. With the major advanced economies still frequently shifting their trade and economic policies, uncertainties will continue to loom over global trade. We will stay closely attuned to market trends, actively capture changes in demand, and flexibly adjust our property portfolio to meet the increasingly diverse needs of tenants and investors. Whether it is optimizing the operational efficiency of existing properties or exploring new investment opportunities, we will focus on innovative thinking and professional expertise to continuously enhance our competitiveness.

此外，為進一步增強在香港物業市場的競爭力，本集團透過一家合資企業投資了一組多元化的零售物業組合。該組合囊括了位於香港關鍵地段的多個購物中心、商場及停車場，這些物業不僅地理位置優越，且毗鄰交通樞紐，為零售商和消費者提供了便捷的購物體驗。該組合擁有總建築面積達204.8萬平方尺的優質零售空間以及逾7,760個停車位，成為了當地居民社交和購物的理想選擇。

全球經濟在復甦過程中雖面臨一些挑戰，但這也為香港帶來了新的機遇。作為國際貿易樞紐，香港憑藉其獨特的區位優勢和靈活的市場機制，能夠迅速適應外部環境的變化。踏入二零二六年，全球貿易緊張局勢有所緩和，主要經濟體的經濟活動持續擴張。內需將穩步增長。勞動力市場穩定及家庭收入上升將帶動私人消費，而商業氛圍改善，加上預期減息，將提振資產市場及投資。我們看到，香港消費者的需求正在不斷升級，這為企業提供了更多機會去挖掘市場潛力，並通過創新產品和服務滿足客戶的期望。

展望未來，我們深知市場仍充滿挑戰與不確定性，國際環境依然錯綜複雜。隨著主要發達經濟體仍頻繁調整其貿易及經濟政策，全球貿易將繼續籠罩在不明朗因素之中。我們將緊貼市場脈搏，積極捕捉需求變化，靈活調整物業組合，以滿足租戶和投資者日益多元化的需求。無論是優化現有物業的營運效率，還是探索新的投資機會，我們都將以創新思維和專業能力為核心，持續提升競爭力。

CHAIRMAN'S STATEMENT

主席報告書

We firmly believe that challenges and opportunities coexist, and only through constant innovation and proactive efforts can we stand out in times of change. In the future, we will continue to adhere to a prudent investment strategy, integrating market trends and technological applications to enhance property value and customer experience. With the collective efforts of our team and the ongoing support of our shareholders, we are confident that the Group will seize the opportunities of the times, overcome challenges, deliver outstanding performance for our shareholders, and contribute to the prosperous development of Hong Kong.

Mr. WANG Hai
Chairman of the Board

27 February 2026

我們堅信，挑戰與機遇並存，唯有不斷創新、積極進取，才能在變革中脫穎而出。未來，我們將繼續秉持穩健的投資策略，結合市場趨勢與科技應用，提升物業價值與客戶體驗。我們有信心，通過團隊的共同努力和股東的持續支持，集團將能夠把握時代機遇，克服挑戰，為股東創造卓越的業績，並為香港的繁榮發展貢獻力量。

王海先生
董事會主席

二零二六年二月二十七日

DIRECTORS' BIOGRAPHICAL DETAILS

董事及高級管理層

Executive Directors

Mr. Wang Hai, aged 56, was born in Beijing, holds a Master degree in Business Administration from Tsinghua University and holds the title of senior accountant. He has been an executive Director, the Chairman of Board and chairman of the Nomination Committee of the Company since 20 August 2021. Mr. Wang has engaged in finance-related work since July 1992 and has over 30 years of experience in finance field. From July 1992 to October 1999, he served as cadre of business department in Beijing branch of Agricultural Bank of China, and served as cadre senior staff member and principal staff member of capital planning department in the headquarter of Agricultural Bank of China. From October 1999 to March 2007, he served as cadre and deputy director of capital operation division, deputy director of operation planning division and director of capital planning division of the finance department of GWAMCC. From March 2007 to November 2010, he served as Party member, leader of the significant project team, deputy general manager and secretary of the commission for discipline inspection in Shenyang branch of GWAMCC. From November 2010 to January 2014, he served as deputy general manager of significant project department, deputy general manager of mergers and acquisitions department in GWAMCC. From January 2014 to June 2021, he served as general manager, chairman of the board and Party secretary of Great Wall (Tianjin) Equity Investment Fund Management Co., Ltd.* (長城(天津)股權投資基金管理有限責任公司). From October 2011 to December 2014, he served as chairman of the board of Hunan Tianyi Science and Technology Co., Ltd. (stock code: 000908) (now known as Hunan Jingfeng Pharmaceutical Co., Ltd., a company listed in the Shenzhen Stock Exchange). Mr. Wang has served as a director and the Chairman of China Great Wall International since June 2021 and June 2022, respectively. From June 2021 to June 2022, he served as the general manager of Great Wall International.

* For identification purpose only

* 僅供識別

執行董事

王海先生，56歲，生於北京市，彼擁有清華大學工商管理碩士學位及高級會計師職稱。彼自二零二一年八月二十日起擔任本公司執行董事、董事會主席及提名委員會主席。王先生自一九九二年七月起參加金融工作，至今擁有金融行業逾30年經驗。彼曾於一九九二年七月至一九九九年十月期間歷任中國農業銀行北京分行營業部幹部、中國農業銀行總行資金計畫部幹部、副主任科員、主任科員；一九九九年十月至二零零七年三月期間歷任中國長城資產資金財務部資金營運處幹部、副處長、財務部經營計畫處副處長、財務部資金計畫處處長；二零零七年三月至二零一零年十一月期間歷任中國長城資產瀋陽辦事處黨委委員、重大專案組組長、副總經理、紀委書記；二零一零年十一月至二零一四年一月期間歷任中國長城資產重點項目部副總經理、並購重組部副總經理；二零一四年一月至二零二一年六月期間出任長城(天津)股權投資基金管理有限責任公司總經理、董事長、黨委書記。彼曾於二零一一年十月至二零一四年十二月期間擔任湖南天一科技股份有限公司(股份代號：000908)(現稱湖南景峰醫藥股份有限公司，一家於深圳證券交易所上市的公司)的董事長。王先生分別自二零二一年六月及二零二二年六月起任長城國際董事及董事長。彼於二零二一年六月至二零二二年六月期間任長城國際總經理。

DIRECTORS' BIOGRAPHICAL DETAILS

董事及高級管理層

Mr. Wang Zuomin, aged 58, has been an executive Director, the Chief Executive Officer and a member of the Remuneration Committee of the Company since 20 August 2024. He holds a master's degree in finance from Zhongnan University of Finance and Economics and the title of economist. Mr. Wang has joined the finance industry since July 1990 and has over 30 years of experience in the finance industry. From July 1990 to March 2000, he successively served as a deputy director of Chunfeng branch, a director of Chunfeng branch and a director of credit management department of Guomao Sub-branch of Shenzhen Branch of Agricultural Bank of China. From March 2000 to July 2008, he successively served as an officer and deputy director of the operation department, deputy director and director of the investment banking department of the Shenzhen office of China Great Wall Asset Management Corporation (中國長城資產管理公司), senior manager of the market development department of Shenzhen Great Wall Guosheng Investment Holding Co., Ltd. (深圳長城國盛投資控股有限公司). From July 2008 to February 2023, he was the assistant general manager of the Shenzhen office, deputy general manager of Shenzhen Great Wall Guosheng Investment Holding Co., Ltd (深圳長城國盛投資控股有限公司), deputy general manager and general manager of Great Wall Financing Guarantee Co., Ltd. (長城融資擔保有限公司), deputy general manager of the Shenzhen branch, head of supervisor of Great Wall Guofu Real Estate Co., Ltd. (長城國富置業有限公司). From February 2023 to August 2024, he served as the deputy general manager of Great Wall International. Since August 2024, he has been the general manager of Great Wall International.

王作民先生，58歲，自二零二四年八月二十日起為本公司執行董事、行政總裁及薪酬委員會成員。彼擁有中南財經大學金融學碩士學位及經濟師職稱。王先生自一九九零年七月起參加金融工作，至今擁有金融行業逾30年經驗。彼曾於一九九零年七月至二零零零年三月期間歷任，中國農業銀行春風分理處副主任、春風分理處主任、國貿支行信貸管理部主任。二零零零年三月至二零零八年七月期間歷任，中國長城資產管理公司深圳辦事處經營部幹部、副處長，投資銀行部副處長、處長，深圳長城國盛投資控股有限公司市場拓展部高級經理；二零零八年七月至二零二三年二月期間歷任，深圳辦事處總經理助理，深圳長城國盛投資控股有限公司副總經理，長城融資擔保有限公司副總經理、總經理，深圳分公司副總經理，長城國富置業有限公司監事長。王先生自二零二三年二月至二零二四年八月期間任長城國際副總經理。彼於二零二四年八月起任長城國際總經理。

DIRECTORS' BIOGRAPHICAL DETAILS

董事及高級管理層

Non-executive Director

Mr. Ren Zhiqiang, aged 43, graduated from the University of Hong Kong with a master's degree in business administration and a master's degree in law from China University of Political Science and Law. He has been a non-executive Director and a member of the Audit Committee of the Company since 20 August 2024. From 2011 to 2016, he successively served as manager of the business audit department and office affairs of GWAMCC. From 2017 to June 2024, he served as the managing director of the special assets department, the managing director of the business approval and management department and the managing director of the comprehensive management department, the secretary to the board of directors and the managing director of the investment banking department of Great Wall International. From April 2021 to July 2021, he served as a non-executive director of CM Energy Tech Co., Ltd. (formally known as CMIC Ocean En-Tech Holding Co., Ltd.) (stock code: 206), a company listed on the Main Board of the Stock Exchange, and from February 2023 to July 2024, he served as a non-executive director of CNQC International Holdings Limited (stock code: 1240), a company listed on the Main Board of the Stock Exchange. Since July 2024, he has been the assistant general manager of the subsidiary management department of GWAMCC.

非執行董事

任志強先生，43歲，畢業於香港大學，取得工商管理碩士學位，中國政法大學法學碩士學位。彼自二零二四年八月二十日起擔任本公司非執行董事及審核委員會成員。自二零一一年至二零一六年，先後擔任中國長城資產業務審核部主管及辦公室事務主管。自二零一七年起至二零二四年六月，先後擔任長城國際特殊資產部董事總經理、業務審核部（業務管理部）董事總經理、綜合管理部董事總經理、董事會秘書及投資銀行部董事總經理。於二零二一年四月至二零二一年七月，彼曾擔任聯交所主板上市公司華商能源科技股份有限公司（前稱華商國際海洋能源科技控股有限公司）（股份代號：206）的非執行董事，並曾於二零二三年二月至二零二四年七月期間擔任聯交所主板上市公司青建國際控股有限公司（股份代號：1240）的非執行董事。任先生自二零二四年七月起任中國長城資產子公司管理部總經理助理。

DIRECTORS' BIOGRAPHICAL DETAILS

董事及高級管理層

Independent Non-executive Directors

Ms. Li Li Hua, aged 63, was appointed as an independent non-executive Director, the chairlady of the Remuneration Committee and a member of the Audit Committee and the Nomination Committee of the Company on 15 March 2025. She previously served as the Deputy General Manager of our Company from 21 September 2017 to 6 January 2022, and as the Chief Operating Officer of our Company from 15 March 2019 to 6 January 2022. From March 2008 to 20 September 2017, she held various roles at Shanghai Zendai Property Limited (Stock Code: 755), a company listed on the Main Board of the Stock Exchange, including Finance Department Manager, Hong Kong Regional General Manager, Vice President, Executive Director, and Chief Executive Officer. Her primary responsibilities included financial management, corporate governance, overseas business expansion, financing arrangements, and public relations management. Ms. Li was an on-the-job postgraduate in monetary banking from the School of Finance at the Graduate School of Renmin University of China. With over 23 years of experience in securities investment and capital markets, she has extensive expertise in investment management and financial operations. She previously served as Chief Economist and General Manager of the Southern Headquarters of Xiangcai Securities Co., Ltd., as well as Deputy Chief Economist and General Manager of the Finance Department of Hainan Securities Company Limited.

Mr. Moy Yee Wo Matthew, aged 47, was appointed as an independent non-executive Director, the chairman of the Audit Committee and a member of the Nomination Committee of the Company on 15 March 2025. He has over 20 years of experience in the finance industry. From August 2012 to January 2019 and February 2019 to May 2024, Mr. Moy was the chief financial officer, company secretary and an authorised representative of China Silver Group Limited (stock code: 815) and Apollo Future Mobility Group Limited (stock code: 860), both being companies listed on the Stock Exchange, respectively. He is currently the chief financial officer of AiNsemi Technology Limited. From 22 February 2017 and 28 October 2022, Mr. Moy has been an independent non-executive director of Chi Ho Development Holdings Limited (stock code: 8423) and Janco Holdings Limited (stock code: 8035), both being companies listed on the Stock Exchange, respectively. From June 2017 to November 2023 and 30 September 2024 to 11 March 2025, he also served as an independent non-executive director of Reach New Holdings Limited (stock code: 8471) and Elife Holdings Limited (stock code: 223), both being companies listed on the Stock Exchange, respectively. In addition, he also served as an independent director of Click Holdings Limited (stock code: CLIK), a company listed on NASDAQ in the United States, from 30 September 2024 to 14 May 2025.

獨立非執行董事

黎利華女士，63歲，於二零二五年三月十五日獲委任為本公司獨立非執行董事及薪酬委員會主席、審核委員會及提名委員會成員。彼曾於二零一七年九月二十一日至二零二二年一月六日期間擔任本公司之副總經理，並於二零一九年三月十五日至二零二二年一月六日擔任本公司首席運營官。由二零零八年三月至二零一七年九月二十日期間歷任於聯交所主板上市的上海證大房地產有限公司（股份代號：755）的財務部經理、香港區總經理、副總裁、執行董事及行政總裁，彼之主要工作為財務管理、企業管治、海外業務的拓展、融資安排及公共關係管理。黎女士為中國人民大學研究生院財政金融學院貨幣銀行學在職研究生。黎女士在證券投資及資本市場擁有逾23年投資及管理經驗，具備豐富的財務管理經驗，曾擔任湘財證券股份有限公司總經濟師兼南方總部總經理，及海南省證券公司副總經濟師兼財務部總經理。

梅以和先生，47歲，於二零二五年三月十五日獲委任為本公司獨立非執行董事、審核委員會主席及提名委員會成員。彼於金融行業擁有逾20年經驗。梅先生於二零一二年八月至二零一九年一月及二零一九年二月至二零二四年五月分別擔任聯交所上市公司中國白銀集團有限公司（股份代號：815）及Apollo智慧出行集團有限公司（股份代號：860）之財務總監、公司秘書兼授權代表。彼現於AiNsemi Technology Limited擔任財務總監。梅先生自二零一七年二月二十二日及二零二二年十月二十八日起分別擔任聯交所上市公司潛滄發展控股有限公司（股份代號：8423）及駿高控股有限公司（股份代號：8035）之獨立非執行董事。彼亦自二零一七年六月至二零二三年十一月及二零二四年九月三十日至二零二五年三月十一日擔任聯交所上市公司新達控股有限公司（股份代號：8471）及易生活控股有限公司（股份代號：223）之獨立非執行董事。此外，彼亦自二零二四年九月三十日至二零二五年五月十四日擔任美國納斯達克上市公司Click Holdings Limited（股份代號：CLIK）之獨立董事。

DIRECTORS' BIOGRAPHICAL DETAILS

董事及高級管理層

Dr. Xie Wensi, aged 38, was appointed as an independent non-executive Director and a member of the Remuneration Committee of the Company on 15 March 2025. She is currently a tenured faculty member specializing in finance at the Business School of The Chinese University of Hong Kong. She holds a bachelor's degree in financial management from Zhejiang University and received her doctoral degree in finance from The University of Hong Kong in 2015. She was also a visiting scholar at the Wharton School of the University of Pennsylvania. Dr. Xie joined the Business School of The Chinese University of Hong Kong in 2015 and has been an Associate Professor of Finance since 2021. Dr. Xie's research area includes corporate finance, financial accounting, capital markets, finance and law, and trading and governance rules for listed companies. Two research projects for which she served as the project leader were funded by the Hong Kong Research Grants Council. Her research has been presented at institutions such as the World Bank and the National Bureau of Economic Research in the United States, and has been cited by international mainstream media and policy research reports, including The Economist, The Harvard Law School Forum on Corporate Governance, and the World Bank's Global Doing Business Report. In 2021, she received the Young Researcher Award from The Chinese University of Hong Kong.

解文斯博士，38歲，於二零二五年三月十五日獲委任為本公司獨立非執行董事及薪酬委員會成員。彼現任香港中文大學商學院，金融財務方向終身教職、金融學博士。彼擁有浙江大學財務管理專業學士學位，於二零一五年獲得香港大學金融學博士學位，曾是賓夕法尼亞大學沃頓商學院訪問學者。解博士於二零一五年加入香港中文大學商學院，並於二零二一年至今任金融財務學副教授。解博士的研究領域涵蓋公司金融、企業財務、資本市場、財務與法律、上市公司交易及治理規則等。彼作為項目總負責人的兩項研究項目獲得香港研究資助局資助。彼的研究曾經在世界銀行、美國國家經濟研究局等機構宣講並被包括 Economist (經濟學家)、哈佛大學法學院企業治理論壇、世界銀行全球營商環境報告等國際主流媒體和政策研究報告引述。二零二一年榮獲香港中文大學傑出青年研究獎。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

OPERATING RESULTS OF THE GROUP

本集團之經營業績

The Group's consolidated operating results for the years ended 31 December 2025 and 2024 were as follows:

本集團截至二零二五年及二零二四年十二月三十一日止年度之綜合經營業績如下：

(HK\$ millions, except percentages and per share amounts)	(百萬港元，百分比及每股金額除外)	For the year ended 31 December		
		2025	2024	% Change
		二零二五年	二零二四年	變動百分比
Revenue	收益	115.4	122.1	(5.5%)
Rental and utilities	租金及設施	(10.8)	(11.7)	(7.7%)
Other operating expenses	其他經營開支	(41.4)	(31.8)	30.2%
Operating costs before depreciation	未計折舊之經營成本	(52.2)	(43.5)	20.0%
Depreciation	折舊	(5.8)	(6.8)	(14.7%)
Adjusted operating profit[^]	經調整經營盈利[^]	57.4	71.8	(20.0%)
Other income and gains or losses	其他收入及收益或虧損	–	0.3	(100%)
Fair value (loss)/gain on investment properties	投資物業公平值(虧損)/收益	(213.5)	131.6	**
Operating (loss)/profit	經營(虧損)/盈利	(156.1)	203.7	**
Net finance cost	財務成本淨額	(264.9)	(338.9)	(21.8%)
Share of (loss)/profit of associates	應佔聯營公司(虧損)/盈利	(48.3)	56.3	**
Income tax expense	所得稅開支	(7.0)	(5.2)	34.6%
Loss for the year	全年虧損	(476.3)	(84.1)	**
Loss attributable to equity holders	權益持有人應佔虧損	(476.3)	(84.1)	**
Loss per share (HK cents)	每股虧損(港仙)	(30.4)	(5.4)	**

[^] Adjusted operating profit is defined as operating profit before other income and fair value gain on investment properties.

[^] 經調整經營盈利界定為未計其他收入及投資物業公平值收益之經營盈利。

** Represents a change in excess of 100%.

** 表示變動超過100%。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Loss attributable to equity holders for the year ended 31 December 2025 amounted to approximately HK\$476.3 million, representing an increase of approximately 466.3% as compared with loss attributable to equity holders of approximately HK\$84.1 million for the year ended 31 December 2024. Loss per share was HK30.4 cents for the year ended 31 December 2025, based on weighted average of 1,567,745,596 shares in issue (loss per share for the year ended 31 December 2024: HK5.4 cents based on 1,567,745,596 shares in issue). Loss for the year ended 31 December 2025 is mainly attributable to the fair value loss on investment properties and the share of loss of associates.

Excluding the revaluation loss of investment properties for the year ended 31 December 2025 of approximately HK\$213.5 million (revaluation gain of investment properties for the year ended 31 December 2024: approximately HK\$131.6 million), the net loss attributable to equity holders for the year ended 31 December 2025 was approximately HK\$262.8 million (net loss attributable to equity holders for the year ended 31 December 2024: approximately HK\$215.7 million), representing a year-on-year increase in loss of approximately HK\$47.1 million or 21.8%. The Group's loss was mainly due to the revaluation loss of investment properties of approximately HK\$213.5 million (for the year ended 31 December 2024: revaluation gain of approximately HK\$131.6 million), and share of loss of associates of approximately HK\$48.3 million for the year ended 31 December 2025 (for the year ended 31 December 2024: share of profits of approximately HK\$56.3 million).

截至二零二五年十二月三十一日止年度權益持有人應佔虧損約為476.3百萬港元，較截至二零二四年十二月三十一日止年度之權益持有人應佔虧損約84.1百萬港元增加約466.3%。按1,567,745,596股加權平均已發行股份計，截至二零二五年十二月三十一日止年度每股虧損為30.4港仙（截至二零二四年十二月三十一日止年度每股虧損：按已發行股份1,567,745,596股計為5.4港仙）。截至二零二五年十二月三十一日止年度的虧損乃主要由於投資物業之公平值虧損及應佔聯營公司虧損所致。

不計入於截至二零二五年十二月三十一日止年度投資物業之重估虧損約213.5百萬港元（截至二零二四年十二月三十一日止年度投資物業之重估收益：約131.6百萬港元），截至二零二五年十二月三十一日止年度權益持有人應佔淨虧損約為262.8百萬港元（截至二零二四年十二月三十一日止年度權益持有人應佔淨虧損：約215.7百萬港元），虧損同比增加約47.1百萬港元或21.8%。本集團的虧損乃主要由於投資物業重估虧損約213.5百萬港元（截至二零二四年十二月三十一日止年度：重估收益約131.6百萬港元），以及截至二零二五年十二月三十一日止年度的應佔聯營公司虧損約48.3百萬港元（截至二零二四年十二月三十一日止年度：應佔盈利56.3百萬港元）所致。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

BUSINESS REVIEW

The Group principally engages in the operation of two segments, namely, the property investment segment and the financial services segment.

The results of the Group for the year ended 31 December 2025 are primarily attributable to the contribution by the property investment segment. The Group's investment property portfolio had no significant changes during the year and it has maintained a diversified investment property portfolio in Hong Kong which comprises Kwai Fong Plaza, certain floors of the Bank of America Tower in Central, Yue King Building in Causeway Bay, Ko Fai Industrial Building in Yau Tong and Seaview Estate in North Point. The Group has also participated in the investment in the JV Group (as defined in the paragraph headed "Significant Investment in relation to the Investment in an Associate and Share of Profits of an Associate" on page 21 of this report) which holds a diversified portfolio of properties in Hong Kong. Details of the said investment in the JV Group have been set out in the paragraph headed "Significant Investment in relation to the Investment in an Associate and Share of Profits of an Associate" in the section headed "Management Discussion and Analysis".

In 2025, the Group focused on maintaining the stability of its existing investment property portfolio, engaging with its tenants and improving its balance sheet. Through its diversified property portfolio, the Group's investment properties contributed a relatively steady income stream of approximately HK\$115.4 million for the year ended 31 December 2025, as compared to HK\$122.1 million for the year ended 31 December 2024. For the year ended 31 December 2025, the Group's revenue decreased by 5.5% to HK\$115.4 million (for the year ended 31 December 2024: HK\$122.1 million) due to the decrease of revenue from property investment segment. Despite the steady revenue, a loss attributable to equity holders of HK\$476.3 million was recorded (for the year ended 31 December 2024: loss attributable to equity holders of HK\$84.1 million).

業務回顧

本集團主要從事運營兩個分部，即物業投資分部及金融服務分部。

本集團截至二零二五年十二月三十一日止年度的業績乃主要歸因於物業投資分部的貢獻。本集團年內投資物業組合並無重大變化，並於香港持有多元化投資物業組合，包括葵芳廣場，以及位於中環美國銀行中心、銅鑼灣愉景樓、油塘高輝工業大廈及北角海景大廈之若干樓層。本集團亦參與合營集團（定義見本報告第21頁「有關於一家聯營公司投資之重大投資及應佔一家聯營公司盈利」一段）的投資，該合營集團於香港持有多元化物業組合。上述於合營集團投資之詳情已載於「管理層討論及分析」一節「有關於一家聯營公司投資之重大投資及應佔一家聯營公司盈利」一段。

二零二五年，本集團專注於維持其現有投資物業組合的穩定，與租戶合作並改善其資產負債表。透過其多元化物業組合，截至二零二五年十二月三十一日止年度本集團之投資物業貢獻相對穩定的收入流約115.4百萬港元，而截至二零二四年十二月三十一日止年度則為122.1百萬港元。截至二零二五年十二月三十一日止年度，本集團之收益減少5.5%至115.4百萬港元（截至二零二四年十二月三十一日止年度：122.1百萬港元），乃由於物業投資分部收益減少所致，儘管收益穩定，但本集團錄得權益持有人應佔虧損476.3百萬港元（截至二零二四年十二月三十一日止年度：權益持有人應佔虧損84.1百萬港元）。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

The Group recorded a fair value loss on the Group's investment properties of HK\$213.5 million for the year ended 31 December 2025 (for the year ended 31 December 2024: fair value gain of HK\$131.6 million) and a share of loss of the Group's associates of HK\$48.3 million for the year ended 31 December 2025 (for the year ended 31 December 2024: share of profits of associates of HK\$56.3 million). At 31 December 2025, capitalisation rates range from 2.00% to 5.00% (at 31 December 2024: range from 2.00% to 5.00%) are used in the income capitalisation approach for the investment properties which are owned by the Group. With other variable(s) held constant, the higher the rates, the lower the fair value. At 31 December 2025, rental rates of HK\$16.0 psf to HK\$69.0 psf and HK\$3,358.8 per car parking space (at 31 December 2024: HK\$16.0 psf to HK\$71.0 psf and HK\$3,312.6 per car parking space) are used for investment properties and car parking space respectively in the income capitalisation approach which takes into account market information with reference to sales figures as available on the market. With other variable(s) held constant, the lower the rental rates, the lower the fair value. Given the unknown future impact that the hike in interest rate might have on the real estate market, management will keep the valuation under frequent review.

The Group continues to leverage on the successful strategy in diversifying its portfolio of investment properties as outlined in its previous Annual Reports. This strategy has proven to be successful in year 2025 and we are confident that it will continue to succeed in the future so as to generate sustainable return for our shareholders.

The Group also operates in the financial services segment which comprises provision of asset management services (licensed by the SFC to carry out Type 9 regulated activity). Although there was no revenue derived from asset management service for the years ended 31 December 2025 and 2024 which particularly is discussed in the paragraph headed "Financial Services" below, the Group will continue to explore and seize opportunities to develop its financial services segment.

本集團投資物業公平值虧損截至二零二五年十二月三十一日止年度錄得213.5百萬港元(截至二零二四年十二月三十一日止年度：公平值收益131.6百萬港元)及截至二零二五年十二月三十一日止年度，應佔本集團聯營公司虧損48.3百萬港元(截至二零二四年十二月三十一日止年度：應佔聯營公司盈利56.3百萬港元)。於二零二五年十二月三十一日，資本化率介乎2.00%至5.00%之間(於二零二四年十二月三十一日：介乎2.00%至5.00%之間)，用於本集團擁有的投資物業之收入資本化法。倘其他變數維持不變，則比率越高，公平值越低。於二零二五年十二月三十一日，按收入資本化法計，投資物業及停車場車位採用的租金分別為每平方呎16.0港元至每平方呎69.0港元及每個停車場車位3,358.8港元(於二零二四年十二月三十一日：每平方呎16.0港元至每平方呎71.0港元及每個停車場車位3,312.6港元)，當中計及市場資料，並參考市場可得銷售數字。倘其他變數維持不變，則租金越低，公平值越低。鑒於加息於未來對房地產市場可能造成的影響仍不明朗，管理層將對估值進行定期審閱。

本集團繼續貫徹其之前的年度報告中概述的投資物業組合多元化的成功策略。此策略已於二零二五年證實其成效，而我們有信心此策略日後將持續取得成功，繼續為我們的股東帶來可持續回報。

本集團亦經營金融服務分部，包括提供資產管理服務(獲證監會發牌進行第9類受規管活動)。誠如下文「金融服務」一段所詳述，儘管截至二零二五年及二零二四年十二月三十一日止年度資產管理服務並無產生收益，但本集團將繼續探索及抓住發展金融服務分部的機會。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Revenue

The consolidated revenue for the years ended 31 December 2025 and 2024 by business segments and for the Group were as follows:

收益

截至二零二五年及二零二四年十二月三十一日止年度，按業務分部及本集團整體之綜合收益如下：

		For the year ended 31 December		
		截至十二月三十一日止年度		
		2025	2024	% Change
(HK\$ millions, except percentages)	(百萬港元，百分比除外)	二零二五年	二零二四年	變動百分比
Property investment	物業投資	115.4	122.1	(5.5%)
Financial services	金融服務	-	-	-
Total revenue	收益總額	115.4	122.1	(5.5%)

FINANCIAL REVIEW BY OPERATING SEGMENTS

The Group's reportable and operating segments during the year ended 31 December 2025 are as follows:

- (a) property investment segment which comprises the investment in retail shops, office buildings, industrial properties and car parking spaces for rental income; and
- (b) financial services segment which comprises provision of asset management services (licensed to carry out Type 9 regulated activities) under the SFO.

營運分部之財務回顧

本集團於截至二零二五年十二月三十一日止年度之可呈報及營運分部如下：

- (a) 物業投資分部包括投資於具租金收入之零售店、辦公大樓、工廈及停車場車位；及
- (b) 金融服務分部包括根據證券及期貨條例提供資產管理服務（獲發牌進行第9類受規管活動）。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Property Investment

物業投資

		For the year ended 31 December		
		截至十二月三十一日止年度		
		2025	2024	% Change
(HK\$ millions, except percentages)	(百萬港元, 百分比除外)	二零二五年	二零二四年	變動百分比
Revenue	收益	115.4	122.1	(5.5%)
Adjusted EBITDA[^]	經調整的未計利息、稅項、折舊及攤銷之盈利[^]	68.5	66.6	2.9%
Depreciation	折舊	(5.2)	(6.3)	(17.5%)
Impairment	減值	(0.3)	-	-
Revaluation loss arising from transfer of property, plant and equipment to investment properties	因將物業、機器及設備轉撥為投資物業而產生的重估虧損	(12.4)	-	-
Adjusted operating profit	經調整經營盈利	50.6	60.3	(16.1%)
Fair value (loss)/gain on investment properties and other income	投資物業公平值(虧損)/收益及其他收入	(213.5)	146.3	(245.6%)
Net finance cost	財務成本淨額	(36.6)	(53.2)	(31.2%)
Income tax expense	所得稅開支	(7.0)	(5.2)	34.6%
(Loss)/profit attributable to equity holders[#]	權益持有人應佔(虧損)/盈利[#]	(206.5)	148.2	(239.3%)

[^] Adjusted EBITDA is defined as earnings before interest, tax, depreciation, other income and fair value gain on investment properties.

[^] 經調整的未計利息、稅項、折舊及攤銷之盈利界定為未計利息、稅項、折舊、其他收入及投資物業公平值收益之盈利。

[#] Including fair value loss on investment properties of approximately HK\$213.5 million for the year ended 31 December 2025 and fair value gain on investment properties of approximately HK\$131.6 million for the year ended 31 December 2024.

[#] 包括截至二零二五年十二月三十一日止年度投資物業公平值虧損約213.5百萬港元及截至二零二四年十二月三十一日止年度投資物業公平值收益約131.6百萬港元。

Revenue of property investment segment for the year ended 31 December 2025 was approximately HK\$115.4 million, compared with approximately HK\$122.1 million for the year ended 31 December 2024. The rental income is steady for years 2025 and 2024.

截至二零二五年十二月三十一日止年度物業投資分部之收益約為115.4百萬港元，而截至二零二四年十二月三十一日止年度則約為122.1百萬港元。二零二五年及二零二四年的租金收入維持穩定。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Loss attributable to shareholders from property investment segment was mainly due to the fair value loss on investment properties for the year ended 31 December 2025. An adjusted operating profit of approximately HK\$50.6 million was recorded for the year ended 31 December 2025, compared to an adjusted operating profit of approximately HK\$60.3 million for the year ended 31 December 2024, which was mainly attributable to the revaluation loss arising from transfer of property, plant and equipment to investment properties.

As at the date of this report, the Group's diversified investment property portfolio in Hong Kong comprises of Kwai Fong Plaza, certain floors of the Bank of America Tower in Central, Yue King Building in Causeway Bay, Ko Fai Industrial Building in Yau Tong and Seaview Estate in North Point.

Revaluation loss on investment properties for the year ended 31 December 2025 was approximately HK\$213.5 million, compared with the revaluation gain of approximately HK\$131.6 million for the year ended 31 December 2024. The revaluation loss for the year ended 31 December 2025 was mainly caused by the decrease in fair value of Kwai Fong Plaza of around HK\$59.9 million, decrease in fair value of certain floors of Yue King Building of around HK\$110.0 million, decrease in fair value of certain floors of the Bank of America Tower of around HK\$33.6 million, decrease in fair value of certain floors of Ko Fai Industrial Building of around HK\$9.0 million respectively and decrease in fair value of certain floors of Seaview Estate of around HK\$1.0 million. The decrease in appraised value of the investment properties of the Group was attributable to the slowdown of economic activities in Hong Kong in 2025.

The Group's investment properties were revalued as at 31 December 2025 by independent professionally qualified valuer, Sinoappraisal Advisory Limited (31 December 2024: Sinoappraisal Advisory Limited), which holds recognised relevant professional qualification and has recent experience in the locations and segments of the investment properties being valued. For all investment properties of the Group, their current use equates to the highest and best use. The revaluation gains or losses are shown as "Fair value gain or loss on investment properties" in the consolidated statement of comprehensive income. Fair values of the retail shops, office buildings, industrial properties and car parking spaces are derived using the income capitalisation approach. There were no major changes to the valuation techniques during the year.

物業投資分部股東應佔虧損乃主要由於截至二零二五年十二月三十一日止年度之投資物業公平值虧損所致。截至二零二五年十二月三十一日止年度，本集團錄得經調整經營盈利約50.6百萬港元，而截至二零二四年十二月三十一日止年度經調整經營盈利則約為60.3百萬港元，乃主要由於將物業、廠房及設備轉撥至投資物業所產生之重估虧損所致。

於本報告日期，本集團於香港之多元化投資物業組合包括葵芳廣場、中環美國銀行中心、銅鑼灣愉景樓、油塘高輝工業大廈及北角海景大廈之若干樓層。

截至二零二五年十二月三十一日止年度之投資物業重估虧損約為213.5百萬港元，而截至二零二四年十二月三十一日止年度之重估收益約為131.6百萬港元。截至二零二五年十二月三十一日止年度之重估虧損乃主要由於葵芳廣場之公平值減少約59.9百萬港元、愉景樓之若干樓層之公平值減少約110.0百萬港元、美國銀行中心之若干樓層之公平值減少約33.6百萬港元、高輝工業大廈之若干樓層之公平值減少約9.0百萬港元以及海景大廈之若干樓層公平值減少約1.0百萬港元所致。本集團投資物業之估定價值減少乃由於二零二五年香港經濟活動放緩所致。

本集團之投資物業於二零二五年十二月三十一日由獨立專業合資格估值師中誠達行資產評估顧問有限公司(二零二四年十二月三十一日：中誠達行資產評估顧問有限公司)重新估值，中誠達行資產評估顧問有限公司持有獲認可的相關專業資格，且最近曾對所估值的投資物業之地點及種類進行估值。本集團所有投資物業就其目前用途而言乃為以最有效及最佳方式使用。重估收益或虧損於綜合全面收益表以「投資物業公平值收益或虧損」列賬。零售店、辦公大樓、工廈及停車場車位的公平值乃使用收入資本化法計算。估值方法於年內並無重大變動。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Financial Services

金融服務

		For the year ended 31 December		
		截至十二月三十一日止年度		
		2025	2024	% Change
(HK\$ millions, except percentages)	(百萬港元, 百分比除外)	二零二五年	二零二四年	變動百分比
Revenue	收益	-	-	-
Adjusted EBITDA[^]	經調整的未計利息、稅項、折舊及攤銷之盈利 [^]	(0.1)	(0.2)	(50.0%)
Depreciation	折舊	-	-	-
Adjusted operating loss	經調整經營虧損	(0.1)	(0.2)	(50.0%)
Net finance income	財務收入淨額	0.1	0.2	(50.0%)
Income tax credit	所得稅抵免	-	-	-
Loss attributable to equity holders	權益持有人應佔虧損	-	-	-

[^] Adjusted EBITDA is defined as earnings before interest, tax, depreciation and other income.

[^] 經調整的未計利息、稅項、折舊及攤銷之盈利界定為未計利息、稅項、折舊及其他收入之盈利。

** Represents a change in excess of 100%.

** 表示變動超過100%。

There was no revenue derived from financial services segment for the years ended 31 December 2025 and 2024 following the cessation of Type 6 (advising on corporate finance) regulated activity under the SFO in year 2024.

於二零二四年終止證券及期貨條例項下第6類(就機構融資提供意見)受規管活動後,截至二零二五年及二零二四年十二月三十一日止年度並無來自金融服務分部的收益。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Significant Investment in relation to the Investment in an Associate and Share of Profits of an Associate

Significant investment in an associate represents the Group's 35.78% equity interests in a joint venture, Everwell City Limited (together with its subsidiaries, collectively the "JV Group"), which owns 16 diversified commercial properties and shopping centres, plazas and car parks across Hong Kong at Cheung Hang Shopping Centre, Kai Yip Commercial Centre, Kam Tai Shopping Centre, Lei Cheng Uk Shopping Centre, On Ting Commercial Complex, Shek Lei Shopping Centre I & II, Tai Wo Hau Commercial Centre, Tsz Ching Shopping Centre, Yau Oi Commercial Centre, Yung Shing Shopping Centre, Kwai Shing East Shopping Centre, Lai Kok Shopping Centre, Lee On Shopping Centre, retail and car park within Shun Tin Estate, Tsing Yi Commercial Complex and Lions Rise Mall. The initial investment was HK\$3,123.4 million in 2018. The fair value of the investment was HK\$5,341.0 million as at 31 December 2025 (31 December 2024: HK\$5,425.2 million) and represented around 57.8% of the total assets of the Group as at 31 December 2025 (31 December 2024: 56.3%). The Group's share of loss of an associate from the JV Group was approximately HK\$48.3 million in 2025 (share of profits for the year ended 31 December 2024: HK\$56.3 million). The share of loss of an associate of the Group for the year ended 31 December 2025 is mainly due to the fair value loss on revaluations of the investment properties of the JV Group (which comprised of commercial properties), which was attributable to the continued slowdown of the Hong Kong economy in 2025. Given the unpredictable road to the recovery of market conditions, the Group intends to hold the abovementioned equity interests in the JV Group as long-term investment in order to generate sustainable return for our shareholders.

有關於一家聯營公司投資之重大投資及應佔一家聯營公司盈利

於聯營公司之重大投資為本集團於合營公司 Everwell City Limited (連同其附屬公司統稱「合營集團」) 之35.78%之股權。合營集團擁有分佈於香港的16項多元化商業物業以及購物中心、廣場及停車場，包括長亨商場、啟業商場、錦泰商場、李鄭屋商場、安定商場、石籬商場一期及二期、大窩口商場、慈正商場、友愛商場、雍盛商場、葵盛東商場、麗閣商場、利安商場、順天邨之商舖與停車場、青衣商場及現崇山商場。於二零一八年的初期投資為3,123.4百萬港元。於二零二五年十二月三十一日，投資公平值為5,341.0百萬港元（二零二四年十二月三十一日：5,425.2百萬港元），佔本集團於二零二五年十二月三十一日之總資產約57.8%（二零二四年十二月三十一日：56.3%）。二零二五年，本集團自合營集團應佔一家聯營公司虧損約48.3百萬港元（截至二零二四年十二月三十一日止年度應佔盈利：56.3百萬港元）。截至二零二五年十二月三十一日止年度應佔本集團一家聯營公司虧損乃主要由於重估合營集團投資物業（包括商業物業）之公平值虧損，乃歸因於二零二五年香港經濟持續放緩。儘管市況恢復之路無法預計，但本集團擬將上述於合營集團的股權持作長期投資，以為股東創造可持續回報。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

LIQUIDITY AND CAPITAL RESOURCES

The Group's main source of liquidity is recurring cash flows from the property investment and financial services businesses. The Group's financial position as at 31 December 2025 and 2024 were as follows:

流動資金及資本來源

本集團之主要流動資金來源為來自物業投資及金融服務業務之經常性現金流量。本集團於二零二五年及二零二四年十二月三十一日之財務狀況如下：

		31 December 2025 二零二五年 十二月 三十一日	31 December 2024 二零二四年 十二月 三十一日	% Change 變動百分比
(HK\$ millions, except percentages)	(百萬港元, 百分比除外)			
Cash and bank balances	現金及銀行結餘	149.7	209.3	(28.5%)
Shareholders' funds	股東資金	3,441.1	3,917.4	(12.2%)
Current ratio	流動比率	0.03	0.04	(25.0%)
Gearing ratio	資產負債比率	61.8%	58.0%	6.6%

The Group's cash and bank balances are held predominantly in Hong Kong dollars. The Group has no significant exposure to foreign exchange fluctuations. The Group has maintained a strong cash position and expects its cash and cash equivalents, and cash generated from operations to be adequate to meeting its working capital requirements.

本集團之現金及銀行結餘主要以港元持有。本集團並無重大外匯折算波動風險。本集團一直維持穩健之現金狀況，並預期其現金及現金等值以及經營產生之現金，足以應付營運資金需要。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

As at 31 December 2025, the Group had total cash and bank balances of approximately HK\$149.7 million, as compared to approximately HK\$209.3 million as at 31 December 2024. The Group's gearing ratio as at 31 December 2025 was 61.8% (as at 31 December 2024: 58.0%), being calculated as total debts (which includes the loans from an intermediate holding company, bank borrowing and amount due to an intermediate holding company) less cash and bank balances ("net debt"), over the Company's total capital employed. Total capital employed is equivalent to the sum of net debt and shareholders' funds. The increase in gearing ratio is mainly due to the decrease in shareholder's funds as a result of the restructure of financing structure. As at 31 December 2025, the Group had outstanding principal of unsecured shareholder loans of HK\$5,710.0 million (as at 31 December 2024: HK\$4,760.0 million). As at 31 December 2025, the Group has no undrawn bank facility (as at 31 December 2024: no undrawn bank facility) and the Group has no outstanding bank borrowing as at 31 December 2025 (as at 31 December 2024: HK\$850.0 million). The Group actively and regularly reviews and manages its liquidity position and financial resources and makes adjustments in light of changes in economic conditions and business development needs.

For the SFC licensed corporation under the Group, the Group has ensured that the licensed corporation maintains a liquidity level adequate to support the level of activities with a sufficient buffer to accommodate increases in liquidity requirements arising from potential increases in the level of business activities. During the years ended 31 December 2025 and 2024, all the licensed subsidiaries have complied with the liquidity requirements under the Securities and Futures (Financial Resources) Rules.

於二零二五年十二月三十一日，本集團之現金及銀行結餘總額約149.7百萬港元，而於二零二四年十二月三十一日約為209.3百萬港元。本集團於二零二五年十二月三十一日之資產負債比率為61.8% (於二零二四年十二月三十一日：58.0%)，乃按債務總額 (包括來自中間控股公司之貸款、銀行借貸及應付中間控股公司款項) 減現金及銀行結餘 (「淨負債」)，除以本公司已動用資本總額計算。已動用資本總額等於淨負債及股東資金之總和。資產負債比率增加乃主要由於融資架構重組令股東資金減少所致。於二零二五年十二月三十一日，本集團無抵押股東貸款之未償還本金為5,710.0百萬港元 (於二零二四年十二月三十一日：4,760.0百萬港元)。於二零二五年十二月三十一日，本集團並無尚未提取之銀行融資 (於二零二四年十二月三十一日：概無未提取銀行融資)，於二零二五年十二月三十一日，本集團並無尚未償還的銀行借貸 (於二零二四年十二月三十一日：850.0百萬港元)。本集團積極地定期檢討及管理其流動資金及財務資源，並視乎經濟狀況及業務拓展需求之變化作出調整。

就本集團旗下持有證監會牌照之法團而言，本集團已確保持牌法團保持足以支持業務經營之流動資金水平，並預留足夠緩衝以於業務活動可能轉趨頻繁而引致流動資金需求上升時亦能應付自如。於截至二零二五年及二零二四年十二月三十一日止年度內，所有持牌附屬公司一直遵守證券及期貨 (財政資源) 規則項下流動資金規定。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Charges on Assets

As at 31 December 2025, there were no charges over assets of the Group.

As at 31 December 2024, an investment property of the Group with fair value of approximately HK\$2,145.0 million and bank deposit of HK\$12.4 million were pledged to secure the mortgage loan granted to the Group.

Operating Activities

Net cash generated from operating activities for the year ended 31 December 2025 was HK\$72.4 million, compared with net cash generated from operating activities of HK\$81.6 million in 2024. The decrease in operating cash flows was mainly due to decrease in other payables and accrued liabilities by HK\$4.3 million during the year ended 31 December 2025 while there was an increase in such balance by HK\$1.2 million during the year ended 31 December 2024.

Investing Activities

Net cash generated from investing activities was HK\$49,549,000 and HK\$74,000 for the years ended 31 December 2025 and 2024 respectively. The increase in investing cash flows was mainly due to dividend income from associates of HK\$35.9 million and release of pledged bank deposits of HK\$12.4 million.

Financing Activities

Net cash used in financing activities for the year ended 31 December 2025 was HK\$181.6 million, compared with the net cash used in financing activities of HK\$104.9 million in 2024. The cash outflow was mainly due to proceeds from loan from an intermediate holding company of HK\$850.0 million and repayment of from bank borrowing of HK\$850.0 million and interest paid of HK\$181.4 million in 2025.

資產抵押

於二零二五年十二月三十一日，本集團資產概無抵押。

於二零二四年十二月三十一日，本集團已抵押一項公平值約2,145.0百萬港元的投資物業及12.4百萬港元的銀行存款，作為本集團獲授按揭貸款的抵押品。

經營活動

截至二零二五年十二月三十一日止年度，經營活動產生現金淨額為72.4百萬港元，二零二四年經營活動產生之現金淨額則為81.6百萬港元。於截至二零二五年十二月三十一日止年度，經營現金流量減少乃主要由於其他應付款項及應計負債減少4.3百萬港元所致，而截至二零二四年十二月三十一日止年度有關結餘增加1.2百萬港元。

投資活動

截至二零二五年及二零二四年十二月三十一日止年度，投資活動產生之現金淨額分別為49,549,000港元及74,000港元。投資現金流量增加乃主要由於來自聯營公司的股息收入35.9百萬港元，以及解除抵押的銀行存款12.4百萬港元。

融資活動

截至二零二五年十二月三十一日止年度，融資活動所用之現金淨額為181.6百萬港元，而二零二四年融資活動所用之現金淨額則為104.9百萬港元。現金流出乃主要由於二零二五年來自一間中間控股公司之貸款所得款項850.0百萬港元、償還銀行借貸850.0百萬港元及已付利息181.4百萬港元所致。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Employees and Remuneration Policy

As at 31 December 2025, the Group had a total of 8 employees (as at 31 December 2024: 9). As the Group's businesses will continue to grow, its remuneration philosophy is designed to provide its employees with the opportunity to excel and grow, while aligning with our business strategies and values.

The Group's remuneration and benefit policies, which are structured in accordance with market terms and statutory requirements, aim to recognise employees with outstanding performance, motivate and reward employees in order to achieve its business performance targets, retain and attract key talents and ensure alignment with the interests of our businesses, and thereby enhancing shareholder value. In addition, other staff benefits such as medical insurance, medical check-up scheme, mandatory and voluntary provident fund scheme and rental reimbursement scheme are offered to eligible employees.

The Group's employee recruitment and promotion are primarily based on individuals' merits, relevant experiences, development potentials for the positions offered and performance.

OUTLOOK

This fiscal year has been full of challenges and uncertainty in view of the global macroeconomic environment. The recovery in Hong Kong's economy have slowed down, and numerous uncertainties in the investment sentiments in the financial market have presented us with severe challenges. Nonetheless, the overall financial and business positions of the Group remain solid.

僱員及薪酬政策

於二零二五年十二月三十一日，本集團共有8名員工（於二零二四年十二月三十一日：9名）。因應本集團業務將持續增長，其薪酬待遇理念乃為其僱員提供發揮所長及發展之機會，且與我們之業務策略及價值相輔相成。

本集團的薪酬及福利政策（其乃根據市場條款及法定規則制定）旨在肯定員工之優秀表現、激勵及獎勵員工達成業務績效目標、挽留及吸納出色人才並確保與業務利益一致，從而提升股東價值。此外，亦向合資格僱員提供其他員工福利，如醫療保險、身體檢查計劃、強制性及自願性公積金計劃及租住房屋津貼計劃。

本集團之員工招聘及晉升主要乃按個人工作績效、相關經驗及彼等在所屬職位之發展潛能及表現而定。

展望

就全球宏觀經濟環境而言，本財政年度充滿挑戰及不確定性。香港的經濟復甦已放緩，金融市場投資情緒的諸多不確定性給我們帶來了嚴峻的挑戰。儘管如此，本集團的整體財務及業務狀況仍然穩健。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

To cope with such challenges, the Board and management of the Company will fully leverage on the competitive edges of the Group to drive the performance of core businesses at a steady pace and will also actively seize investment opportunities prudently and thoroughly in order to generate favourable returns for our shareholders while maintaining strong cash position. The Board considers that the overall financial and business positions of the Group remain healthy.

Currently, the Group's investment properties continue to contribute stable stream of income. During this fiscal period, the Group has successfully diversified its tenant mix and enhanced the rental performance.

Looking ahead, in the complicated and constantly-changing macro-economic environment with fierce competition, the Group will seize the development opportunities arising from the China's Guangdong-Hong Kong-Macao Greater Bay Area strategic plan and further strengthen the synergy effect by leveraging on the substantial resources from GWAMCC, our controlling shareholder, through the integration of domestic and foreign capital markets, and aggressively expanding its domestic business, to ensure the Group can make full use of its role as the sole overseas listed platform of the GWAMCC Group.

為應對此等挑戰，本公司董事會及管理層將充分發揮本集團的競爭優勢，以穩健的步伐推動核心業務表現，以及繼續以審慎的態度、周全的計劃，積極把握投資機會，在維持穩健的現金狀況的同時努力為我們的股東創造豐厚回報。董事會認為本集團的整體財務及業務狀況保持穩健。

目前，本集團的投資物業繼續帶來穩定的收入來源。於本財政期間，本集團成功實現其租戶結構多元化並提升租賃業務表現。

展望未來，在競爭激烈、複雜且不斷變化的宏觀經濟環境下，本集團將抓緊國家「粵港澳大灣區」戰略部署的發展機遇，依託控股股東中國長城資產的雄厚資源，透過結合境內外資本市場，進一步深化協同效應，積極拓展國內業務，確保可充分發揮本集團作為中國長城資產集團唯一境外上市平台的角色。

CORPORATE GOVERNANCE REPORT

企業管治報告

The Board and the Company's management are committed to upholding the Group's obligations to Shareholders. We regard the promotion and protection of Shareholders' interests as one of our priorities and keys to success.

The Board believes that good corporate governance standards are essential in providing a framework for the Group to safeguard the interests of Shareholders and enhance corporate value, formulate its business strategies and policies, and enhance its transparency and accountability.

The Group has put in place sound corporate governance practices to ensure it adheres to high ethical and business standards. The key test of corporate governance practices is whether they can align the interests of management with those of Shareholders to adequately protect and promote Shareholders' interests. The Group is committed to the continuous improvement of corporate governance practices to support the performance of our business and enable effective oversight. The Group constantly reviews these guidelines and policies and implements new ones to ensure they remain relevant and practical in today's fast changing business environment and market expectations.

The Group has adopted and applied the applicable principles and code provisions set out in the Corporate Governance Code contained in Appendix C1 to the Listing Rules as its corporate governance practices. The Group also adheres to certain recommended best practices of the Corporate Governance Code insofar as they are relevant and practicable.

The Board is of the view that, throughout the year ended 31 December 2025, the Company has complied with the applicable principles and code provisions set out in the Corporate Governance Code.

The Group believes that its current corporate governance practices, which combine governance framework and practices that develop over time and new practices set out in the Corporate Governance Code, provide the Group with a sound and sensible framework for balancing the business of the Group and the interests of its Shareholders. The Group will continue to evaluate its corporate governance practices in light of its business needs, regulatory changes and new corporate governance philosophies.

董事會及本公司管理層一直致力履行本集團對股東之責任，本集團視提升及維護股東權益為我們的首要任務及成功要訣之一。

董事會相信良好企業管治水平對本集團而言屬不可或缺之框架，以保障股東利益以及提升企業價值、制定其業務策略及政策，以及提升其透明度及問責程度。

本集團已建立了完善之企業管治常規，確保集團緊守高尚之道德及商業標準。企業管治常規是否具成效，關鍵是要驗證這套管治常規能否將管理層與股東之利益連成一線，充分保障及提升股東權益。本集團致力持續改善企業管治常規，以支持業務表現及容許我們執行有效的監督。本集團定期檢討此等指引及政策，推陳出新，確保有關指引及政策可行並能切合當今瞬息萬變之營商環境及市場要求。

本集團採納及應用上市規則附錄C1所載之企業管治守則之適用原則及守則條文為其企業管治常規。本集團亦在適用及可行情況下遵守企業管治守則內所載之若干建議最佳常規。

董事會認為，於截至二零二五年十二月三十一日止年度的整個期間內，本公司一直遵守企業管治守則所載之適用原則及守則條文。

本集團現行之企業管治常規結合了不斷發展之管治框架和常規及企業管治守則所載之新常規，本集團相信其為本集團提供一個完善合理之架構，以平衡其業務及股東權益。本集團將繼續按其業務需要、監管規例之變動及新企業管治理念，檢討其企業管治常規。

CORPORATE GOVERNANCE REPORT

企業管治報告

Set out below are our current framework of governance and explanations about how the provisions of the Corporate Governance Code have been applied.

The Board of Directors

The Board recognises its responsibility to represent the interests of Shareholders. As at the date of this Annual Report, the Board comprises six Directors: two executive Directors and four non-executive Directors (including three independent non-executive Directors). Independent non-executive Directors represent more than one-third of the Board.

The Directors of the Company during the year and as at the date of this Annual Report are:

Executive Directors:

Mr. Wang Hai
Mr. Wang Zuomin

Non-executive Director:

Mr. Ren Zhiqiang

Independent Non-executive Directors:

Dr. Song Ming (resigned on 15 March 2025)
Dr. Sun Mingchun (resigned on 15 March 2025)
Ms. Liu Yan (resigned on 15 March 2025)
Ms. Li Li Hua (appointed on 15 March 2025)
Mr. Moy Yee Wo Matthew (appointed on 15 March 2025)
Dr. Xie Wensi (appointed on 15 March 2025)

There is no relationship (including financial, business, family or other material/relevant relationship) among members of the Board. The biographies of all the Directors and the senior management are set out on pages 8 to 12 of this Annual Report.

下文闡述本集團現行之管治架構，並闡釋如何應用企業管治守則之條文。

董事會

董事會確認其代表股東權益之責任。於本年度報告日期，董事會由六位董事組成，包括兩名執行董事及四名非執行董事（其中三名為獨立非執行董事）。獨立非執行董事佔董事會逾三分之一人數。

年內及於本年度報告日期的本公司董事如下：

執行董事：

王海先生
王作民先生

非執行董事：

任志強先生

獨立非執行董事：

宋敏博士（於二零二五年三月十五日辭任）
孫明春博士（於二零二五年三月十五日辭任）
劉艷女士（於二零二五年三月十五日辭任）
黎利華女士（於二零二五年三月十五日獲委任）
梅以和先生（於二零二五年三月十五日獲委任）
解文斯博士（於二零二五年三月十五日獲委任）

董事會成員之間並無任何關係（包括財務、業務、家屬或其他重要／相關關係）。全體董事及高級管理層之簡歷載於本年度報告第8至12頁。

CORPORATE GOVERNANCE REPORT

企業管治報告

The Board's main responsibility and purpose is to deliver the long-term success of the Group and to create long-term value for its Shareholders by providing strategic and entrepreneurial leadership, and by exercising prudent oversight and control over the Company. As the business continues to grow, the Board needs to ensure that the Company has sufficient resources – both funding and talent – to deliver success. The Board also recognises the need for effective engagement by the Company with its key stakeholders, including all its investors.

Each Director brings a wide range and years of business experience to the Board to meet our long-term objectives. The Directors' combined knowledge, expertise and experience are extremely valuable in overseeing the Group's business operations.

The Board sets the strategic direction and oversees the performance of the Group's business and management. The principal matters the Board is responsible for include:

- approval of strategic direction, policies and objectives
- review and approval of business plans and budgets
- monitoring operational and financial performance
- review and approval of annual results and interim results
- review and approval of annual report and interim report as well as the related financial statements
- review and approval of dividend policy and recommendation of final dividend, and declaration of interim dividend and where appropriate, special dividends
- appointment and re-appointment of auditor
- review and approval of significant acquisitions and disposals and major financings, borrowings and guarantees
- approval of material contracts
- overseeing the risk management and internal control systems and ensuring their effectiveness

In addition, the Board discusses major operating issues, evaluates opportunities and business risks. Decisions and conduct of matters other than those specifically reserved to the Board are delegated to the management whilst structured monthly updates on the Group's performance, position and prospects in sufficient details are provided to the Directors to enable them to discharge their duties.

董事會透過提供策略及企業領導，於本公司實行審慎的監控，以履行其主要責任及目的，為本集團帶來長遠的成功，為股東創造長遠價值。隨著本公司業務持續增長，董事會須確保本公司在財政及人才方面均擁有足夠資源以達致成功。董事會亦明白，本公司必須與包括所有投資者在內的主要持份者保持有效互動。

各董事均具有多年廣泛業務經驗以迎合我們長遠目標，並具備不同範疇之知識、專業技能及豐富經驗，對監察本集團之業務營運有莫大裨益。

董事會負責制訂策略方針，並監察本集團之業務及管理表現。董事會負責的主要事宜包括以下各項：

- 批准策略性方針、政策及目標
- 審閱及批准業務計劃及財政預算
- 監察營運與財務表現
- 審閱及批准年度業績及中期業績
- 審閱及批准年度報告及中期報告，以及相關財務報表
- 審閱及批准股息政策，以及建議宣派末期股息、及宣派中期股息及(如適用)特別股息
- 委任及重新委任核數師
- 審閱及批准重大收購及出售事項，以及主要融資、借貸及擔保事項
- 批准重大合約
- 監督風險管理及內部監控系統並確保其有效性

此外，董事會亦討論重大營運事宜、評估商機及業務風險。除特定必須由董事會作出決定及處理之事務外，其他事宜均交由管理層負責，並每月向董事提呈本集團業績表現、營運狀況及業務展望的具組織最新資料，內容足以讓董事履行彼等的職責。

CORPORATE GOVERNANCE REPORT

企業管治報告

The Board reviews the arrangements between the responsibilities of the Board and the matters delegated to the management periodically to ensure that they remain appropriate to the needs of the Group and its businesses.

Corporate Governance and Code of Conduct

The Board is also responsible for performing the corporate governance functions set out in code provision A.2.1 of the Corporate Governance Code and adopted a revised Terms of Reference of the Board on Corporate Governance Functions in March 2017, including:

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

Key corporate governance matters reviewed by the Board during the year were:

- review of the Company's compliance with legal and regulatory requirements
- review of the Company's compliance with the Corporate Governance Code
- review of the effectiveness of the internal control system of the Group
- proposal on the re-appointment of the Company's external auditor, BDO Limited
- appointment of Ms. Li Li Hua as independent non-executive Director, Chairlady of the Remuneration Committee and a member of the Audit Committee and Nomination Committee

董事會定期檢討董事會與管理層職責分工之安排及指派予管理層的事宜，以確保有關安排切合本集團及其業務之需要。

企業管治及行為守則

董事會亦負責履行企業管治守則的守則條文第A.2.1條載列的企業管治職能，並已於二零一七年三月採納經修訂之董事會就企業管治職能的職權範圍，包括：

- 制定及檢討本公司的企業管治政策及常規
- 檢討及監察董事及高級管理層之培訓及持續專業發展
- 檢討及監察本公司遵守法律及監管規定方面的政策及常規
- 制定、檢討及監察適用於僱員及董事的操守準則及合規手冊
- 檢討本公司遵守企業管治守則的情況及按上市規則所訂在企業管治報告內的披露

年內，董事會審議下列主要企業管治事宜：

- 檢討本公司於法律及監管要求方面的合規情況
- 檢討本公司於企業管治守則方面的合規情況
- 檢討本集團內部監控系統的成效
- 建議續聘香港立信德豪會計師事務所有限公司為本公司外聘核數師
- 委任黎利華女士為獨立非執行董事、薪酬委員會主席、審核委員會及提名委員會成員

CORPORATE GOVERNANCE REPORT

企業管治報告

- appointment of Mr. Moy Yee Wo Matthew as independent non-executive Director, Chairman of the Audit Committee and a member of the Nomination Committee
- appointment of Dr. Xie Wensi as independent non-executive Director and a member of the Remuneration Committee
- annual review of continuing connected transactions
- approval of the amendment of the Terms of Reference of the Nomination Committee
- adoption of certain internal policies
- 委任梅以和先生為獨立非執行董事、審核委員會主席及提名委員會成員
- 委任解文斯博士為獨立非執行董事及薪酬委員會成員
- 持續關連交易之年度審閱
- 批准修訂提名委員會的職權範圍
- 採納若干內部政策

The Group has devised a Whistleblowing Policy (updated in December 2020) on malpractice reporting and investigation setting out specific procedures facilitating whistle-blowing reports and investigation thereof. The purpose of formulating the Whistleblowing Policy is to increase the awareness of maintaining internal corporate justice and regard this as a kind of internal control mechanism.

The nature, status and results of report received under the Whistleblowing Policy are reported to the Chairman of the Audit Committee. No incident of fraud or misconduct that have material effect on the Group's financial statements or overall operations for the year ended 31 December 2025 had been discovered. The Whistleblowing Policy is reviewed annually by the Audit Committee to ensure its effectiveness.

The Company is also committed to upholding sound corporate governance practices and complying with its obligations to disclose inside information under the SFO as well as the Listing Rules. The Company had adopted a Policy on Disclosure of Inside Information setting out specific policies and procedures facilitating the Company's compliance with these obligations.

Board Proceedings

The Board holds four regular meetings annually as a minimum, usually quarterly, and also meets at such other times as necessary. The Company generally gives notice and draft agenda of regular Board and Board Committees meetings at least 14 days in advance. For other Board and Committees meetings, notice is generally given pursuant to the Company's Bye-Laws and the respective Terms of Reference of the Committees.

本集團設立通報及調查不當行為之舉報政策（於二零二零年十二月更新），當中載列通報及調查不當行為之特定程序。制訂舉報政策之目的為提升有關維持內部企業公正的意識，並視其為一種內部監控機制。

根據舉報政策所接獲的報告之性質、狀況及結果須向審核委員會主席匯報。截至二零二五年十二月三十一日止年度，概無發現對本集團的財務報表或整體營運產生重大影響的欺詐或不當行為事件。審核委員會每年檢討舉報政策，以確保其成效。

本公司亦致力緊守完善之企業管治常規及遵守其根據證券及期貨條例及上市規則之內幕消息披露責任。本公司已採納內幕消息披露政策，當中載列本公司遵守有關責任之特定政策及程序。

董事會會議程序

董事會每年至少召開四次常規會議，通常於每季度舉行，並於需要時召開會議。本公司一般於最少十四日前就董事會及董事會轄下委員會常規會議發出事先通知及提供議程初稿。而其他董事會及委員會會議一般按照本公司之公司細則和各委員會職權範圍的規定給予通知。

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Agenda of Board meetings are prepared by the Company Secretary in consultation with the Chairman of the Board, and based on a forward calendar that helps to ensure that all relevant matters for the year ahead are considered by the Board in a timely manner. Each Director is encouraged to contribute to the agenda setting process. The Board is provided with adequate, timely and reliable information about the Group's businesses and developments before each Board meeting at which the Directors actively participate and make informed discussions. Each Director is asked to review and comment on the Board minutes within a reasonable time after each meeting to maintain accurate records of Board discussions and decisions.

During the year, the Board held five Board meetings. The attendance of each Director at Board and Committee meetings, the annual general meeting is detailed in the table below.

公司秘書經諮詢董事會主席後根據未來日程編製會議議程，以確保該年內接下來所有相關事宜均經董事會及時考慮。我們鼓勵每名董事參與制訂議程的過程。每次董事會會議前，董事會均獲提供本集團業務及發展之充足、適時和可靠之資料，會上董事積極參與及開展知情討論。每名董事須於會議後一段合理時間內審議及評核董事會會議記錄，以確保所存置之董事會會議討論和決策記錄準確。

年內，董事會已舉行五次董事會會議。各董事在董事會及委員會會議，以及股東週年大會出席率詳列如下。

Name of Director	董事姓名	Attendance/No. of Meeting(s) 出席次數/會議數目				
		Board Meeting 董事會會議	Audit Committee Meeting 審核委員會會議	Remuneration Committee Meeting 薪酬委員會會議	Nomination Committee Meeting 提名委員會會議	Annual General Meeting 股東週年大會
Mr. Wang Hai	王海先生	5/5	-/-	-/-	2/2	1/1
Mr. Wang Zuomin	王作民先生	4/5	-/-	1/2	-/-	1/1
Mr. Ren Zhiqiang	任志強先生	5/5	3/3	-/-	-/-	1/1
Dr. Song Ming ⁽¹⁾	宋敏博士 ⁽¹⁾	2/2	1/1	2/2	2/2	-/-
Dr. Sun Mingchun ⁽²⁾	孫明春博士 ⁽²⁾	2/2	-/-	2/2	2/2	-/-
Ms. Liu Yan ⁽³⁾	劉艷女士 ⁽³⁾	2/2	1/1	-/-	-/-	-/-
Ms. Li Li Hua ⁽⁴⁾	黎利華女士 ⁽⁴⁾	3/3	2/2	-/-	-/-	1/1
Mr. Moy Yee Wo Matthew ⁽⁵⁾	梅以和先生 ⁽⁵⁾	3/3	2/2	-/-	-/-	1/1
Dr. Xie Wensi ⁽⁶⁾	解文斯博士 ⁽⁶⁾	1/3	-/-	-/-	-/-	1/1

Notes:

附註：

(1) Resigned as an independent non-executive Director, the chairman of the Remuneration Committee and a member of the Audit Committee and the Nomination Committee on 15 March 2025. Two Board meetings, one Audit Committee meeting, two Remuneration Committee meetings and two Nomination Committee meetings were held before 15 March 2025.

(1) 於二零二五年三月十五日辭任獨立非執行董事、薪酬委員會主席及審核委員會及提名委員會成員。於二零二五年三月十五日前已舉行兩次董事會會議、一次審核委員會會議、兩次薪酬委員會會議及兩次提名委員會會議。

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- (2) Resigned as an independent non-executive Director and a member of the Remuneration Committee and the Nomination Committee on 15 March 2025. Two Board meetings, two Remuneration Committee meetings and two Nomination Committee meetings were held before 15 March 2025.
- (3) Resigned as an independent non-executive Director and a chairlady of the Audit Committee on 15 March 2025. Two Board meetings and one Audit Committee meeting were held before 15 March 2025.
- (4) Appointed as an independent non-executive Director, chairlady of the Remuneration Committee and a member of the Audit Committee and Nomination Committee on 15 March 2025. Three Board meetings and two Audit Committee meetings were held after 15 March 2025.
- (5) Appointed as an independent non-executive Director, chairman of the Audit Committee and a member of the Nomination Committee of the Company on 15 March 2025. Three Board meetings and two Audit Committee meetings were held after 15 March 2025.
- (6) Appointed as an independent non-executive Director and a member of the Remuneration Committee of the Company on 15 March 2025. Three Board meetings were held after 15 March 2025.
- (2) 於二零二五年三月十五日辭任獨立非執行董事及薪酬委員會及提名委員會成員。於二零二五年三月十五日前已舉行兩次董事會會議、兩次薪酬委員會會議及兩次提名委員會會議。
- (3) 於二零二五年三月十五日辭任獨立非執行董事及審核委員會主席。於二零二五年三月十五日前已舉行兩次董事會會議及一次審核委員會會議。
- (4) 於二零二五年三月十五日獲委任為獨立非執行董事、薪酬委員會主席及審核委員會及提名委員會成員。於二零二五年三月十五日後已舉行三次董事會會議及兩次審核委員會會議。
- (5) 於二零二五年三月十五日獲委任為獨立非執行董事、審核委員會主席及提名委員會成員。於二零二五年三月十五日後已舉行三次董事會會議及兩次審核委員會會議。
- (6) 於二零二五年三月十五日獲委任為獨立非執行董事及薪酬委員會成員。於二零二五年三月十五日後已舉行三次董事會會議。

All the Directors have access to the advice and services of the Company Secretary to ensure all board procedures and all applicable laws, rules and regulations are complied with. The Directors update the Board regarding offices held in public companies and organisations, and other significant commitments once every half year. There are also procedures for the Directors to obtain independent professional advice at the Company's expense.

Code provision C.2.7 of the Corporate Governance Code stipulated that the chairman should at least annually hold meeting(s) with the independent non-executive directors without the presence of other directors. The meeting was held on 29 August 2025.

全體董事均取得公司秘書之意見及服務，以確保所有董事會程序及所有適用法例、規則及規例已獲遵守。董事每半年向董事會提供彼等在公眾公司及組織所擔任職務及其他重大承擔之最新資料。此外，本公司亦備有程序讓董事尋求獨立專業意見，費用由本公司支付。

企業管治守則守則條文第C.2.7條規定董事會主席應至少每年與獨立非執行董事舉行一次沒有其他董事出席的會議。該會議已於二零二五年八月二十九日舉行。

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Board Diversity Policy

The Group recognises and embraces the benefits of having a diverse Board to enhance the quality of the Company's performance.

The Nomination Committee of the Board is primarily responsible for leading the process for Board appointments and for identifying and nominating, for approval by the Board, suitably qualified candidates to become members of the Board. The benefits of diversity continue to influence the succession planning of the Board.

When identifying candidates for Board membership of the Company, the Nomination Committee takes into account the board diversity policy of the Company ("**Board Diversity Policy**"). A range of diversity factors, including but not limited to gender, age, cultural and educational background, professional and industry experience, skills, knowledge and time commitments will be considered in selection of each candidate to become member of the Board. All Board appointments will be based on merits and contribution that the selected individuals will bring to the Board. The Company's own business model and specific needs have also been taken into consideration in setting the Board Diversity Policy. External recruitment professionals might be engaged to carry out the selection and recruitment process when necessary.

In conducting the annual review of the effectiveness of the Board, the Nomination Committee considers the balance of talents, skills, experience and background and the diversity representation of the Board. The Nomination Committee reviews annually all measurable objectives for achieving diversity on the Board and recommend them to the Board for adoption. The Nomination Committee reports annually on the process it has used for Board appointments.

Measurable objectives include (i) at least one third of the Board shall be independent non-executive Directors; (ii) at least one Director is female and (iii) at least one Director shall have obtained accounting or other professional qualifications. For 2025, the Group had fulfilled or exceeded the above measurable objectives.

董事會多元化政策

本集團深信擁有成員多元化的董事會有利於提升本公司的表現質素。

董事會提名委員會主要負責主導委任董事會成員的過程，並物色及提名具備合適資格的候選人成為董事會成員待董事會批准。多元化帶來之裨益繼續影響董事會的繼任計劃。

物色本公司董事候選人時，提名委員會參考本公司的董事會成員多元化政策（「**董事會多元化政策**」）。甄選相關候選人成為董事會成員時將按一系列多元化範疇為基準，包括但不限於性別、年齡、文化及教育背景、專業及行業經驗、技能、知識及承諾投放時間。董事會所有委任均以任用賢能為原則及根據獲選人將為董事會帶來的貢獻而作出，並於制訂董事會多元化政策時一併考慮本公司自身的業務模式及特定需要。如有需要，外部招聘專業人士可能參與遴選及招聘過程。

每年進行檢討董事會的工作成效時，提名委員會將考慮董事會內之人才、技能、經驗及背景與多元化之間的均衡組合。提名委員會每年檢討董事會達致多元化之所有可量化目標，並向董事會提出採納建議。提名委員會每年就有關董事會委任之程序作出匯報。

可量化目標包括(i)至少三分之一的董事會成員為獨立非執行董事；(ii)至少一名女性董事；(iii)至少一名董事具備會計或其他專業資格。於二零二五年，本集團已滿足或超越上述可量化目標。

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Gender Diversity

As at the date of this report, the Board comprises six Directors, two of which are female. The Company targets to avoid a single gender Board and will timely review the gender diversity of the Board in accordance with the corporate governance practices and business development of the Group. The Company believes the gender diversity in the Board would bring more inspiration to the Board and enhance the business development of the Group, and thus, gender diversity is one of the essential factors for the Company to select suitable successors to the Board.

As at 31 December 2025, the Group had 8 employees in total comprising of 5 females and 3 males (that is, a female-to-male ratio of 5:3 and the gender ratio in respect of senior management is 0:2), reflecting a gender equality principle adhered by the Group. Same as the gender diversity of the Board, the Company targets to avoid a single gender workforce and will review the gender diversity of all employees in accordance with the business development of the Group when appropriate.

Nomination Policy

The Board has adopted the Director Nomination Process and Selection Criteria of the Company (the “**Nomination Policy**”), which aims to set out the relevant selection criteria and nomination procedures to assist the Nomination Committee and the Board to ensure that the Board has a balance of skills, experience and diversity of perspective appropriate to the requirement of the Group’s businesses. A summary of the Nomination Policy is disclosed as below.

1. Criteria

The Nomination Committee and the Board shall consider the following criteria in evaluating and selecting candidates for directorships:

- Character and integrity.
- Qualifications including professional qualifications, skills, knowledge and experience that are relevant to the Company’s business and corporate strategy.

性別多元化

於本報告日期，董事會由六名董事組成，其中兩名為女性。本公司目標為避免出現單一性別董事會，並將按照本集團之企業管治常規及業務發展情況適時檢討董事會之性別多元化程度。本公司相信，性別多元化可為董事會帶來更多靈感，以促進本集團業務發展。因此，性別多元化是本公司選擇合適董事會繼任人之重要因素之一。

截至二零二五年十二月三十一日，本集團共有8名僱員，其中女性5人，男性3人（即女性與男性的比例為5:3而高級管理層之性別比例為0:2），反映出本集團遵守性別平等原則。與實現董事會性別多元化一致，本公司希望避免出現單一性別之人力資源，並將按照本集團之業務發展情況於適當時候檢討全體員工之性別多元化程度。

提名政策

董事會已採納本公司董事提名程序以及遴選準則（「**提名政策**」），當中載列相關之甄選準則及提名程序，以協助提名委員會及董事會確保董事會具備適用於本集團業務需求之技能、經驗及多元化觀點。提名政策概要披露如下。

1. 準則

在評估及挑選董事候選人時，提名委員會及董事會應考慮下列準則：

- 品格與誠信。
- 資格，包括與本公司業務及企業策略相關之專業資格、技能、知識及經驗。

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- Willingness to devote adequate time to discharge duties as a Board member and other directorships and significant commitments.
- Requirement for the Board to have independent non-executive Directors in accordance with the Listing Rules and whether the candidates would be considered independent with reference to the independence guidelines set out in the Listing Rules.
- Board Diversity Policy and any measurable objectives adopted by the Nomination Committee or the Board for achieving diversity on the Board.
- Such other perspectives appropriate to the Company's business.
- 是否願意投放足夠時間履行董事會成員及其他董事職務之職責及肩負重大承擔。
- 董事會根據上市規則有關委任獨立非執行董事的規定，以及候選人參照上市規則所載之獨立指引是否被視為獨立。
- 提名委員會或董事會為達致董事會多元化而採納之董事會多元化政策及任何可計量目標。
- 適用於本公司業務的其他各項因素。

2. Nomination Process

2.1 Appointment of New Director

2.1.1 The Nomination Committee or the Board shall, upon receipt of the proposal on appointment of new director and the biographical information (or relevant details) of the candidate, evaluate such candidate based on the criteria as set out in section 1 above to determine whether such candidate is qualified for directorship.

2.1.2 If the process yields one or more desirable candidates, the Nomination Committee shall rank them by order of preference based on the needs of the Company and reference check of each candidate (where applicable).

2.1.3 The Nomination Committee shall then recommend to the Board to appoint the appropriate candidate for directorship.

2. 提名過程

2.1 新董事的委任

2.1.1 提名委員會或董事會須在收到委任新董事的建議及候選人的個人資料（或相關詳情）後，依據上述第1部份所載準則評估該候選人，以判斷該候選人是否合資格擔任董事。

2.1.2 如過程涉及一個或多個合意的候選人，提名委員會須根據本公司的需要及每位候選人的證明材料審查（如適用）排列彼等的優先次序。

2.1.3 提名委員會隨後須就委任合適候選人擔任董事向董事會提出建議。

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2.1.4 For any person that is nominated by a Shareholder for election as a director at the general meeting of the Company, the Nomination Committee and the Board shall evaluate such candidate based on the criteria as set out in section 1 above to determine whether such candidate is qualified for directorship and where appropriate, the Nomination Committee and/or the Board shall make recommendation to Shareholders in respect of the proposed election of director at the general meeting.

2.2 Re-election of Director at General Meeting

2.2.1 The Nomination Committee and the Board shall review the overall contribution and service to the Company of the retiring director including his/her attendance of Board meetings and, where applicable, general meetings, and the level of participation and performance on the Board.

2.2.2 The Nomination Committee shall also review and determine whether the retiring director continues to meet the criteria as set out in section 1 above.

2.2.3 The Nomination Committee and/or the Board shall then make recommendation to Shareholders in respect of the proposed re-election of director at the general meeting.

Appointment and Re-election of Directors

The Board confirms the term of appointment and functions of all non-executive Directors and Board Committee members with formal letters of appointment. Non-executive Directors are appointed for a term of three years.

2.1.4 就任何經由股東提名於本公司股東大會上選舉為董事的人士，提名委員會及董事會須依據上述第1部份所載的準則評估該候選人，以判斷該候選人是否合資格擔任董事，若適合，提名委員會及／或董事會須就於股東大會上就擬選董事向股東提出建議。

2.2 於股東大會上重選董事

2.2.1 提名委員會及董事會須檢討退任董事對本公司的整體貢獻及服務，包括彼出席董事會會議及（如適用）股東大會的出席率，以及彼在董事會的參與程度及表現。

2.2.2 提名委員會亦須檢討並確定退任董事是否繼續符合上述第1部份所載的準則。

2.2.3 提名委員會及／或董事會須於股東大會上就建議重選董事向股東提出建議。

董事之委任及重選

董事會出具正式委任函件確認所有非執行董事及董事會轄下委員會成員之任期及職能。非執行董事之任期為三年。

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Directors who are appointed to fill vacancies or as an addition to the Board are subject to re-election at the next following general meeting of the Company after his or her appointment. In addition, every Director, including every non-executive Director, shall retire from office no later than the third annual general meeting after he/she was last elected or re-elected. One-third of the Directors for the time being, or if their number is not three or a multiple of three, then a number not less than one-third, are required to retire by rotation from office at every annual general meeting under the Company's Bye-Laws. A retiring Director is eligible for re-election.

The Company maintains procedures for Shareholders to propose a person for election as a director of the Company. The details of these procedures are published on the Company's website.

Appointment and Induction of New Directors

Each newly appointed Director first meets with fellow Directors and key executives, and receives a comprehensive, formal, and tailored induction upon his/her appointment. Subsequently, he/she receives the briefings and professional development necessary to ensure he/she has a proper understanding of the Company's operations and business, and full awareness of his/her obligations, duties and responsibilities under the Listing Rules, the SFO, legal and other regulatory requirements, and, in particular, the Company's business and governance policies.

Ms. Li Li Hua, Mr. Moy Yee Wo Matthew and Dr. Xie Wensi, who were appointed as independent non-executive Directors of the Company, respectively, effective from 15 March 2025, attended a training on 14 March 2025 pursuant to Rule 3.09D of the Listing Rules covering the requirements under the Listing Rules as a director of a listed company and the possible consequences of making a false declaration or giving false information to the Stock Exchange.

Each of Ms. Li, Mr. Moy and Dr. Xie has confirmed his/her understanding of the information provided by the legal adviser and his/her obligations as a director of a listed issuer.

獲委任以填補空缺及為新增成員之董事須於其獲委任後舉行的首次本公司股東大會上重選。此外，每位董事（包括每位非執行董事）須不遲於其最近一次被選舉或重選後之第三次股東週年大會上退任。根據本公司之公司細則，每屆股東週年大會須有三分之一在職董事（或倘人數並非三或三之倍數，則不少於三分之一的董事）輪值告退。退任董事可膺選連任。

本公司訂立股東提名人士選舉為本公司董事的程序，該等程序的詳情已刊登於本公司網站。

新董事的委任和就任

每位新委任之董事在首次接受委任時均會獲安排與其他董事和主要行政人員會面，並會獲得全面、正式兼特為其而設的就任須知。其後，董事亦會獲所需的簡報及專業發展，以確保他們妥善理解本公司之業務運作以及完全清楚其按照上市規則、證券及期貨條例、法律及其他監管規定，以及本公司的業務及管治政策下的職責。

黎利華女士、梅以和先生及解文斯博士於二零二五年三月十五日分別獲委任為本公司獨立非執行董事，並根據上市規則第3.09D條於二零二五年三月十四日參加培訓，內容涉及上市規則規定的作為上市公司董事的要求以及向聯交所作出虛假聲明或提供虛假資訊可能產生的後果。

黎女士、梅先生及解博士已確認彼等理解法律顧問提供的資訊以及彼等作為上市發行人董事的責任。

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Directors' Remunerations

The Directors' fees and all other reimbursements and emoluments (if any) paid or payable to the Directors during the year are set out, on an individual and named basis, in Note 18 to the consolidated financial statements of this Annual Report on pages 230 to 235.

The remuneration policy of the Group is set out on page 25 of this Annual Report.

Compliance with the Model Code and the Company's Guidelines

The Board has adopted the Model Code as the Company's code of conduct for securities transactions by its Directors. Having made specific enquiry with all Directors, all Directors have confirmed their compliance with the required standards set out in the Model Code throughout the year ended 31 December 2025 and up to the date of this Annual Report.

The Company has also adopted written guidelines (the "Company's Guidelines"), which are equally stringent as the Model Code, in respect of securities transactions by relevant employees of the Company who are likely to be in possession of unpublished inside information of the Company pursuant to code provision C.1.3 of the Corporate Governance Code. No incident of non-compliance against the Model Code or the Company's Guidelines by the Company's relevant employees had been noted after making reasonable enquiry.

Independence of Independent Non-Executive Directors

The Board has received from each of the independent non-executive Directors a written annual confirmation of his/her independence pursuant to the guidelines set out in Rule 3.13 of the Listing Rules.

The Company is of the view that all independent non-executive Directors are independent in accordance with the independence guidelines as set out in the Listing Rules and is grateful for the contribution and independent advice and guidance that they have been giving to the Board and the Board Committees.

董事酬金

年內，已支付或應付予董事之董事袍金及所有其他付還款項及酬金(如有)，按個別董事具名載列於本年度報告第230至235頁之綜合財務報表附註18內。

本集團之薪酬政策載於本年度報告第25頁。

遵守標準守則及公司指引

董事會已採納標準守則作為本公司董事進行證券交易之操守準則。經向全體董事作出具體查詢後，全體董事均已確認彼等於截至二零二五年十二月三十一日止整個年度及截至本年度報告日期期間一直遵守標準守則所載的規定標準。

就可能得知本公司未公佈內幕消息之本公司有關僱員所進行之證券交易，本公司亦已根據企業管治守則守則條文第C.1.3條，採納不比標準守則寬鬆之書面指引(「公司指引」)。本公司於進行合理查詢後，知悉並無本公司有關僱員不遵守標準守則或公司指引之事宜。

獨立非執行董事之獨立性

董事會已接獲各獨立非執行董事根據上市規則第3.13條所載之指引就其獨立性發出的書面年度確認。

本公司認為，根據上市規則所載獨立性指引，全體獨立非執行董事均屬獨立，並對彼等一直以來為董事會及董事會轄下委員會所作貢獻和提供獨立意見及指導表示謝意。

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Directors are required to declare their direct or indirect interests, if any, in any proposals or transactions to be considered by the Board at Board meetings and withdraw if appropriate.

The Board has adopted the board independence evaluation mechanism (the “**Mechanism**”) which sets out the principles and guidelines for the Company to ensure independent view and input to be available to the Board in accordance with code provision B.1.4 of the Corporate Governance Code, and the implementation and effectiveness of such Mechanism is reviewed on an annual basis.

Continuing improvement and development of the Board and its committees processes and procedures through Board independence evaluation provides a powerful and valuable feedback mechanism for improving Board effectiveness, maximising strengths, and identifying the areas that need improvement or further development. The evaluation process also clarifies what actions of the Company need to be taken to maintain and improve the Board performance, for instance, addressing individual training and development needs of each Director. The Mechanism is designed to ensure a strong independent element on the Board, which allows the Board to effectively exercise independent judgment to better safeguard shareholders’ interests.

Continuous Professional Development of Directors

Directors keep abreast of responsibilities as a Director of the Company and of the conduct, business activities and development of the Company.

All Directors are encouraged to participate in appropriate continuous professional development to develop and refresh their knowledge and skills to ensure that their contribution to the Board remains informed and relevant. Internally-facilitated briefings for Directors are arranged and reading materials on relevant topics are distributed to Directors from time to time.

董事須申報彼等在將由董事會於董事會會議審議的任何建議或交易中的直接或間接利益 (如有)，並就該部份董事會會議酌情避席。

董事會已按企業管治守則守則條文第B.1.4條採納董事會獨立性評估機制 (「機制」)，當中載列本公司的原則及指引，以確保董事會獲得獨立的觀點及意見，並每年檢討該機制之落實及有效性。

本公司通過董事會獨立性評估而持續改善和發展董事會及其委員會的流程和程序，為提高董事會效率、最大程度發揮優勢和識別需要改善或進一步發展的領域提供了一個強大而有價值的反饋機制。評估過程明確訂明本公司需要採取行動以維持和提高董事會績效，例如每位董事的個人培訓和發展需求。機制旨在確保董事會擁有較強的獨立元素，從而使董事會有效地進行獨立判斷，從而更好地保障股東利益。

董事的持續專業發展

董事不時了解其作為本公司董事的職責及操守以及本公司的業務活動及發展。

本公司鼓勵董事參與適當的持續專業發展，以發展及更新彼等的知識及技能，確保其繼續對董事會作出知情及相關的貢獻。我們不時為董事安排內部簡介會，並向董事派發有關議題的參考資料。

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During the year ended 31 December 2025, all the Directors participated in continuous professional development programmes, including but not limited to internally-facilitated briefings organised by the Company and qualified professionals and trainings conducted by law firm and professional parties, and reading materials relevant to directors' duties and responsibilities. A record of the trainings received by the respective Directors are kept and updated by the Company. The training areas that the Directors received during the year were as follow.

截至二零二五年十二月三十一日止年度，所有董事均已參與持續專業發展計劃，包括但不限於由本公司及合資格專業人士舉辦的內部簡介會，及由律師事務所及專業方提供的培訓，以及閱讀有關董事職務及責任的材料。各董事所接受之培訓記錄由本公司保管及更新。董事於年內所接受之培訓範疇如下。

Name of Director	董事姓名	Training Areas 培訓範疇		
		Corporate Governance 企業管治	Legal and Regulatory 法律及監管規定	Group's Business 本集團業務
Mr. Wang Hai	王海先生	✓	✓	✓
Mr. Wang Zuomin	王作民先生	✓	✓	✓
Mr. Ren Zhiqiang	任志強先生	✓	✓	✓
Dr. Song Ming ⁽¹⁾	宋敏博士 ⁽¹⁾	✓	✓	✓
Dr. Sun Mingchun ⁽¹⁾	孫明春博士 ⁽¹⁾	✓	✓	✓
Ms. Liu Yan ⁽¹⁾	劉艷女士 ⁽¹⁾	✓	✓	✓
Ms. Li Li Hua ⁽²⁾	黎利華女士 ⁽²⁾	✓	✓	✓
Mr. Moy Yee Wo Matthew ⁽²⁾	梅以和先生 ⁽²⁾	✓	✓	✓
Dr. Xie Wensi ⁽²⁾	解文斯博士 ⁽²⁾	✓	✓	✓

Notes:

附註：

(1) Resigned as an independent non-executive Director on 15 March 2025.

(1) 於二零二五年三月十五日辭任獨立非執行董事。

(2) Appointed as an independent non-executive Director on 15 March 2025.

(2) 於二零二五年三月十五日獲委任為獨立非執行董事。

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Directors' Responsibility for Financial Reporting in respect of Financial Statements

All Directors acknowledge their responsibilities for preparing the consolidated financial statements of the Group for the year ended 31 December 2025.

Other matters relating to the Board

The Group has appropriate insurance in place to cover the liabilities of the Directors and officers of the Group.

Chairman and Chief Executive Officer

As at the date of this report, Mr. Wang Hai is the Chairman of the Board and Mr. Wang Zuomin is the Chief Executive Officer of the Company. The primary role of the Chairman is to provide leadership for the Board. He is responsible for the proper functioning of the Board and for securing the application of good corporate governance practices. The Chairman ensures the Board has formulated the corporate goals and objectives, long-term business model and strategy for delivering the corporate strategy of the Group, and establishes an effective system for monitoring the progress of their effective implementation and achievement. He directs the corporate development activities of the Group, and ensures that effective steps are taken to provide effective communication with Shareholders and that their views are communicated to the Board as a whole. The Chairman is also responsible for setting the Board's agenda and ensuring that all Directors are properly briefed on issues arising at Board meetings and that adequate time is available for discussion of all agenda items in particular strategic issues. He promotes a culture of openness and debate by encouraging Directors with different views to voice their concerns, allow sufficient time for discussions fairly reflect board consensus, and facilitating the effective contribution of non-executive Directors in particular and ensuring constructive relations between executive and non-executive Directors. Furthermore, the Chairman is responsible for ensuring that the Directors receive, in a timely manner, accurate, clear, complete and reliable information.

董事對財務報表的財務報告責任

全體董事確認彼等有責任編製本集團截至二零二五年十二月三十一日止年度的綜合財務報表。

與董事會有關之其他事宜

本集團已就本集團董事及高級行政人員之責任作出適當投保。

主席及行政總裁

於本報告日期，王海先生任董事會主席，而王作民先生任本公司行政總裁。主席的主要職務是擔當領導董事會角色，並負責董事會的妥善運作，確保良好企業管治常規得以實行。主席確保董事會制定本集團的企業目標及宗旨、長期業務模式及策略以實現本集團的企業戰略，並建立有效機制以監控實際推行及完成的進展。彼指引本集團的企業發展活動及確保已採取有效舉措與股東保持有效聯繫，致使彼等意見可傳達整個董事會。主席亦負責訂下董事會議程，確保有足夠時間討論議程上所有事項，特別是策略上的事宜。主席通過鼓勵持不同意見的董事表達彼等關注，給予足夠時間討論以公平反映董事會的共識，以及促進非執行董事作出良好貢獻，確保執行及非執行董事間的建設性關係，從而推廣開放及議論的文化。此外，主席負責確保董事適時接收準確、清晰、完善及可靠的資訊。

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The primary role of the Chief Executive Officer is to focus on attending to the formulation and implementation of the Group's policies and overseeing the implementation of the strategies and objectives agreed by the Board. The senior management should support the Chief Executive Officer in performing this. The Chief Executive Officer has principal responsibility for overseeing day-to-day management of the Group's businesses and operations, maintaining the operational performance of the Group and monitoring the operating and financial results of the Group's businesses against plans and budgets.

Board Committees

The Board has established the Audit, Remuneration and Nomination Committees with mandates to deal with certain corporate governance affairs of the Group. The Terms of Reference of each of the above-mentioned Committees are available on the website of the Stock Exchange and the Company's website.

From time to time, the Board will also establish other board committee(s) to deal with specific aspects of its business.

Each Committee is established with written terms of reference which are no less exacting than those set out in the Corporate Governance Code, setting out its roles and functions. Each member of the Committee has a formal letter of appointment setting out key terms and conditions relating to his/her appointment.

Each Committee meets as frequently as required by business developments and the operation of the Group. Committee members are provided with adequate and timely information before each meeting or discussion. All Committee members are asked to review and comment on the minutes of their meetings within a reasonable time after the meetings.

The procedures and arrangements relating to the meetings of the Board are applied to meetings of the Board Committees whenever it is appropriate.

行政總裁的主要職務是專注參與制訂及實行本集團政策，以及監督經董事會同意的策略及目標之落實情況，並應就此獲高級管理層的支援。行政總裁首要負責監督本集團業務及營運的日常管理、維持本集團經營表現，以及根據計劃及預算監控本集團業務的經營及財務業績。

董事會轄下委員會

董事會轄下設有審核、薪酬及提名委員會，負責處理本集團的若干企業管治事務。上述各委員會之職權範圍均載於聯交所之網站及本公司之網站。

董事會亦不時成立其他董事會轄下委員會，處理其他特定範疇之事務。

各獲設立之委員會均具書面職權範圍（條款不比企業管治守則所載條款寬鬆）載列其角色及職能。每名委員會成員均有正式委任函件，載有關於其委任之主要條款及條件。

各委員會按本集團之業務發展和運作於需要時召開會議。在每次會議或討論前，委員會成員均獲提供充足及適時之資訊。全體委員會成員須於會議後一段合理時間內審議及評核會議記錄。

董事會會議適用之程序及安排亦應用於董事會轄下委員會之會議。

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Audit Committee

The Audit Committee was established in 1998 with its defined written terms of reference (which was revised in August 2018). As at the date of this report, the Audit Committee comprises two independent non-executive Directors, namely Mr. Moy Yee Wo Matthew (Chairman of the Audit Committee) and Ms. Li Li Hua, and a non-executive Director, Mr. Ren Zhiqiang. A majority of Audit Committee members are independent non-executive Directors, with Mr. Moy Yee Wo Matthew and Ms. Li Li Hua possessing the appropriate professional qualifications and accounting and related financial management expertise.

The Audit Committee members have professional qualifications and experience in financial matters that enable the Committee to exercise its powers effectively and provide the Board with independent views and recommendations in relation to financial matters.

The principal roles of the Audit Committee are to ensure that the Company has formal and transparent arrangements for considering matters relating to the Group's financial reporting, and risk management and internal control systems and for maintaining an appropriate relationship with the Company's internal auditor (if any) and external auditor.

The duties of the Audit Committee, as set out in its terms of reference, covering the relevant code provisions of the Corporate Governance Code.

The Audit Committee holds two regular meetings annually and also meets at such other times as circumstances require. Any Audit Committee member may convene a meeting of the Committee. The external auditor may also request the Committee Chairman to convene a meeting of the Audit Committee. The Audit Committee may invite the external auditor and/or members of management to attend any of the meetings. Special meetings may be called at the discretion of the Committee Chairman or at the request of management to review significant internal control, risk management or financial issues. The Committee Chairman reports to the Board at least twice a year on the Committee's activities and highlights any significant issues.

審核委員會

本公司訂有書面職權範圍(於二零一八年八月修訂)的審核委員會於一九九八年成立。於本報告日期,審核委員會由兩名獨立非執行董事梅以和先生(審核委員會主席)及黎利華女士,以及非執行董事任志強先生組成。審核委員會成員大部份為獨立非執行董事,其中梅以和先生及黎利華女士具備適當的專業資格以及會計及相關財務管理專長。

審核委員會成員具專業資格和財務事宜之經驗,有助委員會有效行使權力,並就財務事宜向董事會提供獨立意見及建議。

審核委員會之主要職責為確保本公司作出正規及具透明度之安排,以審議與本集團財務匯報,及風險管理及內部監控系統方面有關之事宜,並與本公司之內部核數師(如有)及外聘核數師維持恰當關係。

審核委員會職權範圍所載列之職務,涵蓋企業管治守則之相關守則條文。

審核委員會每年召開兩次定期會議,亦應情況需要時舉行會議。任何審核委員會成員均可召開委員會會議。外聘核數師亦可要求委員會主席召開審核委員會會議。審核委員會可邀請外聘核數師及/或管理層成員出席任何會議。委員會主席可酌情決定或應管理層要求召開特別會議,審閱重大內部監控、風險管理或財務事宜。委員會主席每年向董事會作出至少兩次報告,匯報委員會之工作和提出任何重大事項。

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During the year ended 31 December 2025, the Audit Committee held three meetings and the individual attendance records of each of the Audit Committee members are set out on page 32 of this Annual Report.

The Audit Committee's main works during the year included reviewing:

- 2024 Annual Report, including the Corporate Governance Report, Directors' Report and the audited consolidated financial statements, as well as the related annual results announcement (with recommendations made to the Board for approval)
- 2025 Interim Report and interim results announcement (with recommendations made to the Board for approval)
- compliance with the Corporate Governance Code, the SFO, the Hong Kong Companies Ordinance and the Listing Rules
- in relation to the external auditors, their report on the review of interim consolidated financial information and the audit of the Group's consolidated financial statements, key audit findings, audit services plan, their independence and letter of management's representation, and terms of engagement
- Internal Control Assessment Report (with areas of concerns discussed and highlighted to the Board)
- effectiveness of the financial reporting system, risk management and internal control systems and associated procedures within the Group
- annual review of the continuing connected transactions

During the year, the Board has not taken any view that is different from that of the Audit Committee nor rejected any recommendation presented by the Audit Committee.

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.

The Audit Committee recommended to the Board (which in turn endorsed the view) that, subject to Shareholders' approval at the forthcoming annual general meeting, BDO Limited be re-appointed as the external auditor for year 2026.

於二零二五年十二月三十一止年度內，審核委員會已舉行三次會議，各審核委員會成員的個人出席記錄載於本年度報告第32頁。

審核委員會於年內的主要工作包括審閱以下各項：

- 二零二四年度報告，包括企業管治報告、董事會報告及經審核綜合財務報表，以及相關年度業績公告（向董事會提供推薦建議供其審批）
- 二零二五年中期報告及中期業績公告（向董事會提供推薦建議供其審批）
- 企業管治守則、證券及期貨條例、香港公司條例及上市規則的合規情況
- 就有關外聘核數師、彼等對中期綜合財務資料之審閱及對本集團綜合財務報表之審核報告、重大審核事項、審核服務計劃、其獨立性及管理層聲明函件及服務條款
- 內部監控評估報告（討論關注事項並提醒董事會注意）
- 本集團財務匯報制度、風險管理及內部監控系統及相關程序之成效
- 持續關連交易之年度審閱

年內，董事會與審核委員會並無意見分歧，亦無拒絕接納審核委員會呈報之任何建議。

並無任何重大不確定性事件或情況可能導致對本公司持續經營之能力產生重大疑慮。

審核委員會向董事會建議（而董事會亦贊同），續聘香港立信德豪會計師事務所有限公司為二零二六年度外聘核數師，惟須待股東在應屆股東週年大會上作出批准後方可作實。

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Remuneration Committee

The Remuneration Committee was established in 2000 with its defined written terms of reference (which was revised in January 2023). A majority of its members are independent non-executive Directors. As at the date of this report, the Remuneration Committee comprises two independent non-executive Directors, namely Ms. Li Li Hua (Chairlady of the Remuneration Committee) and Dr. Xie Wensi, and an executive Director, Mr. Wang Zuomin.

The Remuneration Committee reviews remuneration policies and structure of the Group with the delegated responsibility to determine the remuneration packages of executive Director(s) and senior management of the Group (as defined in the terms of reference of the Remuneration Committee). It also makes recommendations to the Board on the remuneration of non-executive Directors.

In conducting its work in relation to the determination of remuneration of Directors and senior management, the Remuneration Committee ensures that no individual (or any of his/her close associates) was involved in determining his or her own remuneration.

The duties of the Remuneration Committee, as set out in its terms of reference, covering the relevant code provisions of the Corporate Governance Code.

The Remuneration Committee meets once a year and at such other time as necessary. Any Committee member may convene a meeting of the Remuneration Committee.

During the year ended 31 December 2025, the Remuneration Committee held two meetings and the individual attendance records of each of the Remuneration Committee members are set out on page 32 of this Annual Report.

薪酬委員會

本公司訂有書面職權範圍(於二零二三年一月修訂)的薪酬委員會於二零零零年成立,其大部份成員為獨立非執行董事。於本報告日期,薪酬委員會由兩名獨立非執行董事黎利華女士(薪酬委員會主席)及解文斯博士,以及執行董事王作民先生組成。

薪酬委員會審議本集團之薪酬政策及架構,並獲授予職責釐定本集團個別執行董事及高級管理層(如薪酬委員會職權範圍所界定)的薪酬待遇,並就非執行董事之薪酬向董事會提供建議。

進行有關釐定董事及高級管理層薪酬的工作時,薪酬委員會確保並無個別人士(或其任何緊密聯繫人)參與釐定其自身薪酬。

薪酬委員會職權範圍所載列之職務,涵蓋企業管治守則之相關守則條文。

薪酬委員會每年召開一次會議,並於有需要時舉行會議。委員會任何成員均可召開薪酬委員會會議。

於二零二五年十二月三十一止年度內,薪酬委員會已舉行兩次會議,各薪酬委員會成員的個人出席記錄載於本年度報告第32頁。

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The Remuneration Committee's main works during the year included:

- review of the remuneration policy and structure of the Group
- review and determination of the remuneration package of executive Directors and senior management
- review and recommendation of the Directors' fees of all the independent non-executive Directors for approval by the Board
- review and recommendation of the terms of the service contract of Ms. Li Li Hua, Mr. Moy Yee Wo Matthew and Dr. Xie Wensi as independent non-executive Director for approval by the Board

Nomination Committee

The Nomination Committee was established in 2005 with its defined written terms of reference (which was revised in June 2025). A majority of its members are independent non-executive Directors. As at the date of this report, the Nomination Committee comprises an executive Director, Mr. Wang Hai (Chairman of the Nomination Committee) and two independent non-executive Directors, namely Ms. Li Li Hua and Mr. Moy Yee Wo Matthew.

The Nomination Committee is primarily responsible for identifying suitably qualified individuals to become members of the Board, making recommendations to the Board on the appointment of Directors and senior management, reviewing the size, structure and composition (including the skills, knowledge, experience and diversity) of the Board, reviewing the effectiveness of the Company's Board Diversity Policy annually and making recommendations to the Board on the measurable objectives for achieving diversity on the Board. It also assesses the independence of independent non-executive Directors.

Before an appointment is made, the Nomination Committee evaluates the balance of skills, knowledge and experience on the Board and, in the light of this evaluation, prepares a description of the role and capabilities required for a particular appointment. If deemed appropriate, external consultants may be engaged to identify suitable candidates.

The duties of the Nomination Committee, as set out in its terms of reference, covering the relevant code provisions of the Corporate Governance Code.

薪酬委員會於年內的主要工作包括：

- 審議本集團之薪酬政策及結構
- 審議及釐定執行董事及高級管理層之薪酬待遇
- 審閱全體獨立非執行董事的董事袍金，並向董事會提出建議，以供批准
- 審閱黎利華女士、梅以和先生及解文斯博士出任獨立非執行董事之服務合同條款，並向董事會提出建議，以供批准

提名委員會

本公司訂有書面職權範圍（於二零二五年六月修訂）的提名委員會於二零零五年成立，其大部份成員為獨立非執行董事。於本報告日期，提名委員會由一名執行董事王海先生（提名委員會主席）及兩名獨立非執行董事黎利華女士及梅以和先生組成。

提名委員會主要負責物色具備合適資格人士成為董事會成員，就董事和高級管理層委任向董事會提出建議，並檢討董事會之規模、架構和組成（包括技能、知識、經驗及多元化），並每年檢討本公司董事會多元化政策之有效性以及就董事會達成多元化之可量化目標向董事會提出建議。其亦評估獨立非執行董事之獨立性。

在作出委任前，提名委員會評估董事會於技能、知識及經驗之均衡組合，並按此訂下該特定職位之職責及所須具備之才能。倘委員會認為恰當，亦會外聘顧問，以物色合適人選。

提名委員會職權範圍所載列之職務，涵蓋企業管治守則之相關守則條文。

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The Nomination Committee shall meet at least annually or meet at such time as the Committee Chairman shall require. Any Nomination Committee member may convene a meeting of the Committee.

During the year ended 31 December 2025, the Nomination Committee held two meetings and the individual attendance records of each of the Nomination Committee members are set out on page 32 of this Annual Report.

During 2025, the Nomination Committee completed the review of the size, structure and composition of the Board and assessed the independence of independent non-executive Directors pursuant to code provision B.3.1 of the Corporate Governance Code and made recommendations to the Board on the re-election of retiring Directors. It also conducted a review on the diversity of the Board and recommended to the Board for approval of the appointment of Ms. Li Li Hua, Mr. Moy Yee Wo Matthew and Dr. Xie Wensi as independent non-executive Directors of the Company.

Company Secretary

The Company Secretary reports to the Chairman of the Board and Chief Executive Officer and is responsible for ensuring there is a good and timely flow of information to Directors, both in their roles as Board members and as members of individual Board Committees. He also assists with the continuing professional development of Board members. The Company Secretary is responsible for taking and keeping minutes of all Board and Board Committee meetings.

The Company Secretary also plays an important role in advising the Board on all corporate governance-related matters and is also available to provide advice to the Board. Ms. Foo Man Yee, the Company Secretary, has confirmed that she has undertaken no less than 15 hours of relevant professional training during the year ended 31 December 2025.

Ms. Foo Man Yee of CS Legend Business Services Limited, an external services provider, has been appointed as the Company Secretary of the Company since April 2022. Her primary contact person at the Company is Mr. Wang Zuomin, the Chief Executive Officer of the Company.

提名委員會須每年最少舉行一次會議或於委員會主席要求時召開會議。任何提名委員會成員均可召開委員會會議。

於二零二五年十二月三十一止年度內，提名委員會舉行兩次會議，各提名委員會成員的個人出席記錄載於本年度報告第32頁。

於二零二五年，提名委員會已根據企業管治守則守則條文第B.3.1條完成檢討董事會的規模、架構及組成及評估獨立非執行董事的獨立性，並就重選退任董事向董事會提出建議。提名委員會亦已就董事會多元化進行檢討，並向董事會建議委任黎利華女士、梅以和先生及解文斯博士為本公司獨立非執行董事，以供批准。

公司秘書

公司秘書向董事會主席及行政總裁匯報，並負責確保董事作為董事會成員及個別董事委員會成員均能及時獲得良好資訊。彼亦為董事會成員的持續專業發展提供協助。公司秘書負責記錄及保管所有董事會及董事委員會的會議記錄。

公司秘書的另一重要職責，乃就所有企業管治相關事宜向董事會作出建議。彼亦為董事會提供建議。公司秘書傅曼儀女士已確認彼已於截至二零二五年十二月三十一日止年度參與不少於15個小時的相關專業培訓。

外聘服務供應商駿領商業服務有限公司之傅曼儀女士自二零二二年四月獲委任為本公司之公司秘書。彼在本公司主要聯絡人為本公司行政總裁王作民先生。

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Risk Management and Internal Control

All activities conducted and all decisions made by the Company may involve risks to a certain extent. The Board plays a critical role of monitoring the risk exposure of the Company. The Board considers the risks in an active manner in setting of strategies. The Board also considers the risks in assessing opportunities for business development and growth so as to determine the risk appetite of the Company.

The Board acknowledges that it has overall responsibility for risk management and internal control systems and for reviewing the effectiveness of these systems annually so as to safeguard the Shareholders' investments and the Company's assets. Accordingly, the Company has established internal control and risk management systems to provide reasonable assurance against material misstatement or loss and manage or mitigate the risk of failure to achieve business objectives.

The Company's objective is to establish comprehensive and effective risk management and internal control systems. The Board is aware of its responsibility to ensure that an appropriate and effective risk management system is established and maintained by the Company.

The Group has in place an Enterprise Risk Management ("ERM") framework to effectively identify, assess, report, mitigate and monitor key risks. The framework provides a proactive and structured approach to identify, manage and monitor risks on an on-going basis with a common framework across the organisation to evaluate risk significance and likelihood of occurrence.

Risks faced by the Company fall into a number of principal categories: strategic risk, operational risk, compliance risk, financial risk and information risk. The procedures of ERM of the Company involve risk identification, risk assessment/prioritisation, risk response and risk monitoring and reporting. Risks and uncertainties associated with the business of the Company may have an adverse effect on business, financial conditions and results of the Company. The Company has identified certain principal risks through risk identification and assessment, and has developed risks monitoring mechanism to facilitate risk monitoring and control.

風險管理及內部監控

本公司進行的所有活動及作出的所有決定均涉及一定程度的風險。董事會於監督本公司所承受風險方面擔當重要角色。作為策略制訂過程的一部份，董事會積極考慮風險；亦於評估發展及擴張業務的機會時考慮風險，釐定公司的風險偏好。

董事會承認其須對風險管理及內部監控系統負有整體責任，並有責任每年檢討該等制度的有效性，以保障股東投資及公司資產。為此，本公司已設立內部監控及風險管理系統，以合理保證不會出現嚴重失實或損失，並管理或降低未能達到業務目標的風險。

本公司的目標是建立一套完備有效的風險管理及內部監控系統。董事會知悉其有責任確保本公司建立及維持適當及有效之風險管理系統。

為有效識別、評估、報告、降低及監控關鍵風險，本集團已制定企業風險管理（「企業風險管理」）框架。該框架為持續識別、管理及監控風險提供積極及有系統的方法，在整個組織中以共同框架評估風險嚴重程度及發生的可能性。

本公司面對的風險主要分為數個主要類別：戰略風險、營運風險、合規風險、財務風險及信息風險。本公司企業風險管理程序包括風險識別、風險評估／釐定風險程度、風險應對以及風險監控及報告。與本公司業務有關之風險及不確定因素可能對本公司之業務、財務狀況及業績造成不利影響。本公司已透過風險識別及評估辨析若干重大風險，並已制定風險監控機制以協助風險監測及控制。

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The Group operates a “Three Lines of Defence” risk governance model to delegate and coordinate essential risk management and control duties in a clear and cohesive manner:

- (a) First line of defence – Business units are responsible for maintaining effective internal controls and for executing risk and control procedures on a day-to-day basis. Operational management identifies, assesses, controls, and mitigates risks, guides the development and implementation of internal policies and procedures and ensures that activities are consistent with goals and objectives. Through a cascading responsibility structure, mid-level managers design and implement detailed procedures that serve as controls and supervise execution of those procedures by their employees.
- (b) Second line of defence – (1) Business Management Department monitors the risk management system, and facilitates the development, setting and effective implementation of policies and guidelines. It provides advice and guidance to the first-line functional units on implementation of the risk management and internal control systems; (2) Legal and Compliance Department monitors various specific risks such as non-compliance with applicable laws and regulations; (3) Company Secretarial Department monitors various specific risks such as violation of applicable rules and regulations; (4) Finance Department serves as a controllership function that monitors financial risks and financial reporting issues.
- (c) Third line of defence – Internal audit function, which reports to the Audit Committee, provides independent assessment over the effectiveness of the risk management and internal control systems and makes recommendations based on the audit findings.

本集團實施「三道防線」風險管治模式，按清楚且一致的方法分配及協調關鍵風險管理及控制職責：

- (a) 第一道防線—業務單位負責維持日常有效的內部監控及執行風險及監控程序。經營管理層識別、評估、控制及降低風險，指導內部政策及程序的發展及推行並確保活動與目標及宗旨一致。透過階層式責任架構，中層經理設計並推行詳細程序，以控制及監督員工執行的程序。
- (b) 第二道防線—(1)業務管理部監控風險管理系統以及促進政策和指引之發展、制定，及有效執行。該部門為第一道防線的職能單位提供就推行風險管理及內部監控制度過程的建議及指引；(2)法律合規部監控各類特定風險如違反適用法例及規例；(3)公司秘書部監督各類特定風險如違反適用規則及規定；(4)資金財務部提供控制功能，監督財務風險及財務報告事宜。
- (c) 第三道防線—內部審核職能，其向審核委員會報告，就風險管理及內部監控制度之有效性提供獨立評核，並根據審核結果提供建議。

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During the year, an independent professional advisory firm has been engaged by the Company as the consultant of the Group. It is responsible for conducting in-depth review on risk management and internal control systems of the Group. Such review is conducted annually. The advisory firm has issued a report with its opinion that the Company has maintained effective and adequate risk management and internal control systems, which are compliant and align with the Company's operational and management systems.

The purpose of the internal control system of the Company is to improve the operating effectiveness and efficiency, safeguard assets against abuse and unauthorised disposition, ensure the maintenance of proper accounting records and that the financial statements give a true and fair view, and ensure compliance with relevant legislation and regulations. It provides reasonable, but not absolute, assurance against material misstatement or loss, and manages, rather than eliminates, risks associated with the business activities of the Company.

The Board together with the Audit Committee have reviewed the effectiveness and adequacy of the risk management and internal control systems of the Company during the year. The Board will upgrade the existing systems of the Company with reference to the recommendations given by the above-mentioned independent professional advisory firm, in the areas of financial management, operation and corporate controls and risk management. The Board is satisfied that effective and adequate risk management and internal control systems of the Company are maintained and align with the operational and management systems of the Company. The Directors consider that it is necessary for the Company to continuously improve its internal control system to the extent that the risks preventing the Company from achieving its objectives can be properly managed.

年內，本公司已委任專業獨立諮詢機構作為本集團顧問，負責對本集團的風險管理及內部監控系統進行深入的檢討。該檢討每年進行。該諮詢機構已就此出具報告，認為本公司風險管理及內部監控系統維持有效及足夠，並與本公司經營管理系統兼容且匹配。

本公司內部監控系統旨在提高營運效益與效率，確保資產不會被濫用及未經授權處理，維持恰當之會計紀錄及真實公平之財務報表，並確保遵守相關法律及規定。內部監控就是否存在重大錯誤陳述或損失做出合理但非絕對之保證，並管理而非消除與本公司業務活動有關之風險。

董事會連同審核委員會已於年內檢討本公司風險管理及內部監控系統是否有效及足夠。董事會將按前述專業獨立諮詢機構的意見提升公司現時的系統，包括財務管理、營運及企業控制及風險管理等方面。董事會信納本公司維持有效及足夠的風險管理及內部監控系統，並與本公司經營及管理系統匹配。董事認為本公司有必要不斷持續完善內部監控系統，以讓阻礙達成本公司目標的各種風險能獲妥善管理。

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Handling and Dissemination of Inside Information

The Company has established and implemented specific policies and procedures and internal controls for the handling and dissemination of inside information, including limiting employees' access to inside information on a "need-to-know" basis and ensuring that those who need to know understand their obligations to maintain the confidentiality of any confidential information of the Group. Appropriate confidentiality agreements are put in place when the Company enters into significant negotiations. All inside information is disclosed to the public pursuant to the requirements under the SFO and the Listing Rules and is kept strictly confidential before disclosure.

Principal Risks and Uncertainties

Risks and uncertainties can affect the Group's business, financial condition and operating results. Key risks affecting the Group are identified below. Additional risks and uncertainties not currently known to us or that we currently deem to be immaterial may also have a material adverse effect on our business, financial condition, results of operations and cash flows. The Group employs an ERM framework to identify current and foreseeable risks at different levels of the organisation so as to take preventive actions to manage and mitigate their adverse impacts.

處理及發佈內幕消息

本公司就處理及發佈內幕消息已建立並推行特定政策及程序以及內部監控，包括按「需要知道」原則限制員工取得內幕消息，並確保需知情者了解其對本集團任何機密資料具有維持保密之責任。本公司進行重大磋商時須訂立適當保密協議。所有內幕消息乃根據證券及期貨條例及上市規則項下規定向公眾披露，並在披露前受到嚴格保密。

主要風險及不確定因素

風險及不確定因素可影響本集團之業務、財務狀況及營運業績。影響本集團的關鍵風險識別如下。本公司目前並不知悉或本公司目前認為並非重大的其他風險及不確定因素亦可能對我們的業務、財務狀況、經營業績及現金流量帶來重大不利影響。本集團採用企業風險管理框架來識別機構內不同層面目前及可預見的風險，並採取防範措施以管理及減輕風險帶來的不利影響。

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(1) Regulatory compliance risks

The Hong Kong financial market in which the Group operates is highly regulated. The Company, as a listed company in Hong Kong, together with a subsidiary with SFC licence to carry out relevant regulated activities, are required to comply with the rules and regulations from various regulatory bodies. The regulatory and compliance regime in the financial industry of Hong Kong is changing constantly, which increases the likelihood of regulatory non-compliance as new rules are introduced and existing ones are tightened. The Group may encounter challenges in keeping abreast of the changes and managing regulatory compliance risks, particularly in the areas of handling connected transactions, notifiable transactions and managing the disclosure of inside information, preventing money laundering transactions for money lending business. In case of failure to comply with the applicable rules and regulations, the Group may be subject to fines, or even suspension or revocation of the license for carrying on the business activities. Accordingly, the Group's business operations and financial results might be materially and adversely affected.

(1) 監管合規風險

本集團經營地點香港金融市場受到高度監管。本公司作為香港一家上市公司，連同持有證監會牌照進行相關受規管活動的附屬公司，均須遵守各類監管機構之規則及規例。香港金融業的監管及合規制度經常變動，引進新規例或收緊現規例會增加違反監管規定的可能性。本集團在掌握相關變化和管理監管法規方面的風險可能會受到挑戰，尤其是在處理關連交易、須予公佈的交易及管理內幕消息之披露、防止放債業務出現洗錢交易等方面。倘未能遵守適用規則及規例，本集團可能會被處以罰款或甚至被停止或吊銷從事業務活動之牌照。因此，本集團之業務營運及財務業績可能受到重大及不利影響。

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(2) *The Group requires the right people, skills and capability to manage growth and change*

The Group has established an organisation structure to address business changes and relevant regulatory requirements. Staff roles and responsibilities, authorities and limits, reporting lines and segregation of duties need to be clearly defined. Since most of the Group's core businesses commenced operation with limited number of key personnel in each business segment, the Group is required to review the needs of staff resources in order to cope with the business expansion and deliver success in the future. Given that the competition for competent personnel in the industry is intense, there is high likelihood that competent personnel may leave the Company, therefore, the Group may encounter difficulties in attracting or retaining the services of the necessary key personnel for that business segment. The Group should hire and retain highly skilled employees with particular expertise or leadership capability in order to remain competitive. The implementation of the Group's strategic business plans could be undermined by failure to build a resilient corporate culture, failure to recruit or retain key personnel, unexpected loss of key senior employees, failures in the Group's succession planning and incentive plans, or failure to invest in the development of key skills.

(2) 本集團需要合適人材、技能及能力以管理增長及變動

本集團已建立組織架構以應對業務變動及相關監管規則。員工職務及責任、職權及限制、匯報途徑及職責分工需要清楚界定。本集團大多數核心業務開展時，各業務分部以少數主要人員進行營運，本集團需檢討人力資源之需求以應對業務擴張及於未來達致成功。由於行業對有能力人士的競爭激烈，有能力人士很可能會離開本公司，因此本集團可能在吸引或挽留對該業務分部而言屬必要的主要人員之服務上遭遇困難。為確保競爭力，本集團必須僱用及挽留具專業技能或領導能力的高技術員工。若未能建立彈性的企業文化、未能招聘或挽留主要人員、無法預計之主要高級員工流失、本集團繼任安排及激勵計劃不成功或未能投資關鍵技術之發展，本集團策略業務計劃之推行可能會因而受到負面影響。

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(3) The Group is subject to a competitive and changing industry

Financial services segment is one of the reportable and operating segments of the Group. The financial service industry in Hong Kong has a large number of participants which makes the industry highly competitive. The Group has to compete against competitors which may have greater brand recognition in the market, more human and financial resources, a wider range of services and longer operating history than that of the Group. Apart from large multinational financial institutions, the Group also faces competition from local small and medium-sized financial services firms which offer a similar range of services. Failure to maintain the Group's competitive strengths by responding rapidly to the changing business environment and intensified competition may erode the Group's market share and result in an adverse.

(4) Risks related to strategic planning and reputation

GWAMCC, one of the four major state-owned financial asset management corporations in the PRC, is engaged in the businesses of acquisition, management and disposal of non-performing assets, asset management, banking, securities, insurance, trust, leasing, investment, etc. As a result of changes in the Group's shareholding structure and businesses in 2016 and 2017, GWAMCC became the ultimate controlling shareholder of the Company. The Group is now principally engaged in property investment and provision of financial services including asset management. The Board has formulated development plans and strategies to accomplish the strategic objectives of transforming the Group into a conglomerate with businesses in property investment and integrated financial services, and developing the Company as a major listed entity and an integrated development platform of GWAMCC outside Chinese Mainland.

The Group will leverage the solid foundation, strengths and reputation that GWAMCC has formed in Hong Kong and Chinese Mainland, in order to constantly expand its businesses. As such, the Group is exposed to inherent reputation risks, failure to deliver quality services to clients could result in an adverse impact on Great Wall's brand reputation.

(3) 本集團處於競爭且瞬息萬變的行業

金融服務分部為本集團其中一個可報告及運營分部。香港金融服務業參與者眾多，使得該行業競爭非常激烈。本集團必須和在市場中可能擁有較高品牌知名度、具更多人力及財務資源、提供更多種服務及具更悠久營運歷史的競爭者競爭。除了大型跨國金融機構外，本集團亦面臨來自當地提供類似服務的中小型金融服務機構的競爭。倘未能迅速回應變動營商環境及激烈的競爭以保持本集團競爭力，本集團可能會流失市場份額並對營運表現及財務業績有不利影響。

(4) 有關策略計劃及聲譽風險

中國長城資產為中國四家主要國有金融資產管理企業之一，其業務包括收購、管理及處置不良資產、資產管理、金融、證券、保險、信託、租賃、投資等。於二零一六年及二零一七年本集團股權架構及業務改變後，中國長城資產成為本集團最終控股股東。本集團目前主要從事物業投資及提供金融服務，包括資產管理。董事會已制定發展計劃及策略以達成策略目標，以將本集團轉型為業務包括物業投資及綜合金融服務的集團，並將本公司發展成為中國長城資產於中國內地境外之主要上市實體和綜合發展平台。

本集團將依賴中國長城資產於香港及中國內地所建立的紮實基礎、優勢及聲譽以持續擴展業務，因此面臨固有聲譽風險，未能向客戶提供優質服務可能對長城的品牌聲譽產生不利影響。

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(5) Financial and regulatory reporting risks

As a listed company, the Company has statutory and social responsibilities to prepare accurate and timely financial statements which provide objective and reliable information for stakeholders to base their decisions upon. Inaccurate or untimely reporting could seriously affect the Group's position such as a drop in share price, or impaired sourcing/financing ability. The Group carried out asset management business, which indicates that new financial reporting processes are implemented and experienced finance staff would be required to extract, assemble, aggregate and analyse financial data to ensure accurate financial reporting. The process of financial reporting becomes more complex and frequent, and transactions may involve complex accounting treatment or estimation. The Finance Department is required to assess the impact of the new or revised standards upon adoption from time to time. In addition, licensed corporations are subject to various statutory returns (i.e. the Securities and Futures (Financial Resources) Rules, Disclosure of Interests, etc.) under the requirement of the SFC and other regulatory bodies.

The Group is exposed to various key risks including credit risks, interest rate risk and liquidity risk. Details of the aforesaid key risks and risk mitigation measures are elaborated in Note 28 "Financial Risk Management" to the consolidated financial statements included in this Annual Report.

(5) 財務及監管報告風險

作為上市公司，公司負有法定和社會責任確保財務報表的準確性和及時性，為持份者提供客觀和可靠的信息，以供其決策依據。不準確及未適時報告可能會嚴重影響本集團的狀況，如股價下跌或削弱採購／融資能力。本集團從事資產管理業務，代表集團需要完善的財務報告流程和具有金融服務行業經驗的財務人員，方能編製、匯總和分析財務數據以確保財務報告的準確性。財務匯報之程序變得更加複雜及頻繁，交易可能涉及複雜會計處理或估計。因此，財務部門須不時評估採納新訂及經修訂準則後的影響。此外，持牌法團須根據證監會及其他監管機構規定提交各類報告（即證券及期貨（財政資源）規則、披露權益等）。

本集團承擔多項重大風險，包括信貸風險、利率風險及流動資金風險。上述重大風險及減輕風險措施之詳情於本年度報告之綜合財務報表附註28「金融風險管理」中展述。

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(6) The Group requires a robust internal control system and controls

The Group is operating under a highly regulated environment. As a listed company with a SFC licensed subsidiary, members of the Group are required to establish sound and effective internal controls which are designed to identify and manage the risk of failure to achieve business objectives, ensure reliable financial reporting, effective and efficient operations, and compliance with applicable laws and regulations. Apart from the investment property business, other core business, including asset management was introduced in 2017. The Group has established relevant policies and procedures to cope with the business development. Strengthening of the internal control and risk management systems is an ongoing process, the Group is expected to continue designing and implementing appropriate measures to meet the changing business environment. Failure in delivering services in a proper manner, the Group may result in facing a loss in market share, reputation and sales revenue.

(7) Risks pertaining to investment properties

The prospects of the Group's property investment business depend on the performance of the property market in Hong Kong. The property market in Hong Kong is affected by many factors, including but not limited to, changes in local and international economic, political, social and legal environments and changes in Hong Kong's fiscal and monetary policies, all of which are beyond the control of the Group. The Group holds various commercial, retail and industrial buildings in Hong Kong and derives revenue through leasing out the properties. Being one of the Group's core businesses, any property market downturn in Hong Kong may materially and adversely affect the financial position, operations, businesses and prospects of the Group and may lead to fair value loss of the Group's investment properties.

(6) 本集團須要穩健的內部監控系統及控制

本集團在嚴格規管的環境下經營。身為包含證監會持牌附屬公司的上市公司，本集團成員公司須建立完善且有效的內部監控，旨在識別及管理失敗風險以達成業務目標、確保財務報告乃可靠、經營兼具成效及效率，以及符合適用法例及規例。除投資物業業務外，其他包括資產管理之核心業務皆於二零一七年引進。本集團已建立相關政策及程序以應對業務發展。我們將持續加強內部監控及風險管理系統，本集團期許持續設計及落實妥善的措施以面對變動的業務環境。如未能以適當方式提供服務，本集團可能會面臨市場份額、聲譽及銷售收入的虧損。

(7) 投資物業涉及的風險

本集團物業投資業務的前景視乎香港物業市場之表現而定。香港物業市場受多項因素影響，包括但不限於當地及國際經濟、政治、社會及法律環境改變以及香港財政及貨幣政策改變，這一切因素並非本集團所能控制。本集團在香港擁有多項商業、零售及工廈，並透過出租其物業獲得收益。作為本集團其中一項核心業務，香港物業市場不景可對本集團財務狀況、營運、業務及前景構成重大不利影響，亦可引致本集團投資物業公平值虧損。

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External Auditor

BDO Limited was appointed as the Group's external auditor on 16 June 2021, following the retirement of PricewaterhouseCoopers as external auditor with effect from the same date. Save as disclosed, there is no other change in external auditor of the Group in the preceding three years.

During the year ended 31 December 2025, BDO Limited provided the following audit and non-audit services to the Group:

外聘核數師

香港立信德豪會計師事務所有限公司於二零二一年六月十六日獲委聘為本集團之外聘核數師，緊隨羅兵咸永道會計師事務所於同日退任為外聘核數師後，獲委聘為本集團之外聘核數師。除披露者外，本集團外聘核數師在過去三年內並沒有更換核數師。

截至二零二五年十二月三十一日止年度內，香港立信德豪會計師事務所有限公司向本集團提供下列審核及非審核服務：

		2025 二零二五年 HK\$'000 港幣千元
External audit	外聘審核	970
Tax services	稅務服務	—
Other services	其他服務	150

BDO Limited will retire and offer themselves for re-appointment at the annual general meeting of the Company to be held on Tuesday, 16 June 2026.

The statement by BDO Limited about their reporting responsibilities for the consolidated financial statements of the Group is set out in the "Independent Auditor's Report" section of this Annual Report on pages 157 to 163.

香港立信德豪會計師事務所有限公司將於二零二六年六月十六日(星期二)召開之本公司股東週年大會上退任，並同意受聘連任。

香港立信德豪會計師事務所有限公司關於其在本集團綜合財務報表之報告責任聲明載於本年度報告第157至163頁「獨立核數師報告」一節。

Investor Relations & Shareholders' Rights

All of the Company's shares are ordinary shares carrying equal voting rights. Please refer to the "Directors' Report" section of this Annual Report on page 77 for information regarding the public float status of the Company.

投資者關係及股東之權利

本公司所有股份均為附帶相同投票權之普通股。有關本公司公眾持股量狀況之資料，請參閱本年度報告第77頁「董事會報告」一節。

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The Company recognises its responsibility to look after the interests of its Shareholders. Shareholder relations play an integral part in corporate governance. The Company keeps Shareholders informed of its performance, operations and significant business developments by adopting a transparent and timely corporate disclosure policy, i.e. the Shareholders' Communication Policy, which complies with the Listing Rules and provides all Shareholders with equal access to such information. The Board reviewed the implementation and effectiveness of the Shareholders' Communication Policy and the results were satisfactory as the Company has established a number of channels, as detailed below, for maintaining dialogues with the Shareholders.

The Shareholders' Communication Policy of the Company is available on the website of the Company.

The Company reports on financial and operating performance to Shareholders twice each year through annual and interim reports. Shareholders are given opportunities to raise concerns or propose recommendations to the Board at the Company's annual general meetings. The Company's external auditor attend annual general meetings to answer questions about the external audit and the audit report. Shareholders may visit our website (www.gwpaholdings.com) for share price information, latest business developments, announcements, corporate governance policies and practices and other relevant shareholder information.

The Company Secretary is responsible for responding enquiries from Shareholders and other interested parties. Specific enquiries by Shareholders requiring the Board's and management's attention (to the extent it is publicly available and appropriate to provide) can be sent to the Company, for the attention of the Company Secretary, by mail to 21st Floor, Bank of America Tower, 12 Harcourt Road, Central, Hong Kong, China.

Note: Any such letter from the Shareholders should be marked "Shareholders' Communication" on the envelope.

本公司確認其有責任照顧股東之利益，而集團與股東之關係乃企業管治不可或缺之一環。本公司採取具透明度及適時之公司資料披露政策（股東通訊政策），持續向股東匯報業績表現、營運情況及重大業務發展。該政策符合上市規則之規定，讓所有股東均有同等機會取得有關資料。董事會已審閱股東通訊政策的實施情況及成效，並認為本公司已建立多種途徑，詳述如下，與股東保持溝通，故此，結果令人滿意。

本公司的股東通訊政策可於本公司網站內查閱。

本公司透過年度報告及中期報告，每年兩次向股東匯報財務及經營表現。股東可於本公司之股東週年大會上向董事會提出所關注之事宜或提出建議。本公司之外聘核數師出席股東週年大會，回應關於外部審核及審核報告之提問。股東可瀏覽本集團網站(www.gwpaholdings.com)，查閱有關本集團的股價資料、最新業務發展概況、公告、企業管治政策及常規以及其他相關股東資訊。

公司秘書負責回應股東及其他有興趣人士之查詢。股東可以郵寄方式送函致公司秘書，地址為中國香港中環夏慤道12號美國銀行中心21樓，向董事會及管理層作出特定查詢（以可公開查閱及適當提供者為限）。

註：任何來自股東的該等函件須於信封註明「股東通訊」。

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The Company will not normally deal with verbal or anonymous enquiries.

一般而言，本公司不會處理口頭或匿名的查詢。

The Company promotes fair disclosure of information to all investors and uses best endeavours to ensure that disclosures made by the Company comply with the Listing Rules' prohibition against selective disclosure of inside information.

本公司致力向所有投資者公正披露資料，並竭盡所能確保本公司作出的資料披露符合上市規則禁止選擇性披露內幕消息之規定。

During the year, the Company held one annual general meeting, and the attendance records of each of the individual Directors are set out on page 32 of this Annual Report.

年內，本公司曾舉行一次股東週年大會，各董事的個人出席記錄載於本年度報告第32頁。

Shareholders have specific rights to convene special general meetings. A Shareholder or Shareholders holding not less than one-tenth of the Company's Shares may require the Directors to convene a special general meeting of the Company by depositing a signed requisition at the registered office of the Company, pursuant to the Companies Act 1981 of Bermuda, with a copy to the principal place of business of the Company in Hong Kong, stating the purpose of the meeting.

股東有特定權利召開股東特別大會。持有不少於本公司股份十分之一的一名或多名股東，可根據百慕達一九八一年《公司法》向本公司註冊辦事處交付一份說明會議目的之經簽署書面要求，並向本公司於香港之主要營業地點交付一份副本要求董事召開本公司股東特別大會。

Note: Any such written requisition from the Shareholders should be marked "Shareholders' Communication" on the envelope.

註：任何來自股東的該等書面要求須於信封註明「股東通訊」。

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Shareholders can submit a written requisition to put forward a resolution at general meeting. The Shareholders shall represent not less than one-twentieth of the total voting rights of all the Shareholders having at the date of the requisition a right to vote at the general meeting to which the requisition relates, or shall not be less than one hundred Shareholders. The written requisition must be signed by all the requisitionists and state the resolution, accompanied by a statement of not more than one thousand words with respect to the matter referred to in any proposed resolution or the business to be dealt with at the general meeting. The requisition must be deposited at the Company's registered office pursuant to the Companies Act 1981 of Bermuda, with a copy to its principal place of business in Hong Kong, for the attention of the Company Secretary, not less than six weeks before the general meeting in the case of a requisition requiring notice of a resolution and not less than one week before the general meeting in the case of any other requisition. If, after the requisition requiring notice of a resolution has been deposited at the registered office of the Company, an annual general meeting is called for a date six weeks or less after the requisition has been deposited, the requisition though not deposited within the above-mentioned time shall be deemed to have been properly deposited for the purposes thereof. The requisitionists shall be responsible for the relevant expenses incurred in accordance with the Companies Act 1981 of Bermuda unless the Company otherwise resolves.

Note: Any such written requisition from the Shareholders should be marked "Shareholders' Communication" on the envelope.

股東可提出書面要求於股東大會上提呈決議案。股東人數須佔於提出要求當日有權於與該要求有關之股東大會上投票之全體股東總投票權不少於二十分之一的股東，或不少於一百名股東。有關書面要求須由所有呈遞要求人士簽署及列明有關決議案，連同一份不多於一千字之聲明，內容有關任何所建議決議案提述之事宜或將在股東大會上處理之事務。該要求必須根據百慕達一九八一年《公司法》交回本公司之註冊辦事處，並向其於香港之主要營業地點交付一份副本，註明收件人為公司秘書。如該要求需要發出決議案通告，須在股東大會舉行前不少於六個星期送達，如為任何其他要求，則須在股東大會舉行前不少於一個星期送達。如須要刊發決議案通告之要求提交予本公司註冊辦事處後，已於提交要求後六星期或以內期間召開股東週年大會，則即使該要求未於上述期限內提交，亦應視為已就有關目的妥為提交。除非本公司另有決議，呈遞要求人士應按百慕達一九八一年《公司法》負責產生的相關開支。

註：任何來自股東的該等書面要求須於信封註明「股東通訊」。

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The Company held the 2025 AGM on Wednesday, 18 June 2025, during which matters including approving the 2024 audited financial statements of the Group and the accompanying reports, re-election of retiring Directors, authorisation of the Board to fix Directors' remuneration, re-appointment of external auditor, and grant of general mandates for the issuance and buy-back of Shares by the Group as well as to extend the general mandate to issue shares of the shares bought back by the Company, were presented for Shareholders' approval. At such annual general meeting, details of the poll voting procedures and the rights of Shareholders to demand a poll were set out in the circular to Shareholders. All proposed resolutions were voted by poll and the poll results were published on the websites of the Stock Exchange and the Company.

The Company's forthcoming annual general meeting will be held on Tuesday, 16 June 2026. A circular containing, among other matters, further information relating to the forthcoming annual general meeting will be dispatched to the Shareholders as soon as practicable.

Constitutional Documents

During the year 2025, the Company has not made any significant amendments to its Memorandum and Bye-Laws of the Company. The Company's latest Memorandum of Association and Bye-Laws is available on the websites of the Stock Exchange and the Company.

Remuneration of Senior Management

The remuneration of the members of the senior management by band for the year ended 31 December 2025 is set out below:

		Number of members of senior management 高級管理層成員數目
Below HK\$1,000,000	1,000,000港元以下	5
Total	合計	5

本公司於二零二五年六月十八日(星期三)舉行之二零二五股東週年大會上,提呈予股東批准之事宜包括批准本集團二零二四年經審核財務報表及隨附報告、重選退任董事、授權董事會釐定董事薪酬、委聘外聘核數師並授權董事會釐定其薪酬及授予本集團發行及購回股份之一般授權,以及擴大發行股份之一般授權以加入本公司購回之股份數目。於該股東週年大會,有關以投票方式表決之程序及股東要求以投票方式表決之權利的詳情載列於致股東之通函內。所有提呈之決議案均以投票方式表決。表決結果已在聯交所及本公司網站上刊載。

本公司應屆股東週年大會將於二零二六年六月十六日(星期二)舉行。本公司將在切實可行情況下盡快向股東寄發載有關於應屆股東週年大會之進一步詳情以及其他事項之通函。

組織章程文件

於二零二五年,本公司並無對其組織章程大綱及公司細則作出任何重大修訂。本公司的最新組織章程大綱及公司細則可於聯交所及本公司網站內查閱。

高級管理層酬金

截至二零二五年十二月三十一日止年度高級管理層成員按薪酬範圍劃分的酬金載列如下:

DIRECTORS' REPORT

董事會報告

The Board is pleased to submit this report together with the audited consolidated financial statements of the Group for the year ended 31 December 2025.

Principal Activities and Segments Information

The Company is an investment holding company. The principal activities of the Group during the year are property investment and provision of financial services.

An analysis of the Group's performance for the year by operating segments is set out in Note 4 to the consolidated financial statements.

Business Review

A fair review of the Group's business and the analysis of its performance as well as prospects of the Group's business are provided in the "Chairman's Statement" and "Management Discussion and Analysis" sections of this Annual Report (which form part of the Directors' Report).

Major Suppliers and Customers

During the year, the aggregate revenue attributable to the Group's five largest customers represented 35% of the Group's total revenue and revenue attributable to the largest customer included therein amounted to 13%.

Save for the continuing connected transactions entered with the Company's controlling Shareholder, Great Wall International, as disclosed in this report, as far as the Directors are aware, neither the Directors, their close associates, nor Shareholders who owned more than 5% of the Company's total number of issued Shares as at 31 December 2025 had any interest in the five largest customers.

Since the Group is engaged in property investment and provision of financial services, in the opinion of the Directors, the Group did not engage with significant purchase during the year. Therefore, no major suppliers were identified, there was no purchase attributable to the largest supplier and the percentage of purchases attributable to the five largest suppliers combined is less than 30%.

董事會欣然提呈本報告以及本集團截至二零二五年十二月三十一日止年度之經審核綜合財務報表。

主要業務及分部資料

本公司為投資控股公司。本集團於本年度之主要業務為物業投資及提供金融服務。

本集團各營運分部於本年度之業績分析載於綜合財務報表附註4。

業務回顧

本集團業務之公平審視及其表現之分析以及本集團業務之前景載於本年度報告的「主席報告書」及「管理層討論及分析」內（其組成董事會報告之一部份）。

主要供應商及客戶

年內，本集團五大客戶應佔收益總額佔本集團收益總額的35%，而當中計及之最大客戶營業額佔13%。

除於本報告披露有關與本公司控股股東長城國際訂立之持續關連交易外，就董事所知，所有董事、其緊密聯繫人或於二零二五年十二月三十一日擁有本公司已發行股份總數逾5%之股東，概無擁有五大客戶之任何權益。

由於本集團從事物業投資及提供金融服務業務。董事認為，年內，本集團並無進行重大收購。因此，概無識別主要供應，概無歸屬於最大供應商的採購，且歸屬於五大供應商的採購比例合計低於30%。

DIRECTORS' REPORT

董事會報告

Financial Results

The loss of the Group for the financial year 2025 and the financial position of the Company and the Group as at 31 December 2025 are set out in the consolidated financial statements on pages 164 to 253 of this Annual Report.

Dividends

The Board resolved not to declare any interim dividend for the six months ended 30 June 2025 (for the six months ended 30 June 2024: Nil).

The Board has resolved not to recommend any payment of final dividend for the year ended 31 December 2025 (for the year ended 31 December 2024: Nil).

Five-year Financial Summary

The summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 254 of this Annual Report.

Investment Properties

All of the Group's investment properties were revalued by an independent professionally qualified valuer as at 31 December 2025 using the fair value model. Details of investment properties of the Group are disclosed in Note 6 to the consolidated financial statements.

Subsidiaries

Particulars of the Company's principal subsidiaries as at 31 December 2025 are set out in Note 29 to the consolidated financial statements.

Associates

Particulars of the Group's principal associates as at 31 December 2025 are set out in Note 29 to the consolidated financial statements.

財務業績

本集團於二零二五財政年度之虧損以及本公司和本集團於二零二五年十二月三十一日之財務狀況詳列於本年度報告第164至253頁之綜合財務報表。

股息

董事會議決不宣派截至二零二五年六月三十日止六個月之任何中期股息(截至二零二四年六月三十日止六個月：無)。

董事會議決不建議派發截至二零二五年十二月三十一日止年度之任何末期股息(截至二零二四年十二月三十一日止年度：無)。

五年財務摘要

本集團過往五個財政年度之業績及資產與負債摘要載於本年度報告第254頁。

投資物業

本集團所有於二零二五年十二月三十一日之投資物業均由獨立專業合資格估值師採用公平值模式進行重估。本集團的投資物業之詳情於綜合財務報表附註6中披露。

附屬公司

本公司於二零二五年十二月三十一日之主要附屬公司之詳情載於綜合財務報表附註29。

聯營公司

本集團於二零二五年十二月三十一日之主要聯營公司之詳情載於綜合財務報表附註29。

DIRECTORS' REPORT

董事會報告

Share Capital

Details of the authorised and issued share capital of the Company are set out in Note 16 to the consolidated financial statements.

Distributable Reserves

Distributable reserves available for distribution to Shareholders of the Company as at 31 December 2025, calculated under the Companies Act 1981 of Bermuda, amounted to HK\$639,101,000 (2024: HK\$639,101,000).

Bank Loans and Other Borrowings

The total borrowings of the Group as at 31 December 2025 amounted to HK\$5,710.0 million (31 December 2024: HK\$5,609.5 million). Particulars of borrowings are set out in Notes 13 and 14 to the consolidated financial statements.

Pre-emptive Rights

There is no provision for pre-emptive rights under the Company's Bye-Laws or the laws in Bermuda which would oblige the Company to offer new Shares on a pro rata basis to existing Shareholders.

Charitable Donations

During the year, charitable donations made by the Group amounted to HK\$10,000 (2024: HK\$10,000).

股本

本公司法定及已發行股本之詳情載於綜合財務報表附註16。

可供分派儲備

根據百慕達一九八一年《公司法》所計算本公司於二零二五年十二月三十一日的可供分派予股東的可供分派儲備為639,101,000港元(二零二四年：639,101,000港元)。

銀行貸款及其他借貸

本集團於二零二五年十二月三十一日的借貸總額為5,710.0百萬港元(二零二四年十二月三十一日：5,609.5百萬港元)。借貸詳情載於綜合財務報表附註13及14。

股份優先購買權

本公司之公司細則或百慕達之法例均無規定本公司須按比例優先向現有股東發行新股份之優先購買權規定。

慈善捐款

本集團於本年度之慈善捐款為10,000港元(二零二四年：10,000港元)。

DIRECTORS' REPORT

董事會報告

Directors

董事

The Directors of the Company during the year and as at the date of this Annual Report are: 年內及於本年度報告日期的本公司董事如下：

Executive Directors 執行董事	Title 職銜	Notes 附註
Mr. Wang Hai 王海先生	Chairman of the Board 董事會主席	Appointed on 20 August 2021 二零二一年八月二十日獲委任
Mr. Wang Zuomin 王作民先生	Chief Executive Officer 行政總裁	Appointed on 20 August 2024 二零二四年八月二十日獲委任
Non-executive Director 非執行董事		
Mr. Ren Zhiqiang 任志強先生		Appointed on 20 August 2024 二零二四年八月二十日獲委任
Independent Non-executive Directors 獨立非執行董事		
Dr. Song Ming 宋敏博士		Appointed on 5 November 2016 and resigned on 15 March 2025 二零一六年十一月五日獲委任，並於二零二五年三月十五日辭任
Dr. Sun Mingchun 孫明春博士		Appointed on 5 November 2016 and resigned on 15 March 2025 二零一六年十一月五日獲委任，並於二零二五年三月十五日辭任
Ms. Liu Yan 劉艷女士		Appointed on 26 November 2018 and resigned on 15 March 2025 二零一八年十一月二十六日獲委任，並於二零二五年三月十五日辭任
Ms. Li Li Hua 黎利華女士		Appointed on 15 March 2025 於二零二五年三月十五日獲委任
Mr. Moy Yee Wo Matthew 梅以和先生		Appointed on 15 March 2025 於二零二五年三月十五日獲委任
Dr. Xie Wensi 解文斯博士		Appointed on 15 March 2025 於二零二五年三月十五日獲委任

DIRECTORS' REPORT

董事會報告

The Board has established three committees, being the Audit Committee, the Remuneration Committee and the Nomination Committee. The table below details the membership and composition of each of the three committees as at the date of this Annual Report.

董事會轄下設有三個委員會，分別為審核委員會、薪酬委員會及提名委員會。下表分別載列於本年度報告日期三個委員會各自的成員及組成詳情。

Director	董事	Audit Committee 審核委員會	Remuneration Committee 薪酬委員會	Nomination Committee 提名委員會
Mr. Wang Hai	王海先生			C
Mr. Wang Zuomin	王作民先生		M	
Mr. Ren Zhiqiang	任志強先生	M		
Ms. Li Li Hua	黎利華女士	M	C	M
Mr. Moy Yee Wo Matthew	梅以和先生	C		M
Dr. Xie Wensi	解文斯博士		M	

C: Chairman/Chairlady of the Committee

M: Member of the Committee

C: 委員會主席

M: 委員會成員

In accordance with Bye-Law 99 of the Bye-Laws, Mr. Wang Zuomin and Mr. Ren Zhiqiang shall retire by rotation and, being eligible, offer themselves for re-election at the forthcoming annual general meeting of the Company.

根據公司細則第99條之規定，王作民先生及任志強先生將輪值退任，並符合資格且願意於本公司應屆股東週年大會上膺選連任。

Directors' Service Contracts

Each of the Directors has entered into an appointment letter with the Company and is appointed for a specific term.

No Director proposed to be re-elected at the forthcoming annual general meeting has a service contract with the Group, which is not determinable by the Group within one year without payment of compensation (other than statutory compensation).

董事服務合約

各董事已與本公司訂立委任函並按特定任期獲委任。

本集團並無與擬於應屆股東週年大會上膺選連任之董事訂立本集團不可於一年內不須作出賠償（法定賠償除外）而可予以終止之服務合約。

DIRECTORS' REPORT

董事會報告

None of the Directors who are proposed for re-election at the forthcoming annual general meeting has a service contract with the Company not terminable by the Company within one year without payment of compensation (other than statutory compensation). No emoluments were paid to any Directors as an inducement to join or upon joining the Group or as compensation for loss of office during the year (2024: Nil).

Interests of Directors and Chief Executives

As at 31 December 2025, so far as was known to the Directors, none of the Directors and Chief Executives of the Company had any interest or short position in any Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept by the Company under Section 352 of Part XV of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which the Directors and Chief Executives of the Company were deemed or taken to have under such provisions of the SFO), or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

Directors' and Chief Executives' Rights to Acquire Shares or Debentures

As at 31 December 2025, none of the Directors and Chief Executives (including their spouses and children under 18 years of age) had any interest in, or had been granted, or exercised, any rights to subscribe for Shares (or warrants or debentures, if any) of the Company and its associated corporations (within the meaning of Part XV of the SFO).

Interests of Substantial Shareholders

The interests of substantial Shareholders in the Shares and underlying Shares of the Company as at 31 December 2025, as recorded in the register required to be kept under Section 336 of Part XV of the SFO or as the Company is aware, are set out in the table below.

擬於應屆股東週年大會上膺選連任的董事概未與本公司訂立本公司不可於一年內不支付賠償(法定賠償除外)而終止的服務合約。年內,本公司概無向任何董事支付任何酬金,作為彼加入本集團或加入本集團後的獎勵或離職的補償(二零二四年:無)。

董事及最高行政人員權益

於二零二五年十二月三十一日,就董事所知,本公司董事及最高行政人員概無於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)之任何股份、相關股份及債權證中擁有記錄於本公司根據證券及期貨條例第XV部第352條規定備存之登記冊,或根據證券及期貨條例第XV部第7及第8分部須知會本公司及聯交所(包括根據證券及期貨條例的條文,本公司董事及最高行政人員被作或視為擁有的權益或淡倉),或根據標準守則須另行知會本公司及聯交所的任何權益或淡倉。

董事及最高行政人員購買股份或債權證之權利

於二零二五年十二月三十一日,概無董事及最高行政人員(包括彼等配偶及其不足十八歲之子女)於本公司及其相聯法團(定義見證券及期貨條例第XV部)股份中擁有任何權益,或曾獲授或行使任何認購本公司及其相聯法團之股份(或認股權證或債權證(如有))的權利。

主要股東權益

根據證券及期貨條例第XV部第336條規定備存的登記冊所載或據本公司所知悉,主要股東於二零二五年十二月三十一日於本公司股份及相關股份中擁有的權益載列於下表。

DIRECTORS' REPORT

董事會報告

The Company had been notified of the following substantial Shareholders' interests in the Shares of the Company as at 31 December 2025:

本公司獲悉下列主要股東於二零二五年十二月三十一日持有的本公司股份權益如下：

Name of substantial Shareholder	Capacity/Nature of interest	Number of ordinary shares held	Approximate percentage of the issued share capital ⁽³⁾ 佔已發行股本的概約百分比 ⁽³⁾
主要股東名稱	身份/權益性質	持有普通股數目	百分比 ⁽³⁾
China Great Wall Asset Management Co., Ltd. ⁽¹⁾ 中國長城資產管理股份有限公司 ⁽¹⁾	Interest in a controlled corporation 受控制法團權益	1,174,018,094 (L)	74.89%
China Great Wall AMC (International) Holdings Company Limited ⁽¹⁾ 中國長城資產(國際)控股有限公司 ⁽¹⁾	Interest in a controlled corporation 受控制法團權益	1,174,018,094 (L)	74.89%
Great Wall Pan Asia (BVI) Holding Limited ⁽¹⁾	Beneficial owner 實益擁有人	1,174,018,094 (L)	74.89%
Central Huijin Investment Ltd. ⁽²⁾ 中央匯金投資有限責任公司 ⁽²⁾	Interest in a controlled corporation 受控制法團權益	1,329,018,094 (L)	84.77%
China Construction Bank Corporation ⁽²⁾ 中國建設銀行股份有限公司 ⁽²⁾	Interest in a controlled corporation 受控制法團權益	155,000,000 (L)	9.89%
Wan Tai Investments Limited ⁽²⁾ 萬鈦投資有限公司 ⁽²⁾	Beneficial owner 實益擁有人	155,000,000 (L)	9.89%

The letter "L" denotes the entity's long position in such shares.

「L」表示該實體於有關股份中的好倉。

DIRECTORS' REPORT

董事會報告

Notes:

- (1) Great Wall Pan Asia (BVI) Holding Limited is a wholly-owned subsidiary of China Great Wall AMC (International) Holdings Company Limited which, in turn, is wholly-owned by China Great Wall Asset Management Co., Ltd. Under the SFO, China Great Wall AMC (International) Holdings Company Limited and China Great Wall Asset Management Co., Ltd. are deemed to be interested in all the Shares of the Company owned by Great Wall Pan Asia (BVI) Holding Limited.
- (2) Central Huijin Investment Ltd. holds 57.31% of China Construction Bank Corporation which, in turn, indirectly owns 100% of Wan Tai Investments Limited. Wan Tai Investments Limited is therefore a controlled corporation of China Construction Bank Corporation and Central Huijin Investment Ltd. pursuant to Section 316 of the SFO.

Immediately after the gratuitous transfer of 73.53% of the issued shares in China Great Wall Asset Management Co., Ltd. from the Ministry of Finance of the People's Republic of China to Central Huijin Investment Ltd. in February 2025, Central Huijin Investment Ltd. holds 73.53% of China Great Wall Asset Management Co., Ltd. which, in turn, indirectly owns 74.89% of the issued share capital of the Company. By virtue of Section 316 of the SFO, Central Huijin Investment Ltd. is deemed to be interested in all the Shares of the Company owned by Great Wall Pan Asia (BVI) Holding Limited.

- (3) Approximate percentage was calculated based on the 1,567,745,596 ordinary shares of the Company in issue as at 31 December 2025.

Save as disclosed above, as at 31 December 2025, the Company had not been notified of any persons who had interests or short positions in the Shares and underlying Shares of the Company as recorded in the register required to be kept under Section 336 of Part XV of the SFO.

附註：

- (1) Great Wall Pan Asia (BVI) Holding Limited為中國長城資產(國際)控股有限公司的全資附屬公司，而中國長城資產(國際)控股有限公司則由中國長城資產管理股份有限公司全資擁有。根據證券及期貨條例，中國長城資產(國際)控股有限公司及中國長城資產管理股份有限公司均被視為於Great Wall Pan Asia (BVI) Holding Limited擁有的全部本公司股份中擁有權益。
- (2) 中央匯金投資有限責任公司持有中國建設銀行股份有限公司57.31%權益，而中國建設銀行股份有限公司則間接擁有萬鈦投資有限公司100%權益。根據證券及期貨條例第316條，萬鈦投資有限公司因而屬中國建設銀行股份有限公司及中央匯金投資有限責任公司的受控制法團。

緊隨中華人民共和國財政部於二零二五年二月將其持有中國長城資產管理股份有限公司73.53%股份無償劃轉予中央匯金投資有限責任公司後，中央匯金投資有限責任公司擁有中國長城資產管理股份有限公司73.53%權益，並間接持有本公司已發行股本74.89%。根據證券及期貨條例第316條，中央匯金投資有限責任公司因而被視為於Great Wall Pan Asia (BVI) Holding Limited擁有的全部本公司股份中擁有權益。

- (3) 概約百分比按本公司於二零二五年十二月三十一日已發行的1,567,745,596股普通股計算。

除上述披露者外，於二零二五年十二月三十一日，本公司並無獲悉尚有任何人士於本公司股份或相關股份中擁有記錄於根據證券及期貨條例第XV部第336條規定備存的登記冊的任何其他權益或淡倉。

DIRECTORS' REPORT

董事會報告

Dividend Policy

The Company has adopted a dividend policy (“**Dividend Policy**”) that, in recommending or declaring dividends, the Company shall maintain adequate cash reserves for meeting its working capital requirements and future growth as well as its shareholding value.

Under the Dividend Policy, the Company does not have any pre-determined dividend payout ratio. The recommendation and declaration of payment of any dividend is subject to the absolute discretion of the Board, and any declaration of final dividend will be subject to the approval of the Shareholders.

When deciding whether to propose or declare a dividend and in determining the dividend amount, the Board shall also take into account, inter alia, the Group's actual and expected financial performance, retained earnings and distributable reserves, working capital requirements, capital expenditure requirements and future expansion plans, liquidity position, shareholders' interests, general economic conditions and business cycle of the Group's businesses, any restrictions on payment of dividends and other internal or external factors that may have an impact on the business or financial performance and position of the Group and other factors that the Board may consider relevant.

The payment of dividends by the Company is also subject to any restrictions under the Listing Rules and all relevant applicable rules and regulations in Bermuda, Hong Kong and the Memorandum of Association and Bye-Laws of the Company.

The Board will continually review the Dividend Policy and reserves the right in its sole and absolute discretion to update, amend and/or modify the Dividend Policy at any time, and the Dividend Policy shall not constitute a legally binding commitment by the Company that dividends will be paid in any particular amount for any given period.

Directors' Interest in Competing Business

None of the Directors of the Company has any interest in a business which competes or is likely to compete, directly or indirectly, or with the businesses of the Group during the year.

股息政策

本公司已採納股息政策（「**股息政策**」），旨在列明於建議或宣派股息時，本公司應維持足夠現金儲備，以應付其資金需求、未來增長以及其股權價值。

根據股息政策，本公司並無任何預設股息分派比率。董事會擁有絕對酌情權決定派付任何股息的建議，而任何末期股息之宣派均須經股東批准，方可作實。

當決定是否建議或宣派股息及釐定股息金額時，董事會應考慮（其中包括）本集團的實際及預期財務表現、保留盈餘及可供分派儲備、營運資本需求、資本開支需求及未來擴展計劃、流動資金狀況、股東權益、整體經濟狀況及本集團業務的經濟週期、任何派付股息的限制及其他可能對本集團業務或財務表現及狀況產生影響的內在或外在因素，以及董事會可能認為相關的其他因素。

本公司派發股息亦須遵守上市規則及於百慕達、香港及本公司組織章程大綱及公司細則的相關適用規則及規例的任何限制。

董事會將持續檢討其股息政策，並保留其唯一及絕對酌情權隨時更新、修訂及／或修改股息政策。股息政策不構成本公司須於任何指定期間派付任何特定金額股息之具法律約束力的承諾。

董事於競爭性業務之權益

本公司董事於本年度概無於任何足以或可能直接或間接與本集團業務構成競爭之業務中擁有任何權益。

DIRECTORS' REPORT

董事會報告

Directors' Material Interests in Transactions, Arrangements and Contracts of Significance

No transaction, arrangement or contract of significance in relation to the Group's businesses to which the Company, the Company's subsidiaries, fellow subsidiaries or its holding company was a party and in which a Director of the Company or an entity connected with a Director had a material interest, whether directly or indirectly, subsisted as at 31 December 2025 or at any time during the year.

Management Contracts

- (1) A Tenancy Management Agreement was entered into between a wholly-owned subsidiary of the Company and Cushman & Wakefield Property Management Limited ("C&W") whereby C&W is responsible for the management of certain investment properties of the Group.

The Tenancy Management Agreement was entered for a term of 2 years commencing from 14 November 2018 to 13 November 2020 and would be renewed automatically on a year-to-year basis unless terminated in accordance with the terms of such agreement. Management fee of approximately HK\$292,000 was paid by the Company for the year ended 31 December 2025.

- (2) An Asset Management Agreement was entered into between a wholly-owned subsidiary of the Company and Gaw Capital Asset Management (HK) Limited pursuant to which Gaw Capital Asset Management (HK) Limited is responsible for the management of one of the Company's investment properties, Kwai Fong Plaza.

The Asset Management Agreement entered for a term commencing on 13 June 2018 was restructured on 13 March 2019 and continues and remains valid unless terminated in accordance with the terms of such agreement. Management fee of approximately HK\$6,900,000 was paid by the Company for the year ended 31 December 2025.

董事於重大交易、安排及合約之權益

本公司、其附屬公司、同系附屬公司或其控股公司概無訂立有關本集團業務而本公司董事或其有關連企業直接或間接於其中享有重大利益，於二零二五年十二月三十一日或在本年度內任何時間仍生效之重要交易、安排及合約。

管理合約

- (1) 本公司全資附屬公司與戴德梁行物業管理有限公司（「戴德梁行」）簽訂租賃管理協議。根據該協議，戴德梁行負責管理本集團若干投資物業。

該租賃管理協議由二零一八年十一月十四日起至二零二零年十一月十三日止，為期兩年，並自動按年延續，除非根據該協議條款終止。截至二零二五年十二月三十一日止年度，本公司已支付的管理費約為292,000港元。

- (2) 本公司全資附屬公司與Gaw Capital Asset Management (HK) Limited簽訂資產管理協議，據此，Gaw Capital Asset Management (HK) Limited負責管理本集團其中一項投資物業，葵芳廣場。

該自二零一八年六月十三日開始之資產管理協議於二零一九年三月十三日重訂並持續生效，除非根據該協議條款終止。截至二零二五年十二月三十一日止年度，本公司已支付的管理費約為6,900,000港元。

DIRECTORS' REPORT

董事會報告

Apart from the foregoing, no contract concerning the management and administration of the whole or any substantial part of the businesses of the Company was entered into or existed during the year, and none of the Directors of the Company were interested in the aforementioned management contracts.

Permitted Indemnity Provisions

The Bye-Laws provide that, to the extent not avoided by the statutes, the Directors are entitled to be indemnified out of the assets of the Company against all losses, liabilities and costs which he/she may sustain or incur in connection with the execution of the duties of his/her office or otherwise in relation thereto.

Directors' liability insurance policies containing permitted indemnity provisions have been taken out and maintained in force during the financial year and as at the date of approval of this report to provide appropriate cover for the Directors and directors of the subsidiaries of the Group, as well as the then directors of the Company and the subsidiaries of the Group for the year, in respect of the relevant liabilities and costs associated with legal proceedings against them.

Principal Risks and Uncertainties

For more details about the principal risks and uncertainties in which the Group are facing and also the relevant risk management objectives and policies, please refer to the "Risk Management and Internal Control" section contained in the Corporate Governance Report and Note 28 to the consolidated financial statements of this Annual Report.

Financial Key Performance Indicators

The relevant financial key performance indicators relating to the businesses of the Group are set out in the "Management Discussion and Analysis" section and the consolidated financial statements of this Annual Report.

除上述者外，本公司於本年度內並無簽訂或存在有關管理及經營本公司全部或任何主要部份業務之合約，而本公司董事於上述管理合約並無任何利益。

獲准許的彌償條文

公司細則規定，於不會因法規以致無效的情況下，每位董事有權就其任期內或因執行其職務而可能遭致或發生之損失、責任及成本從本公司資產中獲得賠償。

本集團已設有包括獲准許彌償條文的董事責任保險政策，並於本財政年度內及截至批准本報告之日期維持有效，以就針對彼等之法律程序之相關責任及費用為本公司及本集團附屬公司董事以及本年度本公司及本集團附屬公司時任的董事提供適當的保障。

主要風險及不確定因素

關於本集團所面對之主要風險及不確定因素以及相關風險管理目標及政策的詳情，請參閱本年度報告企業管治報告中的「風險管理及內部監控」以及綜合財務報表附註28。

財務關鍵表現指標

有關本集團業務的相關財務關鍵表現指標載於本年度報告的「管理層討論及分析」及綜合財務報表內。

DIRECTORS' REPORT

董事會報告

Compliance with the Relevant Laws and Regulations

The Group mainly carries out its businesses in Hong Kong. As far as the Board and management are aware, the Group has complied in all material respects with the relevant laws and regulations in Hong Kong that have a significant impact on the business and operation of the Group. During the year ended 31 December 2025, there was no material breach of, or non-compliance, with the applicable laws and regulations by the Group.

Environmental Policies and Performance

The Group is committed to the long-term sustainability of the environment and communities in which it operates. To constantly enhance the sustainable development and strengthen the awareness of environmental protection of all staff, the Company has formulated and implemented the Green Office Policy, and such policy will be updated from time to time in accordance with actual market conditions so as to cover more scopes, thus benefiting the implementation of green office culture. The Green Office Policy states that the Company is committed to the material saving, energy saving, waste reduction, and strives to minimise the consumption of natural resources and energy; reduce the creation of waste and recycle material whenever practical; ensure all waste is disposed of in a safe and responsible manner; and monitor and evaluate progress and performance for continuous improvement.

The environment policies and performance of the Group for the year ended 31 December 2025 is set out in the “Environmental, Social and Governance Report” section on pages 79 to 156 of this Annual Report.

Relationship with Employees and Customers

The Group ensures all employees are reasonably remunerated and regularly reviews the employment policies on remuneration and other benefits.

Details of the practices in relation to employment are set out in the “Environmental, Social and Governance Report” section on pages 79 to 156 of this Annual Report.

遵守相關法例及規例

本集團主要於香港進行其業務。據董事會及管理層所知，本集團於所有重大方面皆已遵守對本集團業務及營運具重大影響之相關香港法例及規例。於截至二零二五年十二月三十一日止年度內，本集團概無嚴重違反或不遵守適用法例及規例。

環境政策及表現

本集團致力於其經營環境和社區的長期可持續發展。為不斷提升可持續發展能力和加強全體員工環境保護意識，本公司已制定並實施綠色辦公室政策，並按實際市場情況不時更新，以涵蓋更多範圍，從而增益綠色辦公文化的推行。綠色辦公室政策表明，本公司對營運中的節材、節能、減廢等目標作出承諾，致力於減少對自然資源和能源的消耗；在切實可行的情況下避免產生浪費，及回收可再生資源；確保所有廢物以安全和負責任的方式處置；以及監測並評估進度和表現，以持續改進。

有關本集團截至二零二五年十二月三十一日止年度的環境政策與表現載於本年度報告第79至156頁之「環境、社會及管治報告」內。

與僱員及客戶之關係

本集團確保所有僱員得到合理的薪酬，並定期檢討有關薪酬及其他福利的僱傭政策。

有關僱傭常規之詳情載於本年度報告第79至156頁之「環境、社會及管治報告」內。

DIRECTORS' REPORT

董事會報告

The Group maintains a good relationship and close contacts with the customers and suppliers and conducts regular review of the requirements of customers and the performance of suppliers.

Retirement Benefits Scheme

The Group's principal retirement benefits scheme available to its Hong Kong employees are defined contribution scheme (the Mandatory Provident Fund) which is administered by independent trustees. Both the Group and the employees contribute respectively to the schemes sums which represent a certain percentage of the employees' salaries.

Continuing Connected Transactions

Continuing Connected Transactions – Tenancy Agreement in relation to the lease of 20th Floor of the Group's premises in the Bank of America Tower

On 14 November 2024, Sunny Bright Development Limited 新利輝發展有限公司 (“**Landlord 1**”), being wholly-owned subsidiary of the Company, received a letter of offer from Great Wall International, a controlling Shareholder of the Company, (“**Tenant**”) which offered to rent Premises 20F and Premises 1B (as defined in the 2024 CCT Circular) for a term of three years commencing on 1 January 2025 and expiring on 31 December 2027 (the “**Tenancy**”). Upon the approval of the Tenancy by the independent Shareholders at the special general meeting of the Company held on 31 December 2024, Landlord 1 and the Tenant entered into a formal renewed tenancy agreement on 24 January 2025 (the “**Tenancy Agreement**”). Details of the Tenancy and the agreed annual caps set for each of the three financial years ended 31 December 2027 are set out in the circular of the Company dated 5 December 2024 (the “**2024 CCT Circular**”).

As Great Wall International is a controlling Shareholder and thus, a connected person of the Company under Chapter 14A of the Listing Rules, the entering of the Tenancy Agreement and all the transactions contemplated thereunder constituted continuing connected transactions for the Company under Chapter 14A of the Listing Rules. The Company confirms that it has complied with the disclosure requirements in accordance with Chapter 14A of the Listing Rules.

本集團與其客戶及供應商維持良好的關係及維持緊密聯繫，並定期審閱客戶的要求及供應商的表現。

退休福利計劃

本集團的香港僱員退休福利計劃主要是界定供款計劃（強制性公積金），由獨立受託人管理，分別由本集團及僱員同時按僱員薪金的若干百分率為基準供款。

持續關連交易

持續關連交易—關於租賃本集團位於美國銀行中心的物業20樓之租賃協議

於二零二四年十一月十四日，本公司全資附屬公司Sunny Bright Development Limited新利輝發展有限公司（「**業主1**」）收到本公司控股股東長城國際（「**承租人**」）的要約函，提出向業主1租賃物業20F及物業1B（定義見2024持續關連交易通函），自二零二五年一月一日開始至二零二七年十二月三十一日屆滿，為期三年（「**租賃**」）。經獨立股東於二零二四年十二月三十一日舉行的股東特別大會上批准續訂租賃後，業主1與承租人於二零二五年一月二十四日訂立正式租賃協議（「**租賃協議**」）。租賃及有關截至二零二七年十二月三十一日止三個財政年度協定每年的年度上限詳情載於本公司日期為二零二四年十二月五日的通函（「**2024持續關連交易通函**」）內。

由於長城國際為本公司控股股東，即上市規則第14A章項下本公司的關連人士，租賃協議的訂立及其項下進行的所有交易根據上市規則第14A章構成本公司的持續關連交易。本公司確認其已遵守根據上市規則第14A章的披露規定。

DIRECTORS' REPORT

董事會報告

For the year ended 31 December 2025, the aggregate amount of rents received by Landlord 1 under the Tenancy Agreement was HK\$8,756,220.00 which is within the annual cap for the year ended 31 December 2025 of HK\$9,298,733.00.

The Group has followed the terms of the continuing connected transactions conducted during the year as mentioned in the paragraphs above, which were determined in accordance with the pricing policies as set out in the relevant circular of the Company. Such continuing connected transactions have been reviewed by the independent non-executive Directors of the Company who have confirmed that the transactions have been entered into:

- (a) in the ordinary and usual course of business of the Group;
- (b) on normal commercial terms or better; and
- (c) in accordance with the agreement governing the transactions on terms that are fair and reasonable and in the interests of the Shareholders as a whole.

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

截至二零二五年十二月三十一日止年度，根據租賃協議項下由業主1收取的租金總額為8,756,220.00港元，並無超出截至二零二五年十二月三十一日止年度的年度上限9,298,733.00港元。

本集團已遵守以上段落所述於年內實施的持續關連交易條款，其乃根據本公司有關通函內所載的定價政策而制定。本公司獨立非執行董事經審閱該等持續關連交易後確認此等交易：

- (a) 乃在本集團的日常業務中訂立；
- (b) 按照一般商業條款或更佳條款進行；及
- (c) 根據有關交易的協議進行，條款屬公平合理，並且符合本公司股東的整體利益。

本公司核數師已獲委聘根據香港會計師公會頒佈的《香港核證工作準則》第3000號（經修訂）「審核或審閱歷史財務資料以外的核證工作」及參照實務說明第740號「關於香港《上市規則》所述持續關連交易的核數師函件」匯報本集團的持續關連交易。本公司核數師已根據上市規則第14A.56條及載於該規定中就該事宜之確認發出無保留意見函件，而該函件載有核數師對有關本集團披露的持續關連交易的發現及結論。

DIRECTORS' REPORT

董事會報告

Related Party Transactions

Details of the significant related party transactions, undertaken in the normal course of business are provided under Note 30 to the consolidated financial statements, none of which constitutes a connected transaction or continuing connected transaction as defined under Chapter 14A of the Listing Rules other than the continuing connected transactions as disclosed above.

Purchase, Sale or Redemption of the Listed Securities of the Company

During the year ended 31 December 2025, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

Code of Conduct for Securities Transactions by Directors

The Board has adopted the Model Code as the Company's code of conduct for securities transactions by its Directors. Having made specific enquiry with all Directors, all Directors have confirmed their compliance with the required standards set out in the Model Code during the year ended 31 December 2025 and up to the date of this Annual Report.

Corporate Governance

The Company is committed to maintaining a high standard of corporate governance. Details of the Company's corporate governance practices are set out in the "Corporate Governance Report" section on pages 27 to 62 of this Annual Report.

Sufficiency of Public Float

According to the information that is available to the Company and within the knowledge of the Directors, the percentage of the Company's Shares which were in the hands of the public exceeded 25% of the Company's total issued Shares as at the date of this Annual Report. As at 31 December 2025, the public float capitalisation was approximately HK\$3,937,000 (approximately 25.11% of the issued share capital of the Company).

關聯方交易

在正常業務過程中進行的重大關聯方交易之詳情載於綜合財務報表附註30，該等關聯方交易並不構成上市規則第14A章所定義的持續關連交易，惟上文披露的持續關連交易除外。

購買、出售或贖回本公司上市證券

截至二零二五年十二月三十一日止年度內，本公司或其任何附屬公司概無購買、出售或贖回任何本公司上市證券。

董事進行證券交易之操守準則

董事會已採納標準守則作為本公司董事進行證券交易之操守準則。經向全體董事作出具體查詢後，全體董事均已確認彼等於截至二零二五年十二月三十一日止整個年度及截至本年度報告日期期間一直遵守標準守則所載的規定標準。

企業管治

本公司致力維持高水平之企業管治。有關本公司之企業管治常規之詳細資料載於本年度報告第27至62頁之「企業管治報告」內。

足夠公眾持股量

根據本公司所獲資料及據董事所知，於本年度報告日期，公眾人士所持本公司股份百分比超過本公司全部已發行股份的25%。於二零二五年十二月三十一日，公眾持股量約為3,937,000港元（佔本公司已發行股本約25.11%）。

DIRECTORS' REPORT

董事會報告

Tax Relief

The Company is not aware of any relief from taxation available to the Shareholders by reason of their holding of the Shares. Intending holders and investors of the Company's Shares are recommended to consult their professional advisers if they are in any doubt as to the taxation implications (including tax relief) of subscribing for, purchasing, holding, disposing of or dealing in the Shares. It is emphasized that none of the Company or its Directors or officers will accept any responsibility for any tax effect on, or liabilities of, holders of Shares in the Company resulting from their subscription for, purchase, holding, disposal of or dealing in such Shares.

Auditor

The consolidated financial statements for the year have been audited by the auditor of the Company, BDO Limited, who will retire and, being eligible, offer themselves for re-appointment at the forthcoming annual general meeting of the Company.

On behalf of the Board

Wang Hai

Chairman of the Board

Hong Kong, 27 February 2026

稅務寬免

本公司並不知悉股東因其所持股份而獲得任何稅務寬免。本公司股份的準持有人及投資者如對認購、購買、持有、處置或買賣股份的稅務影響（包括稅務寬免）有任何疑問，務請諮詢其專業顧問。謹此強調，本公司或其董事或高級人員將一概不會就本公司股份持有人因認購、購買、持有、處置或買賣本公司股份而產生的稅務影響或責任向彼等負責。

核數師

本年度綜合財務報表已由本公司核數師香港立信德豪會計師事務所有限公司審核，而該事務所將任滿告退，惟符合資格且願意於本公司應屆股東週年大會應聘連任。

代表董事會

董事會主席

王海

香港，二零二六年二月二十七日

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

About the Report

This Environmental, Social and Governance (“**ESG**”) Report (the “**Report**”) details the Group’s specific practices and achievements in sustainable development. Through this Report, we explain to stakeholders the Group’s long-term commitments and contributions in ESG areas.

Reporting Period and Scope

This Report covers the relevant policies, measures, and actions taken by the Group over the ESG issues the Group has control of. The data contained in this Report covers the period from 1 January 2025 to 31 December 2025 (the “**Reporting Period**”). Unless otherwise stated, the disclosures in this Report focus on the Group’s operations in the Hong Kong office, namely the 21/F, Bank of America Tower, 12 Harcourt Road, Central, Hong Kong, China.

Reporting Standards and Principles

This Report is prepared in accordance with the Environmental, Social and Governance Reporting Code (the “**Code**”) in Appendix C2 of the Rules Governing the Listing of Securities on the Main Board of Stock Exchange of Hong Kong Limited (the “**HKEX**”), fully complying with its mandatory disclosure requirements and “Comply or explain” provisions.

關於本報告

本環境、社會及管治（「**ESG**」）報告（「**本報告**」）詳述本集團在可持續發展方面的具體實踐與成就。透過本報告，我們向各持份者闡述本集團對環境、社會及管治範疇的長遠承諾與貢獻。

報告期間和範圍

本報告已涵蓋本集團在環境、社會及管治議題上擁有控制權並採取的相關政策、措施及行動。本報告所載的資料時間範圍涵蓋二零二五年一月一日至二零二五年十二月三十一日（「**報告期間**」）。除非另有說明，本報告的披露側重於本集團運營所在的香港辦公室，即中國香港中環夏慤道12號美國銀行中心21樓。

匯報標準及原則

本報告遵循香港聯合交易所有限公司（「**聯交所**」）主板證券上市規則附錄C2的《環境、社會及管治報告守則》（「**ESG報告守則**」）編製，完全符合其強制披露規定及「不遵守就解釋」條文。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Materiality 重要性

Through diverse channels of stakeholder feedback collection, combined with Board discussions and business development analysis, we conducted materiality assessments to identify ESG material issues. These ESG material issues, reviewed and confirmed by the Board, form the core disclosure content of this Report.

透過多元化渠道收集持份者意見，並結合董事會討論及業務發展分析，進行重要性評估，識別出ESG重要性議題。經董事會檢視及確認的ESG重要性議題，構成本報告的核心披露內容。

Quantitative 量化

The Group calculates the key performance indicators (“KPIs”) with reference to “Appendix 2: Reporting Guidance on Environmental KPIs” and “Appendix 3: Reporting Guidance on Social KPIs” of “How to Prepare an ESG Report” published by HKEX and discloses them in a quantitative manner where appropriate.

於適當情況下，關鍵績效指標以量化方式披露。關鍵績效指標根據香港聯交所發佈的ESG匯報指南「如何準備環境、社會及管治報告」中的「附錄二：環境關鍵績效指標匯報指引」及「附錄三：社會關鍵績效指標匯報指引」計算。

Balance 平衡

The Report presents the Group’s progress and challenges in ESG management and provides a fair view of the actual operation situation to help readers make appropriate decisions.

本報告披露本集團在ESG管理方面的進展及挑戰，公正反映實際的業務運營情況，以助讀者作出合適的決策。

Consistency 一致性

The Group adopts a consistent statistical and disclosure approach to allow for meaningful comparison of data over time. If there are any changes, they will be stated and explained in the footnotes in this Report for stakeholders’ reference.

為實現報告的有意義可比性，本報告採用一致的數據統計及披露方法。任何統計或披露方法的調整均會在報告註釋中清晰說明，以供持份者參考。

Report Publication

This Report is available in both Chinese and English versions and can be accessed and downloaded from the websites of HKEX and the Group (<https://www.gwpaholdings.com/>). In case of any discrepancy, the Chinese version shall prevail. This Report was reviewed and approved by the Board on 27 February 2026.

Feedback

The Group welcomes and values stakeholders’ opinions. You are welcome to share your feedback and suggestions on this Report or the Group’s ESG strategy and performance via mail to 21/F, Bank of America Tower, 12 Harcourt Road, Central, Hong Kong, China, for the attention of the Company Secretary.

報告發佈

本報告備有中、英文版本，可於聯交所及本集團網站(<https://www.gwpaholdings.com/>)瀏覽下載。如有歧義，請以中文版本為準。本報告已於二零二六年二月二十七日獲董事會審議通過批准。

報告意見反饋

本集團歡迎並重視每位持份者的意見，持份者可透過郵寄方式送函致本集團秘書，地址為中國香港中環夏慤道12號美國銀行中心21樓，與我們分享他們對本報告或本集團的ESG方針及表現的想法和意見。

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Corporate Governance

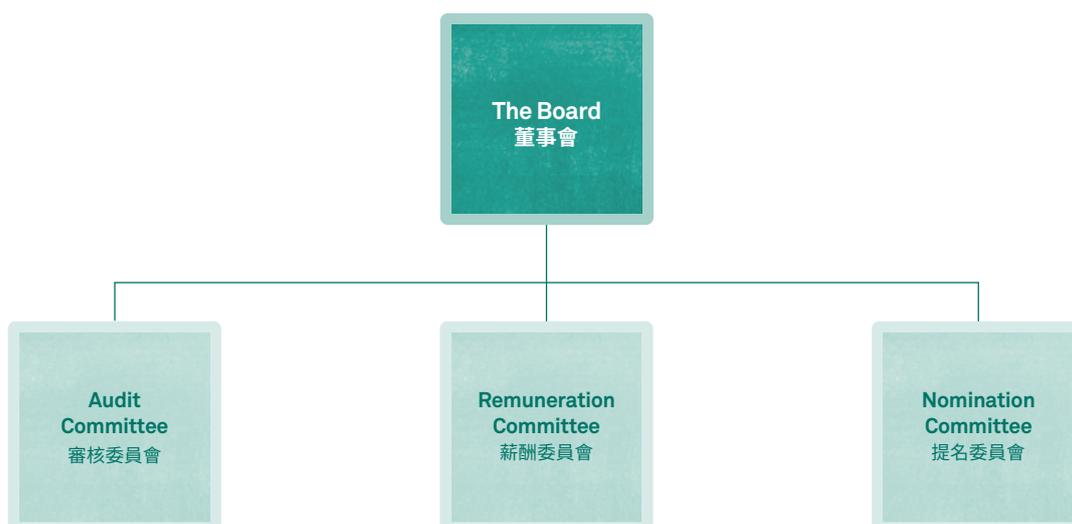
The Group has established a robust corporate governance structure, integrating ESG considerations into its business decision-making processes. This structure plays a vital role in protecting stakeholder interests and enhancing corporate value. The Board and management are committed to fulfilling their obligations to stakeholders and have developed a comprehensive governance framework to regulate company operations. The Group adheres to strict ethical standards and business practices, implementing various policies and procedures to ensure regulatory compliance. To ensure the effectiveness of legal compliance and risk management, the Legal & Compliance Department and the Company Secretarial Department jointly conduct regular regulatory reviews and adjust company policies in response to changes in the legal environment.

The Board has established and delegated authority to the Audit, Remuneration, and Nomination Committee. In particular, the Audit Committee is responsible for ensuring formal and transparent arrangements are in place for the Group to consider matters relating to risk management and internal control systems. The Remuneration and Nomination Committees are responsible for ensuring compliance with the relevant provisions of the Corporate Governance Code by its terms of reference.

企業管治

本集團構建穩健的企業管治架構，將環境、社會與管治考量貫徹於業務決策程序中。此架構在維護持份者利益及提升公司價值方面，發揮重要作用。董事會與管理層致力履行對持份者的承諾，已制定完善的管治框架規範公司營運。本集團遵循嚴格的道德準則和商業規範，切實執行各項政策與程序，確保業務符合法規要求。為確保法律合規性及風險管理的成效，法律合規部與公司秘書部共同進行定期法規審核，根據法律環境變化適時調整公司政策。

此外，董事會設立了審核、薪酬和提名委員會，並授予其必要的權限。審核委員會尤其負責確保本集團作出正規及具透明度的安排，以審議與風險管理和內部監控制度相關的事項。薪酬和提名委員會則按照其職責範疇，確保公司遵循企業管治守則之相關條文。



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For details of the Group's corporate governance structure and other relevant information, please refer to the Corporate Governance Report in this annual report.

ESG Governance Structure

The Group upholds its corporate social responsibility and is committed to strengthening ESG management while integrating sustainable development strategies into business operations. While driving steady business growth, we strive to deepen engagement and collaboration with stakeholders, prioritize environmental protection, fulfil our social responsibilities, and actively create long-term value for the sustainable development of society.

We are strongly committed to our environmental and social commitments. The Group has established a board function system with clearly defined authority and responsibilities. By defining the roles and responsibilities of the Board, we have laid a solid foundation for achieving long-term sustainable development of the Company. By establishing a comprehensive ESG management framework, we ensure the Group fully considers ESG materialities in its operations, so that decisions can be made to protect the interests of stakeholders and are in line with the core values of the Company.

ESG Governance System and ESG Working Group



有關本集團的企業管治架構及其他相關資料，請參閱本年報的「企業管治報告」。

ESG管治架構

本集團秉持企業社會責任，致力強化ESG管理，並將可持續發展策略融入業務營運中。在推動業務穩健增長的同時，我們致力深化與持份者的互動協作，重視環境保護並履行社會責任，積極為社會的可持續發展創造長遠價值。

我們堅定地遵循我們對環境和社會的承諾。本集團已建立權責分明的董事會職能體系，透過明確界定董事會的角色與職責，為實現長遠的可持續發展奠定穩固基石。透過建立一套完整的ESG管理框架，我們確保本集團在營運時充分考慮ESG重要事項，從而做出既能保障持份者利益又符合企業核心價值的決定。

ESG管治體系及ESG工作小組

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The Board, as the highest decision-making body in the Group's ESG management structure, is responsible for overseeing and formulating the Group's ESG management and climate-related objectives, strategies, and implementation policies. The Board also identifies, assesses and manages ESG risks (including climate physical risks and transition risks) within the overall risk management framework, allocates human, financial and technical resources to ESG initiatives, monitors performance through ESG key performance indicators and progress reviews, and ensures that disclosures are accurate, complete and timely.

To ensure effective implementation of ESG objectives, the Board has established an ESG Working Group dedicated to coordinating, guiding, and monitoring the progress of related work. The ESG Working Group comprises selected representatives from various functional departments who are committed to ensuring the effective implementation of ESG strategies in the Company's day-to-day operations. Furthermore, the ESG Working Group serves as a communication role, responsible for conveying the Board's decisions, reporting progress, and reflecting feedback and updates from the departments to the Board, thereby maintaining close coordination among departments across the Company.

ESG Working Group and Responsibilities

Main Responsibilities

- 1.1. Assist the Board in coordinating and supervising ESG and climate-related matters of the Company;
- 1.2. Assist the Board in formulating ESG and climate-related management policies and strategies, including the process of assessing, prioritizing and managing material ESG-related matters, including risks to the Company's business;
- 1.3. Assist the Board to identify and assess ESG and climate-related risks related to the Group, and ensure that the Group establishes appropriate and effective ESG risk management and internal control systems;
- 1.4. Assist the Board in setting ESG and climate-related goals, and review with the Board on the progress of achieving relevant ESG goals;
- 1.5. Coordinate and conduct materiality assessment-related work;

董事會作為本集團ESG管理架構的最高決策單位，負責監督及制定本集團的ESG管理及氣候相關目標、策略及執行方針。董事會亦在整體風險管理框架內識別、評估及管理ESG風險（包括氣候物理風險及轉型風險），為ESG工作配置人力、財務及技術資源，通過ESG關鍵績效指標及進度檢討監察表現，並確保披露資料準確、完整及適時。

為確保ESG目標的有效落實，董事會已設立ESG工作小組，專責協調、指導及監察相關工作的推進。ESG工作小組由各職能部門的精選代表組成，他們致力於確保ESG戰略於公司日常運作中得到有效實施。此外，ESG工作小組扮演著溝通的角色，負責傳達董事會的決策，報告工作進度，並將職能部門的意見及工作進度反映給董事會，確保公司內各部門之間保持緊密聯繫。

ESG工作小組及職責

主要職責

- 1.1. 協助董事會統籌及監督本集團ESG及氣候相關的事宜；
- 1.2. 協助董事會訂立ESG及氣候相關管理方針及策略，包括評估、優次排列及管理重要的ESG及氣候相關事宜（包括對本集團業務的風險）的過程；
- 1.3. 協助董事會識別及評估與本集團有關的ESG及氣候相關風險，並確保本集團設立合適及有效的ESG及氣候相關風險管理及內部監控系統；
- 1.4. 協助董事會訂立ESG及氣候相關的目標，並就相關ESG及氣候相關目標達成進度與董事會一同進行檢討；
- 1.5. 協調和進行重要性評估相關工作；

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- I.6. Coordinate the implementation and execution of all ESG and climate-related work by the functional departments of the Company and its subsidiaries;
- I.6. 統籌及協調本集團及附屬公司各職能部門落實及執行ESG及氣候相關工作；
- I.7. Communicate with stakeholders (including but not limited to the Board, management, employees, shareholders and investors, government and governing bodies, customers, suppliers, professional bodies, media, general public) on ESG and climate-related matters, and when necessary, revert relevant feedbacks to the Board, management or relevant departments;
- I.7. 與持份者(包括但不限於董事會、管理層、僱員、股東及投資者、政府及管理機構、客戶、供應商、專業團體、媒體、社會大眾)就ESG事宜進行溝通，必要時把相關意見回饋給董事會、管理層或相關部門；
- I.8. Review and regularly report to the Board on major ESG and climate-related management matters and work status, submit for approval, and propose ESG improvement suggestions;
- I.8. 審議重大ESG管理事項，就重大的ESG及氣候相關事宜及工作情況向董事會定期進行匯報及呈交審批並提出ESG提升建議；
- I.9. Coordinate the preparation of the annual ESG report by the relevant departments of the Company and its subsidiaries and submit it to the Board for approval; and
- I.9. 統籌和協調本集團及附屬公司相關部門準備年度ESG報告，並呈交董事會審批；及
- I.10. Perform other ESG and climate-related work as requested by the Board, including but not limited to providing ESG-related training to the Board.
- I.10. 應董事會要求，執行其他ESG及氣候相關的工作，包括但不限於為董事會提供ESG及氣候披露相關的培訓。

The Group has also engaged an independent ESG consultant, Riskory Consultancy Limited, to assist in report preparation and provide ESG-related consultancy services. Where necessary, they also offers professional advice on significant decisions.

本集團亦已委聘獨立環境、社會及管治顧問公司Riskory Consultancy Limited以協助報告編製並提供與環境、社會及管治相關的顧問服務。如有需要時，顧問團隊亦會為重大決策提供專業意見。

Continuous Effort in Improving ESG Matters

The Group continuously monitors updates to the HKEX's Guide and corporate sustainability trends, while placing high emphasis on the Board's role in ESG governance. With the support and regular reporting from the ESG Working Group, the Board oversees company's ESG development strategy, identifies material issues, and assesses related risks and opportunities. The Board also reviews the implementation of relevant policies and guidelines periodically to optimize ESG objectives and performance.

持續關注及改進ESG事宜

本集團持續關注聯交所ESG報告指引的更新及企業可持續發展趨勢，並高度重視董事會在ESG管治的角色。董事會在ESG工作小組的支援及定期匯報下，監督公司的ESG發展策略，識別重要性議題及評估相關風險與機遇。董事會亦會適時檢視相關政策及方針的執行情況，以優化ESG目標及績效表現。

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Risk Management and Internal Control

The Board acknowledges its crucial role in monitoring the risks borne by the Company and annually reviewing the effectiveness of management systems. The Board takes full responsibility for the Group's risk management and internal control systems. While risks present not just challenges but also opportunities for business development and expansion. The Group is committed to identifying, monitoring, and managing risks associated with its business activities, giving due consideration to key risks to protect stakeholders' interests and company assets. The Group focuses on optimizing its internal control system to manage various risks that may affect the achievement of company objectives.

The Group has established an enterprise risk management framework to systematically identify, assess, report, mitigate, and monitor key risks, including strategic, operational, compliance, financial, and information aspects, and has developed corresponding control mechanisms to monitor and control these risks.

For further information on the Group's risk management and internal control, please refer to the Corporate Governance Report.

風險管理及內部控制

董事會知悉自身在監控公司承受的風險以及每年審查管理系統有效性方面扮演著關鍵角色，並對於本集團的風險管理和內部監控系統必須承擔全面責任。風險除了帶來困難及挑戰，同時也可能是業務發展和擴張的機會，因此本集團致力於識別、監控和管理與業務活動相關的風險，並對重視關鍵風險作全面考慮，以保護持份者的利益和公司資產。本集團注重優化內部監控系統，以管理可能影響公司目標實現的各類風險。

本集團已建立企業風險管理框架，有系統地識別、評估、匯報、降低及監控主要風險，包括戰略、運營、合規、財務及信息等範疇，並制定相應的監控機制來監測和控制風險。

欲了解本集團風險管理和內部控制的更多信息，應參閱「企業管治報告」。

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Our Adopted Strategy

Our adopted strategy involves implementing a clear and unified “Three Lines of Defense” risk control framework, which helps allocate and harmonize significant risk management responsibilities to effectively track and manage key risks such as operational, compliance, financial, and information risks.

我們採取的策略

我們採納了清晰且統一的「三道防線」風險控制架構，這個框架有助於分派和調和重要的風險管控職責，以有效追蹤和管控諸如運營、合規、財務以及資訊等關鍵風險。



During the Reporting Period, we continually monitor ESG and climate-related risks and their potential impacts on the business, optimizing related risk management and monitoring systems. We aim to enhance the efficiency of managing ESG and climate-related risks and opportunities through continuous risk identification and assessment. We also actively integrate ESG risks into our comprehensive enterprise risk management structure to address the evolving ESG and climate-related risk challenges in the industry and global markets.

在報告期間，我們對持續監測ESG及氣候相關風險及其對企業可能造成的影響，並優化相關的風險管理和監控體系。希望透過不斷的風險識別和評估，提高對ESG風險及其機會的管理效率。同時，我們也積極將ESG及氣候相關風險整合進我們全面的企業風險管理架構中，以應對業界和全球市場不斷變化的ESG及氣候相關風險挑戰。

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Stakeholder Engagement

The Group maintains close connections and collaboration with stakeholders including shareholders and investors, government and regulatory authorities, employees, customers, suppliers, professional groups, media, and the general public through stakeholder engagement mechanisms. We firmly believe that understanding and responding to stakeholders' expectations and needs forms the foundation for promoting sustainable development. Therefore, the Group maintains regular communication with various stakeholders through diverse platforms. An overview of the Group's stakeholder groups, communication channels and frequency is as follows:

持份者參與

本集團透過持份者參與機制，與股東及投資者、政府及管理機構、員工、客戶、供應商、專業團體、媒體及社會大眾保持緊密聯繫與合作。我們深信，理解及回應持份者的期望和需求是推動可持續發展的基礎，因此本集團透過多元化的平台與各持份者進行定期溝通。本集團的持份者類別、溝通渠道、頻率及重點關注議題情況的概述如下：

Stakeholder Groups 持份者類別	Communication Channels 溝通渠道	Frequency 頻率
 <p>Shareholders and Investors 股東及投資者</p>	<ul style="list-style-type: none"> Corporate reports and other announcements Shareholder meetings Websites 企業報告及公告 股東大會 官網 	<ul style="list-style-type: none"> Bi-annually/Depending on operational needs Annually/Depending on operational needs Recurring/Depending on operational needs 每半年／根據運營需要 每年／根據運營需要 經常性／根據運營需要
 <p>Government and Regulatory Authorities 政府及管理機構</p>	<ul style="list-style-type: none"> Corporate reports and other announcements Forums and Seminars 企業報告及公告 論壇及研討會 	<ul style="list-style-type: none"> Bi-annually/Depending on operational needs Depending on operational needs 每半年／根據運營需要 根據運營需要
 <p>Employees 員工</p>	<ul style="list-style-type: none"> Employee performance appraisals Meetings and trainings Emails and notice board Team building activities and festival activities 員工表現評估 會議及培訓 電郵及公告欄 團隊建立活動及節日活動 	<ul style="list-style-type: none"> Annually Recurring/Depending on employees and operational needs Recurring/Depending on employees and operational needs Regularly 每年 經常性／根據員工及運營需要 經常性／根據員工及運營需要 定期

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Stakeholder Groups 持份者類別	Communication Channels 溝通渠道	Frequency 頻率
 <p>Customers 客戶</p>	<ul style="list-style-type: none"> Customer satisfaction surveys Interviews, site visits, and emails Customer service hotlines and emails 客戶滿意度調查 面談、現場考察及電郵 客戶服務熱線及電郵 	<ul style="list-style-type: none"> Upon the completion of the terms of services with each customer Depending on customers' needs Depending on customers' needs 完成每位客戶的服務條款後 根據客戶需要 根據客戶需要
 <p>Suppliers 供應商</p>	<ul style="list-style-type: none"> Corporate reports and other announcements Forums and Seminars 企業報告及公告 論壇及研討會 	<ul style="list-style-type: none"> Bi-annually/Depending on operational needs Depending on operational needs 每半年／根據運營需要 根據運營需要
 <p>Professional Groups 專業團體</p>	<ul style="list-style-type: none"> Professional group satisfaction surveys Meetings and emails 專業團體滿意度調查 會議及電郵 	<ul style="list-style-type: none"> Depending on business needs Depending on business needs 根據業務發展需要 根據業務發展需要
 <p>Media 媒體</p>	<ul style="list-style-type: none"> Media conferences Interviews 傳媒會議 面談 	<ul style="list-style-type: none"> Depending on media needs Depending on media needs 根據傳媒需要 根據傳媒需要
 <p>General Public 社會大眾</p>	<ul style="list-style-type: none"> Charitable activities and donations Email and hotline 慈善活動及捐贈 電郵及熱線 	<ul style="list-style-type: none"> At least once a year Depending on the needs of the general public 每年至少一次 根據社會大眾需要

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Materiality Assessment & Issues

We conduct systematic analysis and assessment of material issues that impact company operations and stakeholders, using this as a basis for formulating sustainable development strategies. During the Reporting Period, combining our Group's business operations and industry characteristics, and with reference to the Sustainability Accounting Standards Board (SASB) and MSCI's industry materiality issues classification as well as industry peers disclosures, we reviewed and identified 23 material issues. Throughout the assessment process, we gave comprehensive consideration to both the Group's operational conditions and stakeholder concerns, inviting employees, customers, suppliers, senior management, and investors, among others to participate in a questionnaire survey, with material topics prioritised based on the assessment results.

To ensure that this report accurately and objectively reflects the Group's ESG performance during the Reporting Period, we engaged professional consultants to assist in completing the following materiality analysis process:

重要性評估及議題

對影響公司業務及持份者的重要性議題，我們進行系統性的分析及評估，作為制定可持續發展策略的依據。報告期間，我們結合本集團業務運營及行業特徵，參考可持續會計準則委員會(SASB)和MSCI的行業重要性議題分類以及同業披露，審視並識別出23項重要性議題。在評估過程中，我們綜合考量本集團的營運狀況及持份者的關注點，邀請員工、客戶、供應商、公司管理層及投資者等參與問卷調查，並根據評估結果確定重要議題的優先次序。

為確保本報告能準確且客觀地反映本集團在報告期間的ESG表現，我們聘請了專業顧問，協助完成以下重要性分析流程：



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The material issues identified by the Group during the Reporting Period are as follows: 本集團於本報告期內已識別的重要議題如下：

Material Issues 重要議題	
Environmental 環境	
1.	Climate change 氣候變化
2.	Energy usage and efficiency 能源使用及效益
3.	Greenhouse gases and carbon emission and management 溫室氣體及碳排放與管理
4.	Green architecture opportunities 綠色建築的機遇
5.	Green procurement 綠色採購
6.	Water usage and efficiency 水資源使用及效益
7.	Green office measures 綠色辦公措施
8.	Solid waste discharge and management 固廢排放及管理
Employment and Labour Standards 僱傭及勞工常規	
9.	Occupational health and safety 職業健康與安全
10.	Employee development and training 員工發展與培訓
11.	Employment and employee benefits and rights 僱傭與員工福利及權益
12.	Equality, diversity, engagement and inclusion 平等、多元化、參與度及包容度
13.	Labour standards 勞工準則

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Operational Practices

營運慣例

14. Anti-corruption
反貪污
15. Service quality and responsibility
服務質量和責任
16. Information privacy and data security
信息私隱和資料安全
17. ESG governance
ESG管治
18. Business ethics
商業道德
19. ESG risk management
ESG風險管理
20. Supply chain management
供應鏈管理
21. Compliance operation
合規運營
22. Customer service and satisfaction
客戶服務與滿意度

Community Investment

社區投資

23. Community engagement, contribution and investment
社區參與、貢獻及投資

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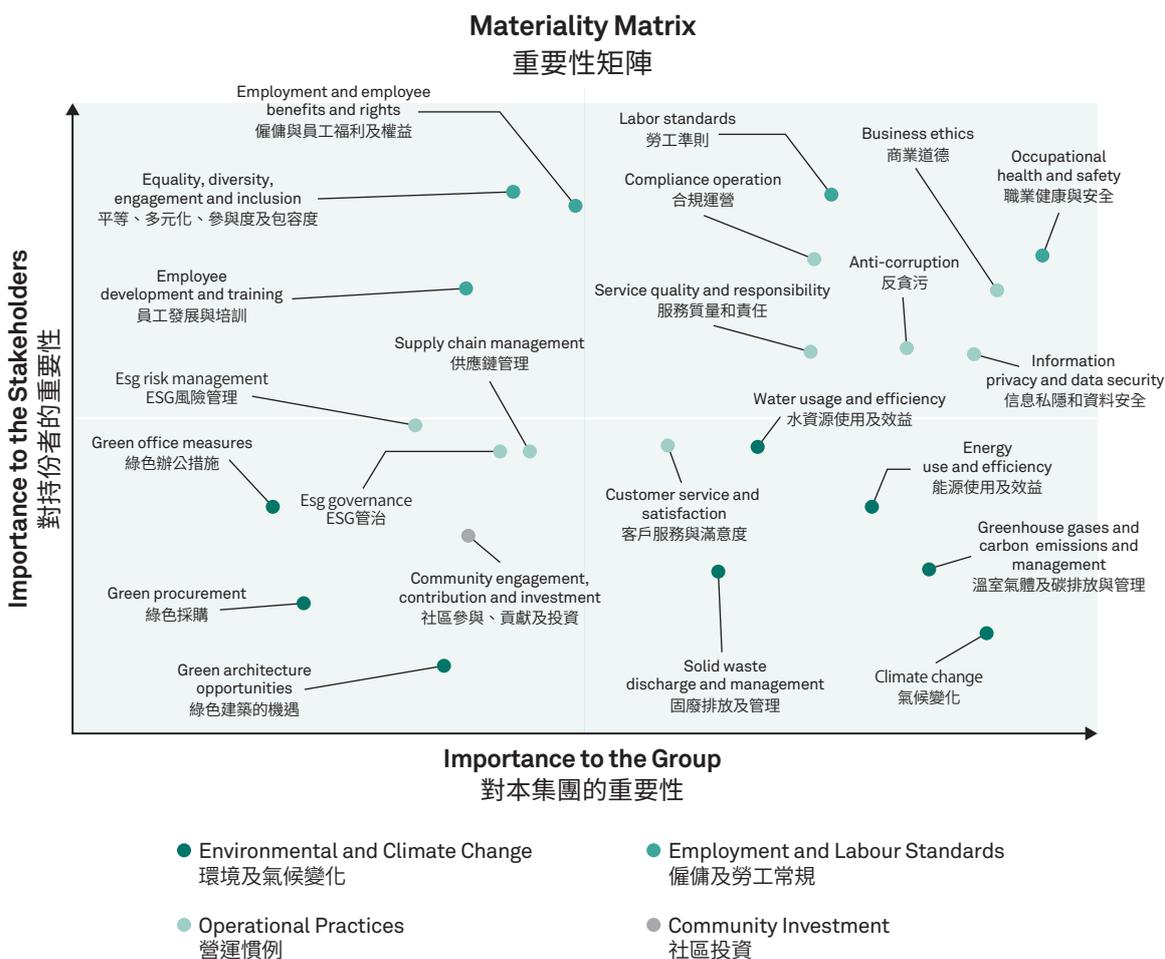
環境、社會及管治報告

Materiality Matrix

We identified 23 issues that are of most concern to our stakeholders and that are most important to the Group at the same time, with a list of materiality analyses as follows:

重要性矩陣

我們列舉出23個持份者最為關注，以及同時對本集團最為重要的議題，重要性分析列表如下：



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Environmental

The Group primarily engages in property investment and financial services, with operations mainly focused on office administrative work and business meetings. Consequently, compared to other industries, our environmental impact is relatively minimal. Nevertheless, we remain committed to fulfilling our environmental responsibilities and implementing green office concepts. We integrate low-carbon operations into our daily activities, striving to reduce resource and energy consumption, avoid waste and recycle renewable resources, ensure safe and responsible disposal of waste, and continuously monitor and improve our environmental performance.

The Group strictly adheres to all relevant laws and regulations concerning emissions of exhaust gases and greenhouse gases, discharges to water and land, generation of hazardous and non-hazardous waste, and other environmental issues affecting the Group. This includes but is not limited to:

- Air Pollution Control Ordinance (Cap. 311 of the Laws of Hong Kong);
- Water Pollution Control Ordinance (Cap. 358 of the Laws of Hong Kong); and
- Waste Disposal Ordinance (Cap. 354 of the Laws of Hong Kong).

During the Reporting Period, the Group did not identify any significant violations of environmental laws and regulations that would have a significant impact on the Group.

環境

本集團主要從事物業投資和金融服務，營運以辦公室文書工作及商務會議為主，因此相較於其他行業，我們對環境的影響相對較少。然而，我們仍致力履行環保責任，實踐綠色辦公理念，將低碳營運融入日常運作，努力減少資源及能源消耗，避免浪費並回收可再生資源，確保廢棄物得到安全及負責任的處置，並持續監測及改善環保表現。

本集團嚴格遵守所有有關廢氣及溫室氣體排放、向水及土地的排放、有害及無害廢棄物的產生及其他環境議題等對本集團的法律法規，包括但不限於：

- 《空氣污染管制條例》(香港法例第311章)；
- 《水污染管制條例》(香港法例第358章)；及
- 《廢物處置條例》(香港法例第354章)。

於報告期內，本集團並未發現有關環保法律及規例的重大違規行為，對本集團產生重大影響。

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The Group has once again received the “Hong Kong Green Organisation” title and logo, jointly awarded by the Environmental Campaign Committee, Environmental Protection Department, Hong Kong Council of Social Service, chambers of commerce, and other organisations. We firmly believe that through the implementation of outstanding environmental management measures and employee participation, the Group’s efforts in sustainable development will receive further recognition and praise. Additionally, we have been awarded the “Hong Kong Green Organisation Certification – Wastewi\$e Certificate” and “Hong Kong Green Organisation Certification – Energywi\$e Certificate” by the Environmental Campaign Committee, which not only acknowledges our efforts in energy saving and waste reduction but also represents a clear affirmation of our Company’s effectiveness in green and sustainable practices.

本集團再次獲得由環境運動委員會聯同環境保護署、香港社會服務聯會、商會等多個機構合辦的「香港綠色機構」名銜及標誌。我們深信透過實施卓越的環境管理措施及員工的參與，本集團在可持續發展方面的努力必將獲得進一步的認可。同時，我們亦獲得環境運動委員會頒發的「香港綠色機構認證－節能證書」及「香港綠色機構認證－減廢證書」，這不僅是對我們在節能和減廢方面努力的認可，也是對本集團在綠色可持續實踐方面成效的明確肯定。



“Hong Kong Green Organisation”
Certification
「香港綠色機構」證書



“Hong Kong Green Organisation Certification – Wastewi\$e Certificate” (Good Level)
「香港綠色機構」－減廢證書
(良好級別)



“Hong Kong Green Organisation Certification – Energywi\$e Certificate” (Basic Level)
「香港綠色機構」－節能證書
(基礎級別)

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Emissions

排放物

Air Emissions

廢氣排放

The Group's air emissions primarily come from vehicle use. To reduce emissions and optimize indoor air quality, the Group has established relevant targets, including encouraging employees to use public transportation, conducting regular maintenance of company vehicles to ensure optimal performance and fuel efficiency, and selecting cleaning products with low volatile organic compounds (VOC).

本集團的廢氣排放主要來自車輛使用。為減少廢氣排放及優化室內空氣質素，本集團已制定相關目標，包括鼓勵員工使用公共交通工具、對公司車輛進行定期保養以確保最佳性能及提高燃料使用效益以及選用低揮發性有機化合物 (VOC) 的清潔用品。

During the Reporting Period, the emission data is as follows:

報告期間的排放數據如下：

Types 類型	Unit 單位	2025 2025年
Nitrogen Oxides(NO _x) 氮氧化物(NO _x)	kg 公斤	0.71
Sulphur Oxides(SO _x) 硫氧化物(SO _x)	kg 公斤	0.02
Particulate Matter(PM) 懸浮粒子(PM)	kg 公斤	0.05

Energy-saving Measures 節能措施

- Turn off lights when they are not needed and use natural light as much as possible;
- 當無需使用燈光時將其關閉，並盡可能使用自然光；
- When an employee is working overtime, turn on only the lights in the employee's area and turn off any other lights that are not needed;
- 當有僱員超時工作時，僅打開僱員所在區域的燈光，並關閉其他無需使用的燈光；
- Air conditioning equipment is turned off at scheduled times daily to conserve resources. Fans and air purifiers are provided for employees working overtime.
- 每日定時關閉空調設備，節省資源消耗。為需要加班的員工提供風扇和空氣淨化器；

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- Air conditioning dust filters are cleaned every two months, and arrange regular cleaning of the air-conditioning system;
- 每兩個月安排清洗空調隔塵網，定期安排清洗空調系統；
- Turn off all electrical appliances not in use during non-office hours;
- 在非辦公室時間，關閉無需使用的電器電源；
- Arrange regular maintenance and servicing of electrical appliances;
- 定期安排電器的維護及保養；
- Post warm reminders on all electronic devices to remind staff to turn them off in time to reduce unnecessary electricity consumption;
- 在電子設備處張貼溫馨提示，以提醒員工及時關閉設備，減少不必要的用電消耗；
- Use LED light tubes; and
- 使用LED燈管；及
- In terms of office equipment, electronic equipment, lighting equipment, and products with environmentally friendly labels are highly preferred.
- 在辦公設備、電子設備、照明設備方面，優先考慮採購帶有環保標籤的產品。

Waste Management

Due to the nature of our business, daily operations generate relatively minimal waste. The main non-hazardous waste includes household waste and office paper, while hazardous waste primarily consists of toner cartridges. We engage third-party property management companies to sort and recycle materials including paper, plastic bottles, glass bottles, and used batteries. We avoid single-use products and prioritize the selection of recyclable products, products made with more renewable materials, products with less packaging, and more durable products. The Group adheres to the principles of waste reduction and conservation, implementing a series of specific measures.

廢棄物管理

本集團因業務性質關係，日常營運所產生的廢棄物量較少。主要的無害廢棄物包括生活垃圾及辦公室用紙，有害廢棄物則主要為碳粉盒。我們委託第三方物業管理公司對可回收物料進行分類回收，包括廢紙、塑料瓶、玻璃瓶及廢電池等。我們避免使用一次性產品，並優先選擇可循環再用的產品、採用較多可再生物料製造的產品、較少包裝的產品及更加持久耐用的產品。本集團堅持減少浪費和節約使用的原則，並實施一系列具體措施。

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Waste Reduction Measures 減廢措施

- Prioritize refillable toner cartridges and return all used toner cartridges to the supplier for recycling;
- 優先使用可重新填充的碳粉匣，並將使用完的碳粉匣退回供應商作回收之用；
- Use of electronic communications whenever possible;
- 盡可能使用電子通訊方式；
- Double-sided printing whenever possible;
- 盡可能進行雙面打印；
- Collect single-sided printed paper and old envelopes for secondary printing;
- 收集單面打印的紙張及舊信封進行二次打印；
- Collect and reuse old flipcharts and store documents electronically whenever possible;
- 收集和重複使用舊活頁夾，並盡可能用電子方式進行文件存盤；
- Replace garbage bags no more than twice a week as much as possible;
- 盡可能每週更換垃圾袋不超過兩次；
- Collect and repair computer parts, appliances, and other repairable products, to extend their service life for reuse;
- 收集並維修電腦配件、電器和其他可修復的產品，延長使用壽命，以作再次使用；

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- Use rechargeable batteries whenever possible;
- 盡可能使用可充電電池；

- Repeated use of decorative materials;
- 重複使用裝飾材料；

- Collection of recyclable materials, including but not limited to waste paper, metal, plastic, glass bottles, etc.;
- 收集可循環再造材料，包括但不限於廢紙、金屬、塑料、玻璃瓶等；

- Post warm reminders at all printers and copiers to remind employees to conserve paper; and
- 在打印機和複印機處張貼溫馨提示，提醒員工節約用紙；及

- Post warm tips at office recycling points and bulletin boards to continuously encourage employees' active participation in waste recycling.
- 在辦公室的回收點和佈告欄張貼溫馨提示，持續鼓勵員工積極參與廢物回收。

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During the Reporting Period, the relevant data are as follows:

於報告期間內的相關數據如下：

	Unit 單位	2025 2025年
Total Hazardous Waste 有害廢棄物總量	kg 公斤	1.12
Hazardous Waste Intensity 有害廢棄物密度	kg/sq ft of Gross Floor Area 公斤／每平方呎建築面積	0.0001
Total Non-hazardous Waste 無害廢棄物總量	tonnes 噸	0.55
Non-hazardous Waste Intensity ¹ 無害廢棄物密度 ¹	tonnes/sq ft of Gross Floor Area 噸／每平方呎建築面積	0.00005

Notes:

備註：

1. The calculation method of domestic waste references the Monitoring of Solid Waste in Hong Kong – Waste Statistics for 2022 published by the Environmental Protection Department.

1. 生活垃圾的計算方法參考環境保護署發佈的《香港固體廢物監察報告—二零二二年的統計數字》。

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We have implemented several policies and measures to reduce waste and raise awareness among employees about waste reduction. These measures include:

我們亦已經採取多項政策及措施來減少廢棄物並提高員工對減廢的意識，措施包括：

Aspects 層面	Environmental Targets 環境目標	Corresponding Action Plan 行動計劃	Targets Progress in 2025 2025年計劃進程
Waste Reduction 減少廢棄物	Advocate paper-less practices 持續推行無紙化辦公	<ul style="list-style-type: none">Widely apply electronic means in documentation revision; 使用電子媒介修改文稿；Encourage the use of online systems for document approval; 擴大使用網上系統進行文件審批；Collect and reuse old binders; and 收集和重複使用舊活頁夾；及Archive documents on the internet electronically where possible. 盡可能用電子方式進行文件存檔。	✓ Fully implemented 已全面實行措施
	Reduce the use of single-use items 減少使用一次性用品	<ul style="list-style-type: none">Prioritize to purchase office supplies made of recycled materials; 優先採購循環再造物料製成的辦公用品；Encourage employees to reduce the use of disposable materials, such as cutlery; and 鼓勵員工減少使用一次性用品，例如餐具；及Enhance employee awareness of waste reduction and recycling. 加強員工在減廢和循環再用方面的意識。	✓ Fully implemented 已全面實行措施

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Use of Resources

As an enterprise that values sustainable development, the Group fully recognizes the importance of natural resources. Through the implementation of green office practices, we demonstrate our corporate citizenship responsibilities through concrete actions. During the Reporting Period, we signed the “Energy Saving Charter”, demonstrating our commitment to energy conservation, while continuously promoting energy savings and improving energy efficiency. For related details, please refer to the “Climate Change – Metrics and Targets” section.

To establish a balanced operating system encompassing economic, social, and environmental aspects, we have established and continue to implement our Green Office Policy (《綠色辦公室政策》), committed to reducing carbon emissions from the Group’s operations and actively responding to climate change challenges. During the Reporting Period, we established a system of environmental targets and formulated corresponding action plans. In the future, we plan to continue to track the implementation of our environmental targets and review them regularly to better help us formulate energy-saving and environmental protection strategies in response to climate change so that we can implement environmental protection measures more effectively.

資源使用

作為重視可持續發展的企業，本集團深明天然資源的重要性。通過推行綠色辦公，我們以具體行動實踐企業公民責任。在報告期間，我們簽署了《節能約章》，展現對節能的堅定承諾，並持續推動節能及提升能源使用效率。相關詳情可參閱「氣候變化—指標及目標」章節。

為建立經濟、社會與環境三方面的平衡運營體系，我們已訂立並持續實施《綠色辦公室政策》，致力降低本集團營運所產生的碳排放，積極回應氣候變遷挑戰。報告期間，我們搭建了環境目標指標體系並制定相應的行動計劃，未來我們也計劃持續跟蹤環境目標指標的執行情況，並定期回顧審視，以更好地幫助我們制定應對氣候變化的節能環保策略，從而更有效地實施環保措施。

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The Group regularly reviews and revises the Green Office Policy. The responsibilities of green office management are clearly stated in the Green Office Policy, with responsible employees notified. The Group effectively implements energy-saving and environmental protection initiatives, aiming to make all employees aware of the environmental and health impacts of their work and their responsibility for continuous efforts. All employees can directly access the contents of the Green Office Policy through the Group's shared folder. The Human Resources Department also provides relevant training courses for new employees. Furthermore, the Group engages with employees through multiple channels to gather their opinions and suggestions regarding green office measures and implementation effectiveness.

To manage office activities more strategically and effectively, the Group has established environmental goals and corresponding action plans at different levels during the Reporting Period, to effectively implement various environmental protection strategies within the Company. The Group undertook relevant enforcement actions and tracking records during the Reporting Period. Please refer to the "Energy Management" and "Water Resource Management" sections for relevant targets and plans.

Energy Management

Gasoline and electricity consumption are the main sources of the Group's energy consumption. During the Reporting Period, the energy consumption data is as follows:

	Unit 單位	2025 2025年
Direct Energy Consumption (Petrol) 直接能源消耗 (汽油)	MWh 千個千瓦時	11.17
Indirect Energy Consumption (Purchased Electricity) 間接能源消耗 (外購電力)	MWh 千個千瓦時	36.55
Total Energy Consumption 能源消耗總量	MWh 千個千瓦時	47.72
Intensity 密度	MWh/sq ft of Gross Floor Area 千個千瓦時／每平方呎建築面積	0.004

Note:

1. Direct energy consumption of the Group includes the consumption of petrol. The conversion factors for petrol adopted are based on the conversion of fuel data to MWh issued by CDP.

本集團定期審查和修訂《綠色辦公室政策》。該政策中明確規定了綠色辦公室管理人員職責，並已通知相關員工。本集團有效地執行有關於節能環保的宣貫工作，旨在讓員工了解其工作對環境和健康所造成的影響，亦有責任不斷努力。員工可通過集團共享文件夾直接查閱《綠色辦公室政策》具體內容。人力資源部門亦會為新入職員工提供相關培訓課程。此外，本集團通過多元管道與員工進行交流，廣納員工對綠色辦公室措施及執行成效的意見及建議。

為了更有戰略性和有效地管理辦公室活動，本集團訂立了不同層面的環境目標及相應的行動計劃，以助更有效地執行各項環境保護的方針，並於報告期內進行了相關執行行動和追蹤記錄。相關目標及計劃請參閱以下「能源管理」及「水資源管理」部分。

能源管理

汽油及電力消耗是本集團能源消耗的主要源頭。報告期間的能源消耗數據如下：

附註：

1. 本集團的直接能源消耗包括汽油的消耗。針對汽油採用的換算因子，乃根據碳揭露計畫發佈的燃料數據換算為兆瓦時(MWh)之系數。

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We have also implemented a series of energy-saving measures to improve the Group's energy efficiency performance, which include:

我們亦實施一系列節能措施以提高本集團能源效率表現，當中包括：

Aspects 層面	Environmental Targets 環境目標	Corresponding Action Plan 行動計劃	Targets Progress in 2025 2025年計劃進程
Energy Saving 節約能源	Increase employees' awareness of energy-saving 提高員工節能意識	<ul style="list-style-type: none"> Affix reminders of "Energy-saving" next to the lighting system and photocopiers 在照明開關，影印機旁貼上「節約用電」的提示 	✓ Fully implemented 已全面實行措施
	Conduct energy audits 進行能源審核	<ul style="list-style-type: none"> Formulates energy-saving measures 制定節能措施 	✓ Fully implemented 已全面實行措施
	Improve energy efficiency of office equipment 提高辦公室設備效能	<ul style="list-style-type: none"> Regularly repair and upgrade office electronic equipment to optimize energy efficiency 定期接受維修及升級辦公室電子設備，優化能源效率 	✓ Fully implemented 已全面實行措施

Water Resource Management

水資源管理

The Group has always emphasized water conservation in our offices. Our water usage is managed and controlled by a third-party property management company, and we are currently unable to obtain specific water consumption data. We will optimize our data collection process to gather relevant data in the future. During the Reporting Period, based on the Group's business characteristics and operational locations, we did not encounter any issues in sourcing water.

本集團一直重視辦公室的節約用水工作。我們的用水由第三方物業管理公司負責管控，現階段未能取得具體用水數據。我們將優化數據收集流程，以便未來收集相關數據。報告期間，基於本集團業務特性及營運地點，我們在取得水源方面未遇到任何問題。

The Group actively employs various measures, including:

本集團積極地通過多樣措施，包括：

Aspects 層面	Environmental Targets 環境目標	Corresponding Action Plan 行動計劃	Targets Progress in 2025 2025年計劃進程
Water Conservation 節約用水	Strengthen water conservation awareness 提高員工節水意識	<ul style="list-style-type: none"> Affix reminders of "Water-saving" next to the water taps of the pantry and bathroom 在茶水間及洗手間的水龍頭旁邊貼上「節約用水」的提示 	✓ Fully implemented 已全面實行措施
	Improve the water efficiency of sanitary ware 提高潔具用水效益	<ul style="list-style-type: none"> Stop using equipment with high water consumption 停用高耗水設備 	✓ Fully implemented 已全面實行措施

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Environment and Natural Resources

The Group's business nature primarily involves office operations, which do not have significant negative environmental impacts. Nevertheless, the Group actively implements various environmental protection strategies and measures to reduce the environmental impact of our operations. To effectively manage resource usage, we conduct real-time monitoring of resources such as water, electricity, and paper consumption. The Group regularly collects and analyzes usage data, continuously tracks improvement status, and evaluates effectiveness to enhance our energy-saving and emission-reduction efforts, ensuring effective and reasonable use of resources through strict resource consumption management.

Climate Change

As a property investment and financial services enterprise, we fully recognise that the growing global focus on climate change is profoundly reshaping our operating environment. This is reflected not only in physical impacts, such as the effects of intensifying heatwaves and more frequent rainfall on building, property management, and asset resilience, but also in the rapidly evolving global regulatory landscape.

Over time, the significant increase in climate-related laws and regulations highlights the high level of importance the international community places on this issue. In China, the introduction of "Dual Carbon" goals and the continuous refinement of the national Assessment Standard for Green Building are driving industry transformation. In Hong Kong, HKEX has also enhanced its disclosure requirements. This global regulatory trend demonstrates that climate action has become a core corporate priority. In view of this, we have formulated a comprehensive low-carbon operational strategy and strengthened our internal policy framework to not only ensure strict compliance but also to make active contributions toward achieving carbon neutrality goals.

環境及天然資源

本集團業務性質主要為辦公室營運，對環境並無重大負面影響。儘管如此，本集團仍積極採取多項環保策略及措施，致力降低營運過程對環境的影響。為有效管理資源使用，對水電及紙張等資源使用情況進行實時監控。本集團定期收集及分析使用數據，持續追蹤使用量的改善狀況並評估成效，藉此不斷提升節能減排工作的效能，確保資源得到有效且合理的使用，嚴格管理資源消耗。

氣候變化

作為物業投資及提供金融服務的企業，我們充分認識到全球對氣候變化的日益關注正在深刻重塑我們的營運環境。這不僅體現在物理影響層面，如日益加劇的熱浪和更頻繁的降雨對建築物、物業管理及資產韌性的影響，亦反映在全球範圍內迅速演變的監管環境中。

隨著時間推移，氣候相關法規法例大幅增加，凸顯國際社會對此議題的高度重視。在中國，「雙碳」目標的提出及國家標準《綠色建築評價標準》的持續完善正推動行業轉型。在香港，聯交所亦提升了披露要求。這股全球監管趨勢表明，氣候行動已成為企業的核心要務。有見及此，我們已制定全面的低碳營運策略，並強化內部政策體系，不僅確保嚴格合規，更為實現碳中和目標作出積極貢獻。

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Through these refined policies, we are committed to managing carbon emissions, energy use, and associated risks to reduce our environmental impact. Furthermore, we actively cultivate environmental awareness among our employees, encouraging them to integrate sustainable practices into their daily work.

Against the backdrop of increasing global scrutiny and action, we have outlined the Group's strategic approach to managing climate-related risks and their potential impacts. This disclosure is aligned with the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) and the International Sustainability Standards Board (ISSB) IFRS S2 framework, and complies with the requirements of the HKEX Environmental, Social and Governance Reporting Code. For details on specific disclosure requirements, please refer to the "HKEX ESG Reporting Code Index" at the end of this Report.

Governance

The Board of Directors is the highest decision-making body for ESG and climate affairs. It is responsible for formulating and regularly reviewing ESG strategies, policies, and targets, as well as integrating climate factors into long-term business planning and investment decisions. The Board is committed to continuously enhancing its expertise through regularly participation in ESG and climate-related training and establishing professional advisory mechanisms. When nominating and retaining directors, we consider candidates' capabilities in ESG and climate oversight and arrange for continuous professional development and briefings from external experts to strengthen the Board's expertise in climate issues.

The Board oversees the Company's overall climate-related risks and opportunities, integrating them into governance processes and aligning them with strategy and risk management. For details on how the risk management process considers relevant risks, please refer to the "Risk Management and Internal Control Systems" section of the Group's 2025 Annual Report. A key component of this oversight is the establishment of a structured process to monitor climate performance and progress.

通過這些完善的政策，我們致力於管理碳排放、能源使用及相關風險，以減少對環境的影響。此外，我們積極培養員工的環保意識，鼓勵他們將可持續實踐融入日常工作。

在全球審視與行動日益加強的背景下，我們參照氣候相關財務信息披露工作組(TCFD)及國際可持續準則理事會(ISSB)的IFRS S2框架，並符合香港聯交所《環境、社會及管治報告守則》的要求，闡述本集團管理氣候相關風險及其潛在影響的策略方針。有關具體披露要求的詳情，請參閱本報告末尾之「聯交所《環境、社會及管治報告守則》內容索引」。

管治

董事會是ESG與氣候事務的最高決策機構，負責制定並定期檢討ESG策略、政策及目標，並將氣候因素納入長期業務規劃及投資決策。因此，董事會致力通過定期參與ESG及氣候相關培訓及建立專業顧問機制，持續提升其專業能力。在提名及留任董事時，我們會考慮候選人在ESG及氣候監督方面的能力，並安排持續專業發展，以加強董事會在氣候議題方面的認知。

董事會監督本集團整體氣候相關風險及機遇，並將其納入管治流程，與策略及風險管理相結合。有關風險管理流程如何考慮相關風險的詳情，請參閱本集團2025年度報告「風險管理及內部監控系統」章節。監督工作的一個重要環節是建立結構化的流程，以監察氣候績效及進度。

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There is a clear division of responsibilities between the Board and management to ensure effective execution. The Board is responsible for approving policies and mechanisms for managing climate affairs and ensuring adequate resources. Management is responsible for specific implementation, working closely with regional companies and property management teams to execute various climate actions. For details on the Group's ESG governance structure, please refer to the 'Corporate Governance – ESG Governance Structure' section.

Regarding climate-related issues, including the setting of targets for climate-related risks and opportunities and monitoring their progress, we mandate that these be submitted to the Board for review at least once a year. During the Reporting Period, climate-related matters were discussed at the management level.

The Group regularly reviews the above mechanisms and arrangements to ensure they align with evolving regulations and best practices, and to drive continuous improvement in climate governance and performance.

Strategy and Risk Management

Climate Risk Assessment

The Group fully recognises that climate change brings various risks to the business and may give rise to potential financial impacts. In view of this, we have conducted an identification and assessment of climate-related risks. With reference to the TCFD recommendation framework, we have identified climate change issues that may have a significant impact from two major dimensions: physical risks and transition risks. We have identified ESG and climate change risks related to the property investment and financial services market as long-term emerging risks with a significant impact on future business, continuously monitoring their potential financial impacts while actively seizing the development opportunities they bring. For details on how we integrate climate change into our risk control and internal monitoring systems, please refer to the "Risk Management and Internal Control" section of this report.

董事會與管理層之間職責分明，以確保有效執行。董事會負責批准管理氣候事務的政策及機制，並確保資源充足。管理層負責具體執行，與各區域公司及物業管理團隊緊密協作，落實各項氣候行動。有關本集團的ESG管治架構，請見「企業管治—ESG管治架構」章節。

對於氣候相關的議題，包括制定氣候相關風險及機遇的目標並監察其進展情況，我們規定每年至少一次提交董事會會議審議。於報告期內，氣候相關事項已於管理層層面進行討論。

本集團定期檢討上述機制及安排，以確保其符合不斷演變的法規及最佳實踐，並推動氣候管治及績效的持續改進。

策略及風險管理

氣候風險評估

本集團充分認識到氣候變化會為業務帶來多種風險，並可能引發潛在的財務影響。有見及此，我們開展氣候相關風險的識別與評估，參照TCFD建議框架，從實體風險與轉型風險兩大層面識別可能產生重大影響的氣候變化事項，並將物業管理及金融服務市場相關的ESG風險及氣候變化風險識別為對未來業務有重大影響的長期新興風險，持續關注其潛在財務影響，同時積極把握由此帶來的發展機會。有關我們如何將氣候變化納入風險管控及內部監控體系，詳見本報告「風險管理及內部控制」章節。

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During the Reporting Period, we took further action by engaging a professional consultant to conduct an analysis. Combined with peer benchmarking results, we performed a preliminary assessment of climate risks related to our business operations. Following HKEX implementation guidance and market practices, we have categorized climate risks into three time horizons: short-term (immediate and less than 5 years), medium-term (5 to 25 years), and long-term (over 25 years). The following table outlines the climate risks identified by the Group and their potential impacts:

於報告期內，我們進一步採取行動，聘請專業顧問進行分析。結合同業基準比較結果，我們對與業務營運相關的氣候風險進行了初步評估。參照香港聯交所實施指引及市場慣例，我們將氣候風險劃分為短期（即時及不超過5年）、中期（5-25年）及長期（25年以上）三個時間維度。下表概述本集團識別的氣候風險及其潛在影響：

Risk Description	Time Horizons	Impact on the Group (All operations)	Impact on the value chain (Property owners/Customers/ Suppliers/Public utilities/ Insurance companies) 對價值鏈的影響 (業主/客戶/供應商/ 公用事業/保險公司)	The Group's response
風險描述	時間範圍	對集團的影響 (所有業務)		本集團的應對措施
Physical Risk				
實體風險				
Frequency and intensity of extreme weather events (such as floods, typhoons, torrential rains, and sea-level rise) are gradually increasing 極端天氣事件 (例如：洪水、颱風、暴雨及海平面上升) 發生的頻率和強度逐漸增加	Short to medium term 短期至中期	<ul style="list-style-type: none"> Disruption to property and tenant operations; 物業及租戶營運中斷； Increase in electricity consumption, air conditioning usage and associated costs; 電力消耗、空調使用量及成本上升； Damage to the Group's coastal property assets and loss of property. 集團沿海物業資產損壞及財物損失。 	<ul style="list-style-type: none"> Threats to the personal safety of tenants, customers and employees; 租戶、客戶及員工的人身安全受到威脅； Disruption to supplier logistics and increased costs; 供應商物流中斷及成本上升； Restriction or interruption of utility services; 公用事業服務受限或中斷； Increased insurance premiums or tightening of underwriting conditions. 保險保費上升或承保條件收緊。 	<ul style="list-style-type: none"> Comprehensive office insurance is procured to provide coverage against potential risks arising from commercial losses, business interruption, monetary losses, public liability, personal injury and personal accidents; 投保辦公室綜合保險，以保障因商業損失、業務中斷、金錢損失、公眾責任、人身傷害及人身意外所產生的潛在風險； Regularly assess climate risks and formulate disaster prevention measures. 定期評估氣候風險並制定防災措施。

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Risk Description	Time Horizons	Impact on the Group (All operations)	Impact on the value chain (Property owners/Customers/ Suppliers/Public utilities/ Insurance companies) 對價值鏈的影響 (業主/客戶/供應商/ 公用事業/保險公司)	The Group's response
風險描述	時間範圍	對集團的影響 (所有業務)		本集團的應對措施
Transition Risk				
轉型風險				
Risks associated with the transition to a global low-carbon economy, including the implementation of new regulations, technological innovations in energy efficiency, and market shifts 邁向全球低碳經濟所帶來的風險，包括新法規實施、能源效益技術創新及市場變化	Short to medium term 短期至中期	<ul style="list-style-type: none"> Optimisation of energy management systems leads to additional capital expenditure; 能源管理系統優化帶來額外資本開支； Facing risks of reputational damage and potential litigation. 面臨聲譽受損及潛在訴訟風險。 	<ul style="list-style-type: none"> Suppliers increase prices in response to rising energy costs; 供應商因應能源成本上升而提高價格； Tenants and customers place greater emphasis on green buildings and energy efficiency performance, with a preference for properties with environmental certifications; 租戶及客戶對綠色建築及節能表現的關注度提升，傾向選擇具環保認證的物業； Investors place greater importance on corporate climate-related disclosures and carbon reduction performance. 投資者更重視企業的氣候相關披露及減碳表現。 	<ul style="list-style-type: none"> Installed electric vehicle (EV) charging facilities in property car park, advancing the development and buildout of low-carbon transportation infrastructure in support of the energy transition. 在物業停車場安裝電動車充電設施，推進低碳交通能源轉型基礎設施的建設與發展。

Climate-related Opportunities

In addition to posing risks to businesses, climate change also creates opportunities for corporate development, driving us to continue innovating in our core businesses, accelerating the transition to a low-carbon economic model, and maintaining our competitive advantage in the market. We are actively seeking new growth opportunities across our business segments, proactively identifying and capturing business opportunities arising from climate action, and striving to achieve a win-win outcome for both environmental protection and business growth.

氣候相關機遇

氣候變化除了為企業帶來風險，亦對企業發展創造機遇，促使我們在核心業務上持續創新，加快向低碳經濟發展模式轉型，並保持市場競爭優勢。我們正積極於各個業務範疇內尋找新的增長空間，主動發掘及把握因氣候行動而衍生的商業機遇，致力實現環境保護與業務增長的雙贏局面。

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Climate Resilience

氣候韌性

We conducted a climate-related scenario analysis in 2025 to assess our climate resilience, and the results are as follows:

我們已於2025年進行與氣候相關的情景分析來評估其氣候韌性，結果如下：

Scope and Boundary

範圍

- Consistent with the scope of the ESG report
與ESG報告之範圍一致

Scenarios Adopted

採用情境

Name and Description

名稱及描述

Network for Greening the Financial System (“**NGFS**”) Current Policies (representing a pessimistic pathway) – This scenario assumes that only currently implemented policies are preserved, leading to high physical risks.

綠色金融網絡「**NGFS**」現行政策情景（代表悲觀情景）— 此情景假設僅維持現行已實施的政策，將帶來較高的實體風險。

NGFS Net Zero 2050 (representing an optimistic pathway) – This scenario limits global warming to 1.5°C through stringent climate policies and innovation, reaching global net zero carbon dioxide emissions around 2050.

NGFS 2050年淨零排放情景（代表樂觀情景）— 此情景通過嚴格的氣候政策與技術創新，將全球升溫幅度限制在1.5°C以內，並於2050年前後實現全球二氧化碳淨零排放。

Rationale 理據

- Industry sector** – The NGFS framework is relevant across a broad spectrum of sectors, including our Group’s operations
行業領域— NGFS框架適用於廣泛行業，涵蓋本集團之營運業務。
- Types of risks to be assessed** – The scenarios developed take reference from NGFS, which covered the transition risk we assessed.
評估風險類型— 所開發的情境參考NGFS框架，已涵蓋我們所評估的轉型風險。
- Scenarios with high contrast** – The scenarios includes climate scenarios with high contrast (Current Policies and Net Zero 2050 are equivalent to >3 °C and <1.5 °C stated in Paris Agreement respectively)
具高對比度的情景— 情境包含高對比度的氣候路徑（「現行政策」及「2050年淨零排放」分別對應《巴黎協定》中升溫>3°C及<1.5°C之情境）。
- Time horizon determined and alignment to latest international agreements** – The scenarios selected provide time frames (Up to 2100) that align with our strategic planning time horizon (Up to 2050) and align with Paris Agreement (Up to 2050)
設定時間範圍並接軌最新國際協議— 所選情境提供之時間框架（至2100年）與本集團策略規劃時間範圍（至2050年）及《巴黎協定》（至2050年）目標一致。

Time Horizons

時間範圍

Short-term	2030
短期	2030年
Medium-term	2050
中期	2050年

Assumptions

假設條件

- The analysis was conducted in 2025 and expected the parameters (e.g. the greenhouse gas emissions and the Groups’s operating costs) will remain broadly comparable over the time horizons.
此分析於2025年進行，並預期相關參數（如溫室氣體排放及本集團的營運成本）將於時間範圍內保持大致相近。

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Qualitative Description

定性描述

Risks 風險	Relevance and assumptions 相關性與假設	NGFS Net Zero 2050 NGFS2050年淨零排放	NGFS Current Policies NGFS現行政策
Increased cost in carbon pricing 碳定價成本增加	<p>In assessing this risk, we considered the greenhouse gas emissions and operating costs for the Reporting Period ended 31 December, 2025 as a reference point and assumed these parameters would remain broadly comparable over the time horizons. 在評估此風險時，我們以截至2025年12月31日止報告期內的溫室氣體排放及營運成本作為參考基準，並假設這些參數於時間範圍內將保持大致相近。</p> <p>The assessment is subject to uncertainties, including future policy developments, carbon market conditions and technological advancements. The potential impacts in the short term and medium term are assumed to be broadly similar. Nevertheless, we will explore ways to quantify the impacts in the future. 本評估受多項不確定因素影響，包括未來政策發展、碳市場狀況及技術進步等。短期及中期的潛在影響假設大致相若。儘管如此，我們將探索於未來對相關影響進行量化的方法。</p> <p>We will continue to monitor regulatory developments and explore opportunities to reduce greenhouse gas emissions. 我們將持續監察監管動態及探索減少溫室氣體排放的機會。</p>	<p>Under this scenario, global climate policies are assumed to become more stringent over time, which may lead to higher carbon pricing levels. Such developments could increase the Group's operating costs if carbon pricing mechanisms become more widely implemented or strengthened. 於此情景下，全球氣候政策預計將隨時間推移而逐步趨嚴，或導致碳定價水平上升。若碳定價機制獲得更廣泛的實施或進一步強化，此類發展將可能增加本集團的營運成本。</p>	<p>Under this scenario, climate policies are assumed to continue broadly in line with existing commitments. As a result, potential cost impacts associated with carbon pricing are expected to be comparatively more moderate, although policy developments remain uncertain. 於此情景下，氣候政策預計將大致沿現有承諾方向持續推進。因此，與碳定價相關的潛在成本影響預計將相對溫和，惟政策發展仍存在不確定性。</p>

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Metrics and Targets

As part of the Group's ongoing commitment to addressing climate change, the Group actively promotes energy conservation and enhances energy efficiency to fulfil its pledge to reduce energy consumption and carbon footprint, which is an integral part of the Group's dedication to sustainable development. To demonstrate this commitment, we have taken proactive action by signing the Energy Saving Charter, jointly launched by the Environment and Ecology Bureau and the Electrical and Mechanical Services Department of Hong Kong, for four consecutive years since 2022. This initiative not only demonstrates our firm commitment to energy conservation and emissions reduction but also aims to encourage our employees to actively participate in energy-saving practices.

Looking ahead, the Group is committed to participating in at least one climate-related activity or initiative each year. Through close collaboration with stakeholders from various sectors, we actively respond to energy conservation and emissions reduction efforts, implement carbon reduction measures, and work together to advance the decarbonisation process. The Group will continue to make every effort to operate an environmentally friendly and low-carbon business to help address global climate change.

指標及目標

作為本集團持續實踐應對氣候變化承諾的一部分，本集團積極推動節能工作並提升能源使用效率，以實踐減少能源消耗和碳足跡的承諾，這亦是本集團致力推動可持續發展的重要一環。為了體現這一承諾，我們積極行動，由二零二二年開始，連續四年簽署由香港環境及生態局以及機電工程署聯合推出的《節約約章》。這一舉措不僅展示了我們對節能及減排的堅定承諾，也旨在激勵我們的僱員積極參與實踐節約能源。

展望未來，本集團致力於每年參與最少一項氣候相關活動或倡議，透過與各界持份者緊密合作，積極響應節能減排，落實各項減碳措施，攜手推動減碳進程。本集團將繼續盡一切努力經營環保和低碳排放的業務，以幫助應對全球氣候變化。



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Greenhouse Gas Emissions

We pay close attention to the greenhouse gas (“GHG”) emissions generated during our operations. We are committed to progressively reducing air and GHG emissions and conducting our business operations in an environmentally responsible manner. We work closely with our property management teams to control emissions and continuously improve environmental performance. We conserve resources by reducing unnecessary electricity waste at the source and enhance the environmental awareness of employees and tenants through internal communication, training, friendly reminders, and interactions with owners and customers. We also communicate our environmental protection policies and requirements to our tenants and suppliers, working together to protect the environment.

During the Reporting Period, our Scope 1 GHG emissions were primarily attributable to direct emissions generated from petrol consumption by company vehicles. Scope 2 GHG emissions comprise energy indirect emissions arising from purchased electricity. Scope 3 GHG emissions consisted of other indirect emissions from waste generated through operations (paper) and business travel (flight). The emissions data is set out as follows¹:

溫室氣體排放

我們高度關注營運過程中產生的溫室氣體排放。我們致力於逐步減少空氣及溫室氣體排放，並以對環境負責任的方式開展業務營運。我們與各區域公司及物業管理團隊緊密協作，以控制排放並持續提升環境績效。我們通過從源頭減少不必要的電力浪費來節約資源，並透過內部溝通、培訓、溫馨提示及與業主和客戶的互動，提升員工及住戶的環保意識。我們亦向承建商及供應商傳達環境保護政策及要求，攜手合作保護環境。

於報告期間，我們的範圍一溫室氣體排放主要來自於公司車輛汽油消耗所產生的直接溫室氣體排放。範圍二溫室氣體排放來自外購電力之能源間接排放。範圍三溫室氣體排放來自營運產生的廢棄物（紙張）及商務旅行（航空）的其他間接排放，排放數據如下¹：

Emission Type	Unit 單位	2025 2025年
Direct GHG emissions (Scope 1) ² • Gasoline consumption 直接溫室氣體排放（範圍一） ² • 汽油消耗	Tonnes of CO ₂ equivalent 公噸二氧化碳當量	3.27
Energy indirect GHG emissions (Scope 2) (location-based) ³ • Purchased electricity 能源間接溫室氣體排放（範圍二）（基於地域） ³ • 外購電力	Tonnes of CO ₂ equivalent 公噸二氧化碳當量	21.93
Other indirect GHG emissions (Scope 3) ⁴ 其他間接溫室氣體排放（範圍三） ⁴	Tonnes of CO ₂ equivalent 公噸二氧化碳當量	5.01
Total GHG emissions (Scope 1 and 2) 總溫室氣體排放量（範圍一及二）	Tonnes of CO ₂ equivalent 公噸二氧化碳當量	25.20
Total GHG emissions (Scope 1 and 2) intensity ⁵ 總溫室氣體排放量（範圍一及二）密度 ⁵	Tonnes of CO ₂ equivalent / square metre 公噸二氧化碳當量 / 每平方呎建築面積	0.002

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Notes:

1. The calculation standards and methodologies for GHG emissions are based on “Appendix 2: Reporting Guidance on Environmental KPIs” of “How to Prepare an ESG Report” by HKEX and the Greenhouse Gas Protocol.
2. Scope 1 emissions included direct GHG emissions from the combustion of fuels in mobile sources. The Emission Factors adopted are based on “Appendix 2: Reporting Guidance on Environmental KPIs” published by the HKEX and guidance from the U.S. Environmental Protection Agency. The Global Warming Potential (“GWP”) rates from the IPCC Sixth Assessment Report (AR6).
3. Scope 2 emissions included indirect GHG emissions from the consumption of purchased electricity. The emission factor of purchased electricity for Hong Kong-based operations referenced the latest emission intensity published by HK Electric Company Limited.
4. Due to the complexity of Scope 3 emissions and the broad range of categories involved, current disclosure is limited to cover Category 5: Waste generated in operations (paper) and Category 6 – Business travel (flight) as defined by the GHG Protocol. Emission factors adopted are from the “Environmental Reporting Guidelines: Including mandatory greenhouse gas emissions reporting guidance” issued by the Department for Energy Security and Net Zero of the UK.
5. As of 31 December 2025, the Group had a total operation area of 11,300 sq ft in Hong Kong. The data is also used for calculating other intensity data.

Electricity consumption is the Group’s major source of our GHG emissions. We are committed to reducing our carbon footprint by enhancing electricity efficiency. Going forward, the Group will continue to implement various energy-saving measures to fulfil its emissions reduction commitments. For more information on the energy-saving, waste reduction and resource conservation measures adopted by the Group, please refer to the ‘Emissions’ and ‘Use of Resources’ sections of this Report.

備註：

1. 溫室氣體排放的計算標準及方法乃根據香港聯交所發佈的《如何編製環境、社會及管治報告》之「附錄二：環境關鍵績效指標匯報指引」及《溫室氣體盤查議定書》計算。
2. 範圍1排放為直接溫室氣體排放，包括來自流動源燃燒燃料的溫室氣體。所採用的排放因子根據香港聯交所發佈的「附錄二：環境關鍵績效指標匯報指引」及美國國家環境保護局的指引。全球變暖潛能值則參考聯合國政府間氣候變化專門委員會第六次評估報告。
3. 範圍2排放包括來自消耗購入電力的間接溫室氣體排放。在香港進行業務而購入的電力排放因子參考香港電燈有限公司發佈的最新排放強度。
4. 由於範圍三排放的複雜性及其所涵蓋類別的廣泛性，我們目前的披露範圍僅限於根據《溫室氣體議定書》所定義的第五類別：營運中產生的廢棄物（紙張），以及第六類別：商務出行（航班）。採用的排放因子參考自英國能源安全暨淨零排放部所發佈的《環境匯報指南：包括強制性溫室氣體排放匯報指引》。
5. 截至二零二五年十二月三十一日止，本集團在香港的總運營面積為11,300平方呎。此資料亦會用作計算其他密度資料。

鑑於電力消耗為本集團主要的溫室氣體排放源，我們致力透過提升用電效率以降低碳足跡。未來，本集團將持續落實各項節能措施，實踐減排承諾。更多關於本集團採用的節能減廢及節約資源措施，請見本報告「排放物」及「資源使用」章節。

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Social

Employment

The Group is committed to safeguarding employee rights and promoting a culture of diversity and inclusion. We regard a quality human resources management system as key to attracting talent and enhancing competitiveness. Throughout the Reporting Period, the Group was not aware of any prosecutions for violations of relevant employment laws and regulations concerning compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunities, diversity, anti-discrimination, and other welfare benefits that would have a significant impact on the Group.

The Group believes that it is incumbent for the Group to respect and protect the rights and benefits of employees. To ensure compliance with relevant laws and regulations, the human resources policies and procedures of the Group are comprehensively established with reference to labour laws and regulations. The Company strictly complies with laws and regulations, including but not limited to:

- Employment Ordinance (Cap. 57 of the Laws of Hong Kong);
- Employees' Compensation Ordinance (Cap. 282 of the Laws of Hong Kong);
- Minimum Wage Ordinance (Cap. 608 of the Laws of Hong Kong); and
- Sex Discrimination Ordinance (Cap. 480 of the Laws of Hong Kong).

社會

僱傭

本集團致力保障員工權益並推動多元共融文化。我們視優質的人力資源管理體系為吸納人才與提升競爭力的關鍵。於報告期間，本集團並未發現任何因違反有關薪酬和解聘、招聘和晉升、工時、休息時間、平等機會、多元化、反歧視以及其他福利待遇，而對本集團具有重大影響的僱傭法例法規。

本集團認為我們有義務尊重和保護員工的權利和利益。本集團的人力資源政策和程序亦全面參照勞動法律法規制定。本集團確保嚴格遵守僱傭相關法律法規包括但不限於：

- 《僱傭條例》(香港法例第57章)；
- 《僱員補償條例》(香港法例第282章)；
- 《最低工資條例》(香港法例第608章)；及
- 《性別歧視條例》(香港法例第480章)。

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We have also developed and adhered to relevant human resources policies and procedures, including:

- Employee Handbook;
- Management Policy for Recruitment;
- Employment Contract;
- Management Policy for Compensation and Welfare; and
- Management Policy for Resignation.

The Group is committed to fostering mutual understanding and respect between employees. Through the Employee Handbook (《員工手冊》), we standardise personnel policies, rules and regulations, and benefits to ensure that all employees are treated fairly and equitably. We regularly review and update the Employee Handbook to comply with the latest labour regulations and market trends, safeguarding employee rights.

Protecting Employees' Compensation and Welfare

The Group's remuneration and benefits policy adheres to market and legal standards, aiming to recognise employees' outstanding performance and reward those who achieve their performance targets. We have established the Management Policy for Compensation and Welfare (《薪酬福利管理辦法》) which clearly outlines the salary structure and each type of employee benefits, providing competitive 'remuneration and benefit packages. To attract and retain talent, the Company conducts annual performance evaluations for employees. To continually enhance employees' satisfaction and motivation, we customize remuneration packages based on individual job performance and market salary levels and adjust them when necessary. The Group also provides year-end bonuses based on employees' performance, serving both as recognition of their contributions and as encouragement.

我們亦已制定及遵從相關人力資源政策和程序，包括：

- 《員工手冊》；
- 《招聘管理辦法》；
- 《僱傭合約》；
- 《薪酬福利管理辦法》；及
- 《離職管理辦法》。

本集團致力於建立與員工之間的相互理解與尊重，透過《員工手冊》規範人事政策、規章制度及福利待遇，確保全體員工獲得公平合理對待。我們定期檢視及更新《員工守則》，以符合最新勞工法規及市場趨勢，維護員工權益。

保障員工的薪酬待遇及福利

本集團的薪資福利政策遵循市場與法律標準，旨在肯定員工的卓越表現，以及獎勵績效達標之員工。我們制定了《薪酬福利管理辦法》，在其中明確說明薪酬架構和各類員工福利，提供有競爭力的薪資和福利方案。為了吸引和保留人才，公司每年對員工進行績效評估。為了持續提升員工的滿意度和積極性，我們根據個人的工作表現和市場薪資水平量身定制薪酬計劃，並在適當時機進行調整。此外，本集團也會根據員工的個人績效發放年終獎金，既是肯定員工的貢獻，也是對他們的一種鼓勵。

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While creating economic value, the Group is committed to optimizing employee benefits to enhance their sense of belonging and job satisfaction. To this end, the Group has established a comprehensive employee benefits system, providing eligible employees with a wide range of programmes including health check-ups, mandatory and voluntary Mandatory Provident Fund contributions, housing allowances and continuing education subsidies to support employees' career development. In addition, the Group's remuneration system also covers labour insurance and various allowances (such as overtime, holiday and birthday allowances).

The Group strictly complies with Hong Kong labour legislation, with the Employment Contract (《僱傭合約》) clearly safeguarding employees' rest periods and various types of statutory leave (including annual leave, sick leave, marriage leave, maternity leave, etc.) to ensure employees' physical and mental well-being and work-life balance. During the Reporting Period, the Group had a total of 8 employees, and all worked in Hong Kong.

本集團在創造經濟價值的同時，致力優化員工福利制度以提升員工歸屬感及工作滿意度。為此，本集團建立了全面的員工福利體系，為合資格員工提供涵蓋健康體檢、強制性和自願性強積金、租房補貼及進修資助等多元化項目，支持員工職涯發展。此外，本集團的薪酬制度亦涵蓋勞工保險及各類津貼（如加班、假日、生日津貼）。

本集團嚴格遵守香港勞工法例，於《僱傭合約》中明確保障員工休息時間與各類法定假期（包括年假、病假、婚產假等），確保員工身心健康與工作平衡。於報告期間，本集團於香港共有8名員工。

Total Workforce 僱員總數		Unit 單位	2025 2025年
By Gender 按性別劃分	Male 男性	people 人	3
	Female 女性	people 人	5
By Age 按年齡劃分	Below 30 30歲以下	people 人	0
	30-40 30-40歲	people 人	4
	41-50 41-50歲	people 人	2
	51 or above 51歲或以上	people 人	2
	By Employment Type 按僱傭類型劃分	Full-time 全職	people 人
	Part-time 兼職	people 人	0
By Geographical Region 按地區劃分	Hong Kong 香港	people 人	8

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Fair and Equal Employment

Through standardized recruitment and promotion processes, the Group provides fair opportunities to suitable candidates, strongly believing in the crucial importance of appropriately allocating human resources for sustained business growth. We have established the Management Policy for Recruitment (《招聘管理辦法》) to standardize employee recruitment and promotion processes. In recruitment, the Company adheres not only to the four basic principles of business development needs, optimization of talent structure, principles of scientific standardization, and equal opportunities but also focuses on building a diverse workforce that includes individuals from different races, educational backgrounds, work experiences, nationalities, and a variety of knowledge and skills.

The Group has established a comprehensive recruitment and promotion mechanism to ensure that both job applicants and internal promotion candidates are assessed fairly. The assessment criteria focus on candidates' work experience, professional skills, and job performance while eliminating non-professional factors such as age, gender, race, marital status, sexual orientation, or physical condition from consideration, adhering to fair and just selection principles.

As an effective way to prohibit any form of unfair or unreasonable dismissal, the Employment Contract with employees sets out the terms of dismissal of employees. The termination of the Employment Contract and dismissal of employees are also carried out in strict compliance with relevant laws and regulations to fully protect the rights and obligations of the Group and its employees. The Group maintains zero tolerance for any form of discrimination, harassment, or misconduct in the workplace. We ensure our employees will not be discriminated against or deprived of the opportunity by the Group due to gender, age, colour, birthplace, nationality, race, religion, sexual orientation, disability, marital status, or any other reason. Any misconduct should be reported and thoroughly investigated.

公平及平等僱傭

本集團透過規範化的招聘和晉升流程，為合適的人選提供公平的機會，堅信這種人力資源的適當分配對於企業的持續成長至關重要。為此，我們設立了《招聘管理辦法》來標準化員工的招聘和晉升過程。在招聘方面，公司不僅堅持業務發展的需求、人才結構的優化、科學規範的原則以及平等機會這四大基本原則，同時也著力於打造一個包含不同種族、教育背景、工作經驗、國籍以及各種知識和技能的多元化員工隊伍。

本集團建立完善的招聘與晉升機制，確保求職者和內部晉升人選均獲公平評核。評估標準專注於應聘者的工作經驗、專業技能和工作表現，同時杜絕將年齡、性別、種族、婚姻狀況、性取向或身體狀況等非專業因素納入考量，以貫徹公平公正的甄選原則。

《僱傭合約》明確列明解僱員工的條款以作為一種有效禁止任何不公平或不合理的解僱的途徑。任何《僱傭合約》的解除及員工解僱均嚴格按照相關法律法規進行，以充份保障本集團及其員工的權利和義務。本集團對工作場所中任何形式的歧視、傷害或不當行為持零容忍態度。我們確保我們的員工不會因為性別、年齡、膚色、出生地、國籍、種族、宗教、性取向、殘疾、婚姻狀況或其他原因而遭受任何歧視或被剝奪任何待遇。任何違規行為均須舉報並展開全面調查。

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Employee Turnover		Unit	2025
僱員流失率		單位	2025年
By Gender 按性別劃分	Male 男性	% 百分比	67
	Female 女性	% 百分比	0
By Age 按年齡劃分	Below 30 30歲以下	% 百分比	N/A ¹
	30-40	%	0
	30-40歲	%	
	41-50	%	50
	41-50歲	%	
	51 or above 51歲或以上	% 百分比	0
By Geographical Region 按地區劃分	Hong Kong 香港	% 百分比	25

Note:

備註：

1. During the Reporting Period, one employee under the age of 30 left the Group. However, as the total number of employees for this age group at the year ended 31 December 2025 was zero, the turnover rate for the Below 30 age group cannot be calculated as a real number.

1. 在報告期間內，有一名30歲以下的員工離職。然而，由於在截至2025年12月31日止年度末，該年齡組別的在職員工總數為零，導致30歲以下年齡組別的員工流失率無法計算為一個實數。

The Company encourages open communication in the workplace, where employees can freely express their opinions and ideas with the senior management. Therefore, various channels were set up to facilitate effective communication and collaboration between all levels of employees, creating an encouraging environment for creativity and innovation.

本集團鼓勵員工在日常工作中進行公開及坦誠地溝通，自由地與高級管理層表達觀點和想法。因此，本集團建立了多種溝通渠道，促進各層級員工之間的交流和協作，構建一個公平公正，且接納鼓勵創意和創新思維的工作環境。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Care for Employees' Health & Safety

The Group considers employee health and safety a top priority and is dedicated to creating a safe and comfortable work environment. Although office operations present relatively low health and safety risks, we remain vigilant in addressing various potential hazards. Through the implementation of internal policies such as the Health, Hygiene, and Safety System (《健康衛生安全制度》) and Office Environment Management Guidelines (《辦公環境管理指引》), we proactively adopt preventive measures to mitigate workplace risks, striving to foster a safe and comfortable working environment. The Group strictly adheres to relevant laws and regulations in Hong Kong concerning the provision of a safe working environment and the protection of employees from occupational hazards, which have significant impacts on the Group's operations, including but not limited to:

- Employees' Compensation Ordinance (Cap. 282 of the Laws of Hong Kong); and
- Occupational Safety and Health Ordinance (Cap. 509 of the Laws of Hong Kong).

During the Reporting Period, we were not aware of any prosecution or any material non-compliance with health and safety-related laws and regulations that would have a significant impact on the Group.

重視員工的健康與安全

本集團將員工的健康和安全視為首要任務，全力打造安全舒適的工作環境。儘管辦公室作業所面臨的健康和安全的風險較低，我們仍然審慎關注各類潛在風險。透過落實《健康衛生安全制度》及《辦公環境管理指引》等內部政策，積極採取預防措施以降低職場風險，致力營造安全舒適的工作環境。本集團嚴格遵從香港於提供安全工作環境及保障僱員避免職業性危害方面且對本集團的業務有重大影響的法律法規，包括但不限於：

- 《僱員補償條例》(香港法例第282章)；及
- 《職業安全及健康條例》(香港法例第509章)。

於報告期間，本集團並無發現任何因違反安全生產及職業健康法例及規例而被檢控。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

The Company actively promotes healthy work-life balance for employees, prioritizing their physical and mental well-being while discouraging an overtime culture. To fulfil this commitment, we have signed the Joyful@Healthy Workplace Charter jointly launched by the Department of Health, the Labour Department, and the Occupational Safety and Health Council of Hong Kong since 2023. This initiative aims to create a healthy and enjoyable work environment through a series of activities, including health or mental health workshops, and mental health first aid training courses, promoting healthy eating, physical activity, and mental wellbeing. To assist employees in adopting a healthy lifestyle, we regularly organize various sports and leisure activities, fostering good exercise habits among employees and preventing occupation-related illnesses. We also host diverse employee events, including holiday celebrations, and teambuilding activities, and actively engage in volunteer activities with employees to promote friendly connections among them and enhance their sense of belonging to the Company.

我們積極推動員工達成工作與生活的良好平衡，同時關注員工的身心健康，並不提倡加班文化。本集團已於2023年簽署由香港衛生署、勞工處以及職業安全健康局聯合推出的「好心情@健康工作間」約章。旨在透過舉行一系列活動，包括健康或心理健康工作坊、精神健康急救訓練課程等，創造健康及愉快的工作環境，並以三大行動領域，提倡健康飲食、體能活動、心理健康。而為了幫助員工建立健康的生活方式，我們定期組織各類體育運動和休閒活動，不僅能培養員工良好的運動習慣，還能預防職業相關病症。我們也舉行多樣的員工活動，包括節日慶祝活動、團隊建立活動等，亦樂於與員工共同參與義工活動，以促進員工之間的友好連繫，增強員工對公司的歸屬感。



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

The Group highly values employee health and well-being. In addition to competitive compensation, we provide comprehensive medical insurance plans and regular health check services for employees and their eligible family members through our Human Resources Department. Employees can freely choose suitable insurance combinations and health check packages according to their individual needs. To improve indoor air quality and create a healthy work environment, we regularly maintain air conditioning systems and place green plants in the office, while posting health and safety information for employees' reference.

In the past three years (including the Reporting Period), the Group has not recorded any material work-related fatalities or injuries.

本集團高度重視員工的健康與福祉。除了具競爭力的薪酬外，我們透過人力資源部為員工及其合資格家屬提供全面的醫療保險計劃和定期體檢服務。我們讓員工可按個人需要，自由選擇合適的保險組合和體檢方案。為提升室內空氣質素及創造健康的工作環境，我們定期維護空調系統並擺放綠色植物，同時在辦公室內張貼健康及安全資訊，供員工隨時參考。

本集團於過去三年（包括報告期間）無重大安全事故及因工亡故的事件發生。

	Unit 單位	2025 2025年
Number of work injury cases 工傷個案數目	case 案例	0
Lost days due to work injury 因工傷損失工作日數	day 天	0

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

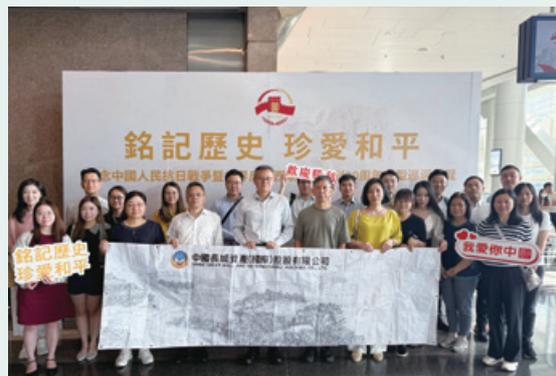
Case 案例



Leisure and Sports Club

康體會

The Group's Leisure and Sports Club has been organizing wellness activities, and is responsible for arranging various activities for employees to participate in, including sports events, and fitness yoga groups, to promote employees' physical and mental well-being and strengthen team spirit
本集團組織康體會，負責安排不同康體活動供員工參加，例如：球類活動、健身瑜珈小組，以促進員工身心健康，加強員工團隊精神。



Visit to the Exhibition Commemorating the 80th Anniversary of the Victory in the Chinese People's War of Resistance Against Japanese Aggression and the World Anti-Fascist War

參觀中國人民抗日戰爭暨世界反法西斯戰爭勝利80周年展覽

This year marks the 80th anniversary of the victory in the War of Resistance. On 27 August 2025, the Group arranged for employees to visit the thematic exhibition commemorating the anniversary of the victory, with a view to remembering history and fostering employees' patriotic sentiments towards the country and Hong Kong.

本年度適逢抗戰勝利80周年，本集團於2025年8月27日安排員工前往參觀抗戰勝利周年專題展覽，藉此銘記歷史及增強員工的愛國愛港熱情。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Talent Training and Development

The Group upholds a 'people-oriented' philosophy, regarding employees as core assets in driving sustainable development. We place great emphasis on employee training and development, striving to create an environment conducive to continuous learning and growth. We strongly believe the growth of our business is closely intertwined with the personal development of our employees. Therefore, we provide a variety of training opportunities aimed at diversifying their career paths, to cultivate a leading professional team in the industry.

To maintain financial professionals' competitive edge and ensure their swift adaptation to the flourishing financial industry, the Group places strong emphasis on continuous knowledge and skills enhancement. We have meticulously designed comprehensive training programs that align with both company development strategies and effective career growth support. The Group actively engages internal and external experts and senior instructors to provide diverse specialized training. The training content covers extensive areas including anti-money laundering, professional skills enhancement, the latest financial regulatory updates, internal control and compliance requirements, asset and risk management strategies, investment and financing strategies, and securities market operational mechanisms. Our internal training instructors primarily comprise of the Group's executive directors and senior management, while external experts are senior industry professionals from other established enterprises, ensuring high-quality training standards.

The Group attaches great importance to anti-money laundering and counter-terrorist financing compliance and organizes annual training to raise staff awareness of relevant regulations and risks.

人才培訓與發展

本集團秉持「以人為本」的理念，視員工為推動可持續發展的核心資產。我們對員工的培訓和發展投入極大關注，致力於創建一個有利於員工持續學習與成長的環境。我們深信本集團的業務成長與員工的個人發展是相互緊密關聯的，因此我們為員工提供各式各樣的培訓機會，旨在為其開展多元化的職業發展路向，並期望透過這一過程，打造出行業中領先的專業團隊。

為保持金融從業員的專業競爭力並確保他們能迅速適應金融業的蓬勃發展，本集團高度重視知識與技能的持續提升及更新。為此，我們精心制定了一系列全面的培訓計劃，確保培訓內容既能配合公司的發展策略，又能有效支援人才的職業成長。本集團積極邀請內外部的專家和資深講師，為員工提供多元化的專題培訓。培訓內容廣泛，包括反洗錢、專業技能提升、金融監管最新動態、內控合規要求、資產與風險管理策略、投融資策略，以及證券市場運作機制等重要領域。我們的內部培訓導師主要由本集團的執行董事及高級管理層擔任，而外部專家則來自業內具規模企業的資深行業專家和專業人士，確保高水準的培訓質素。

本集團十分重視反打擊洗錢及恐怖分子資金籌集的合規性，亦每年組織相關培訓以提高員工對相關法規和風險的認知。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

During the Reporting Period, we supplemented and improved the content of the regulations on staff training and development, and encouraged and supported staff to apply for or renew professional qualifications related to the Company's business in conjunction with their job positions and the Company's business development needs.

報告期內，我們對有關員工培訓及發展的規定內容進行了補充完善，鼓勵和支持員工結合工作崗位和公司業務發展需要，投考或續領與公司業務相關的專業資格證書。

		Unit 單位	2025 2025年
Percentage of employees trained by gender (%) 按性別劃分的受訓僱員百分比 (%)	Male 男性	% 百分比	100
	Female 女性	% 百分比	100
Percentage of employees trained by employee category (%) 按僱員類別劃分的受訓僱員百分比 (%)	Senior Management 高層	% 百分比	100
	Middle Management 中層	% 百分比	100
	General Staff 基層	% 百分比	100
Average training hours completed per employee by gender (hours) 按性別劃分的受訓僱員平均時數 (小時)	Male 男性	hours 小時	8.2
	Female 女性	hours 小時	6.5
Average training hours completed per employee by employee category (hours) 按僱員類別劃分的受訓僱員 平均時數 (小時)	Senior Management 高層	hours 小時	3.0
	Middle Management 中層	hours 小時	6.3
	General Staff 基層	hours 小時	10.6

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Diversified Training Activities & Leading Visions

多元化培訓及領先視野

The Group conducts internal training sessions every two to four weeks, with each session lasting approximately three hours. Training content focuses on sharing industry dynamics and operational information, aimed at helping employees keep up with the latest market trends and reinforcing the Group's leading position in the industry. Throughout the Reporting Period, the Company conducted various training activities. Following are the training aspects and contents for 2025:

本集團每兩至四週舉行一次內部培訓，每節培訓約三小時。培訓內容著重於業界動態和營運資訊的分享，旨在協助員工掌握最新市場趨勢，鞏固本集團在業界的領先地位。在報告期間，公司舉辦多個培訓活動。以下是2025年進行的培訓範疇和內容：

Training Aspects 培訓範疇	Frequency 舉辦頻率	Training Contents in 2025 2025年的培訓內容
Business training 業務培訓	Once a month 每月一次	Enhancing professional skills in operations and competencies, including thematic training, case sharing, analysis of financial regulatory developments, etc. 提升業務知識及能力，包括專題培訓、案例分享、金融監管動態解讀分析等
Professional certification training required by the Securities & Future Commissions in Hong Kong (SFC) 符合證券及期貨事務監察委員會（「證監會」）要求的專業認證培訓	Five times annually 每年五次	Professional certification training for the financial industry, including a series of training covers heated issues, the latest developments, and professional skills in the financial industry 金融行業專業認證培訓，包括金融行業熱門議題、市場最新動態、專業技能等一系列培訓
Legal compliances training 法律培訓	Once a quarter 每季一次	Analysis of legal development dynamics and typical judicial cases 法律動態及典型司法案例解讀
Compliance training on anti-money laundering and counter-terrorist financing 打擊洗錢和恐怖分子資金籌集的合規培訓	Twice a year 每年兩次	Compliance training on anti-money laundering and terrorist financing 有關反洗錢及恐怖分子資金募集之合規培訓
Training on the interpretation and analysis of various industry dynamics 各行業動態解讀分析培訓	Irregularly 不定期	Including new energy, real estate, automobiles, mining rights, and other industries 包含新能源、房地產、汽車、礦權等行業

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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The Group encourages every employee, regardless of position or job function, to actively participate in training activities to enhance their professional competence and strengthen team collaboration and cohesion. For newly recruited employees, we provide comprehensive onboarding training programs to help them quickly familiarize themselves with company procedures and integrate into the company culture.

Continuously Enhance Training Quality

The Group conducts comprehensive evaluations after each training session. Through questionnaires, we collect employee feedback on various aspects of training, including course arrangements, content richness, and instructor performance. Training programmes are adjusted based on feedback to ensure they meet employee needs. Additionally, the Human Resources Department maintains proper records of participant lists and training hours to ensure compliance with SFC requirements for continuous professional training.

Simultaneously, all training materials are uploaded to the Group's shared drive to create a culture of knowledge sharing, enabling all employees easy access to the information they need.

本集團鼓勵全體員工，不分職級與工作範疇，都可積極參與培訓活動，以提升專業素養並強化團隊協作與凝聚力。針對新聘員工，我們提供完善的入職培訓計劃，以助其快速熟悉公司流程，並融入公司文化。

持續提升培訓質素

本集團於培訓結束後均進行全面評估。我們透過問卷調查收集員工對培訓各方面的意見，包括課程安排、內容深度及講師表現等，並根據回饋適時調整培訓計劃，以確保培訓切合員工所需。同時，人力資源部會妥善記錄參訓員工名單及時數，確保符合證監會對持續專業培訓的要求。

同時，培訓材料都上傳到本集團的共享文件夾中，以便所員工都能夠輕鬆獲取，從而構建知識共享的文化。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Labour Standard

The Group strictly prohibits the use of child labour or forced labour in our business operations. We strictly adhere to applicable laws and regulations concerning employment, child labour, and forced labour, including but not limited to:

- Employment Ordinance (Cap. 57 of the Laws of Hong Kong).

The Group adopts a strict stance against the use of child labour and forced labour. Specific measures include proactively verifying job applicants' identity documents during the recruitment and hiring stages to eliminate the employment of child labour at source. Additionally, through a comprehensive overtime approval mechanism, the Group requires that employee overtime must be approved by the relevant department head, firmly prohibiting any form of forced labour. During the Reporting Period, the Group was not aware of any material violations of laws and regulations related to preventing child labour or forced labour. There were not any strikes, labour disputes, lawsuits, claims, administrative actions, or arbitrations filed against the Group. If any potential violations are discovered, employment relationships with relevant parties will be immediately terminated. We will also conduct internal investigations, review and improve potential recruitment process gaps, and promptly report such matters to the Labour Department.

Supply Chain Management

The Group is dedicated to maintaining stable relationships with supply chain partners in a sincere and responsible manner. We recognize that supplier performance is crucial to the success of our business operations and consider the process of selecting suppliers as a key step within our sustainable development strategy. We strictly adhere to the relevant laws and regulations, including:

- The Bidding Law of the People's Republic of China; and
- Regulation on the Implementation of the Bidding Law of the People's Republic of China.

We uphold the principles of a fair and efficient procurement process and extend our management scope to all service-type suppliers, including those providing property valuation, management, and corporate secretarial services.

勞工準則

本集團的業務運營嚴禁使用童工或強制勞工。本集團嚴格遵守有關僱傭、童工及強制勞工常規之相關的適用法律及法規，包括但不限於：

- 《僱傭條例》(香港法例第57章)。

本集團對防止使用童工和強制勞工採取嚴格立場。具體措施包括：在招聘和聘用階段主動檢查求職者的身份證明文件，從源頭杜絕僱傭童工；同時，透過完善的加班審批機制，本集團規定員工加班必須獲得部門負責人同意，堅決禁止任何形式的強制勞工。報告期內，本集團並不知悉任何嚴重違反有關防止童工或強制勞工的法律法規，亦沒有發生停工、勞資糾紛，以及向本集團提起的訴訟、申索、行政行動或仲裁。若發現任何可能違規的情況，將立即終止與相關人士的僱傭關係。我們亦會進行內部調查，檢討並完善招聘程序中的潛在漏洞，同時立即向勞工處匯報有關事宜。

供應鏈管理

本集團致力於透過誠懇及負責任的態度維持供應鏈合作夥伴間的穩固關係。我們深知供應商表現對於公司業務的成功具有決定性影響，並視篩選供應商的過程被視為可持續發展策略中關鍵步驟。我們嚴格遵循：

- 《中華人民共和國招標投標法》；及
- 《中華人民共和國招標投標法實施條例》

等相關法律法規，秉持公平及有效的採購過程原則，並將管理範圍推展至我們的服務類供應商，涵蓋提供物業評估、管理、公司秘書等服務供應商。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

The Group has established a dedicated procurement review team to maintain transparent and compliant procurement procedures, reduce environmental and social risks, and improve efficiency. This team is primarily responsible for comprehensively evaluating supplier performance across various aspects, including business reputation, product and service quality, price competitiveness, and relevant sales terms, to select suitable suppliers. We adhere to principles of openness, fairness, and integrity in supplier selection while maintaining a systematic supply chain management mechanism. This includes comprehensive Guidelines on Procurement (《採購工作指引》) that clearly define procurement processes, tender requirements, and staff responsibilities, along with strict supplier qualification requirements.

The Group has also set up dedicated departments including the procurement office, the procurement assessment team, and the procurement team to strengthen procurement management, standardize procurement procedures, and assign clear roles and responsibilities. This systematic approach advances procurement tasks and enhances cost-effectiveness in purchasing. With regard to supplier management, we regularly review and update suppliers' qualification documents, track relevant information, and maintain records of their legal compliance, contract performance and complaint history to ensure the integrity and reliability of the supply chain.

To ensure continued efficiency and fairness in procurement, our Procurement Department conducts comprehensive annual evaluations of all product and service suppliers. The evaluation focuses on four core areas: quality of service outcomes, service efficiency, fee standards, and service attitude. Based on the evaluation results, we promptly updated our supplier database. Outstanding performers receive priority consideration for future procurement opportunities, while underperforming suppliers face a three-year suspension of partnership.

Sustainable Management of the Supply Chain

Suppliers of property management services are critical to businesses focusing on property investment. Therefore, we place significant emphasis on suppliers' performance in environmental and occupational health and safety aspects. Our principal property management service providers must obtain certifications including ISO9001:2015 Quality Management System, ISO14001:2015 Environmental Management System – Requirements with guidance for use, and ISO45001:2018 Occupational Health and Safety Management Systems. The Group also continuously reviews and updates the procurement policies to ensure alignment with our sustainability goals.

本集團為維護採購程序的公開透明及合規運作，減少環境與社會相關的風險及提高效率，特別成立了專門的採購評審小組。該小組主要負責全面評核供應商各方面表現，包括其商業信譽、產品與服務質量、價格競爭力以及相關銷售條款等，以挑選適合的供應商。我們堅持以公開、公平及誠信為原則甄選供應商，同時建立了系統化的供應鏈管理機制，當中涵蓋了完整的《採購工作指引》，明確規範了採購流程、招標要求、員工崗位職責等，並嚴格把關供應商的資質要求。

此外，本集團設立了專門部門如採購辦公室及採購小組，強化採購管理、標準化採購流程，並分配清晰的職責權限，以系統化地推進採購工作，提高採購成本效益。在供應商管理方面，我們定期審核並更新供應商的資格證明文件，追蹤相關信息，並對他們的法律合規、合約履行表現和投訴記錄等進行記錄備案，以確保供應鏈的誠信與可靠性。

為確保採購工作持續保持高效與公平，我們的採購部每年都會對產品及服務供應商展開全面評估。評估工作主要聚焦於四大核心範疇：服務成果質量、服務效能、收費標準，以及服務態度。我們會根據評估結果及時更新供應商資料庫，表現卓越的供應商將獲優先考慮未來的採購機會，而表現未達標準的供應商則需接受為期三年的合作關係暫停。

供應鏈的可持續管理

物業管理服務的供應商對於專注於物業投資的企業至關重要。因此，我們高度重視供應商在環境與職業健康安全方面的績效，主要物業管理服務供應商必須取得《ISO9001:2015質量管理體系》、《ISO14001:2015環境管理體系要求及使用指南》以及《ISO45001:2018職業健康與安全管理體系》等認證。同時，本集團會不斷審核並更新採購政策，確保這些政策與可持續發展的目標保持一致。

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We recognize that supply chain management must balance environmental protection and social responsibility, thus prioritizing partnerships with suppliers who value sustainable development. To minimize potential environmental and social risks in the supply chain, we conduct detailed due diligence on potential suppliers. Simultaneously, we implement a Green Procurement Policy (《綠色採購政策》), prioritizing high-efficiency equipment in procurement and selecting recyclable consumables, such as reusable toner cartridges. To reduce resource consumption, we actively encourage employees to use municipal water supply instead of bottled water. We also emphasize building partnerships with local suppliers, supporting Hong Kong's local economic development while reducing environmental impacts from goods transportation.

During the Reporting Period, the Group has 18 suppliers and all of them were from Hong Kong. We have evaluated and assessed 8 of our main suppliers.

Service Quality and Responsibility

We uphold professional, proactive, and prudent service principles, dedicated to establishing long-term mutually beneficial partnerships with our business partners and clients. While providing high-quality financial products and excellent services to our clients, we strictly adhere to Hong Kong's relevant laws and regulations, ensuring compliance across various aspects including health and safety, advertising, and privacy. This includes but is not limited to:

- Landlord and Tenant (Consolidation) Ordinance (Cap. 7 of the Laws of Hong Kong);
- Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong); and
- Main Board Listing Rules.

我們深明供應鏈管理必須兼顧環保及社會責任，因此優先考慮與重視可持續發展的供應商展開合作。為盡量減低供應鏈對環境和社會的潛在風險，我們會對潛在供應商進行詳盡的盡職調查。與此同時，我們實施《綠色採購政策》，在設備採購方面優先考慮高能效設備，並選用可循環再用的耗材用品，例如可重複使用的碳粉匣等。為減少資源耗用，我們積極倡導員工使用市政供水，盡量避免使用瓶裝水。我們更著重與本地供應商建立夥伴關係，既可支持香港本土經濟發展，同時也能降低貨物運輸過程中對環境造成的影響。

在報告期間，我們共有18間供應商，全部均來自香港，我們已對8間主要的供應商進行評估。

服務質量和責任

我們奉行專業、積極及穩健的服務宗旨，致力與業務夥伴和客戶建立長遠的互惠合作關係。在為客戶提供優質金融產品與卓越服務時，我們謹守香港各項法律法規要求，確實遵從有關健康安全、廣告與隱私等各個範疇的規定，其中涵蓋但不限於：

- 《業主與租客（綜合）條例》(香港法例第7章)；
- 《證券及期貨條例》(香港法例第571章)；以及
- 《主板上市規則》

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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During the Reporting Period, the Group was not aware of any material non-compliance with laws and regulations relating to health and safety, advertising, labelling, and privacy matters relating to products and services provided, and methods of redress that would have a significant impact on the Group.

To maintain excellent service standards and fulfil our corporate responsibilities, the Group has implemented multiple internal regulations and policies, including the Compliance Handbook (《合規手冊》) and Standard Code on Securities Transactions by Employees (《有關僱員進行證券交易的標準守則》). During the Reporting Period, we also reviewed and enhanced the Operations and Compliance Handbook (《營運及合規手冊》) for licensed companies. Through multi-dimensional compliance controls and system development, we ensure that service quality meets the highest standards. The following flowchart illustrates our process for ensuring service quality:

等重要法規。於報告期間，我們並無發現任何違反對本集團有重大影響的法例及規例，而與所提供產品及服務的健康及安全、廣告、標籤、私隱事宜以及其補救措施相關。

為維持卓越服務水準及履行企業責任，本集團已落實多項內部規章制度，當中包括《合規手冊》及《有關僱員進行證券交易的標準守則》等重要指引。我們於報告期間亦對持牌公司的《營運及合規手冊》進行了檢視及優化，透過多方位的合規管控與制度建設，確保服務品質符合最高標準。以下圖表展示了我們保證服務質量的流程：



Given the nature of our business, our operation does not involve product manufacturing or production, we do not have product recall procedures in place.

基於本集團的業務性質不涉及產品生產及製造，我們並沒有產品回收程序。

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Demonstrating Services Quality in Business

在業務中體現良好的服務質量

Financial Service 金融服務

Our company is committed to developing into a diversified, distinctive, and first-class financial asset service institution. To realize this vision, the Company has established a comprehensive policy system dedicated to providing trustworthy, professional, reliable, and fair financial services to clients and all stakeholders. We maintain a rigorous client due diligence mechanism to thoroughly understand each client's financial situation, investment experience, and investment objectives, ensuring our recommendations and guidance align with clients' actual needs. For high-risk clients or business activities, we implement more prudent risk management measures to effectively control and mitigate associated risks. Furthermore, we particularly emphasize ensuring clients fully understand relevant terms, conditions, and potential risks before engaging in any financial transactions.

The Company is committed to maintain a fair and informed market, and thus requires employees to abide by the Code of Conduct and to fully understand their responsibility. Since the disclosure of inside information is central to the orderly operation and integrity of the market, the Policy on Disclosure of Inside Information (《內幕消息披露政策》), stating the responsibilities of the Board and senior management in monitoring all disclosures in accordance with the provisions of the SFC, is constructed and strictly followed by every member of the Company.

The Company prohibits any forms of false or misleading statement in the course of publicity, ensuring that all advertisements and marketing materials truthfully describe the matter and are approved in accordance with the provisions of the SFC before they are issued.

本公司矢志發展成為多元化、具特色及一流品牌的金融資產服務機構。為實現此願景，本公司建立了完善的政策體系，致力為客戶及持份者提供值得信賴、專業可靠及公平公正的金融服務。我們設有嚴謹的客戶盡職審查機制，深入了解每位客戶的財務狀況、投資經驗及投資目標，以確保我們所提供的建議或指導均切合客戶實際需要。對於高風險客戶或業務，我們會採取更加審慎的風險管理措施，有效控制及降低相關風險。此外，我們特別注重確保客戶在進行任何金融交易前，充分理解相關條款、細則及潛在風險。

本公司致力於維護一個公平和信息暢通的市場，因而要求員工遵守行為準則和充分理解自身責任。由於內幕消息的披露對於市場的有序運作及廉潔穩健至關重要，本公司已制定《內幕消息披露政策》，當中列明瞭董事會和高級管理層在監察本公司披露時須符合證監會規定的責任，且每位員工必須嚴格遵守該規定。

此外，本公司禁止在宣傳過程中作出任何形式的虛假或誤導說明，確保廣告和營銷材料都如實描述該事宜，並在發佈前按照證監會的規定獲得內部批准。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Property Investment

物業投資

As a professional property investment company, we consistently maintain partnerships with experienced and high-quality service providers to ensure professional management of our properties and outdoor advertising facilities. The Company has maintained a diversified investment property portfolio in Hong Kong which comprises Kwai Fong Plaza, certain floors of the Bank of America Tower in Central, Yue King Building in Causeway Bay, Ko Fai Industrial Building in Yau Tong and Seaview Estate in North Point. On the other hand, the Company has also participated in the investment in the JV Group which holds a diversified portfolio of properties in Hong Kong. Details of property investment information can be found in the session of "Management Discussion and Analysis".

作為專業的物業投資公司，我們一直堅持與資深且優質的服務供應商合作，確保旗下物業及戶外廣告設施得到完善的專業管理。公司於香港持有多元化的投資物業組合，包括葵芳廣場，以及位於中環美國銀行中心、銅鑼灣愉景樓、油塘高輝工業大廈及北角海景大廈之若干樓層。另一方面，本公司亦參與了在香港有多元投資組合的合營集團的投資。有關物業投資的詳情請參照「管理層討論及分析」章節。

Comprehensive Complaints Handling Procedures

We believe customer feedback and suggestions are essential to improving the quality of our products and services. Accordingly, we strictly adhere to the Code of Conduct for Persons Licensed by or Registered with the Securities and Futures Commission (《證券及期貨事務監察委員會持牌人或註冊人操守準則》) and our internal control guidelines, and have established a Whistleblowing Policy (《舉報政策》) and a Customer Complaint Handling Policy (《客戶投訴處理政策》). These policies specify the measures to be taken upon receipt of a customer complaint and the procedures for handling various types of complaints, helping us identify the nature and source of complaints and areas requiring improvement. We conduct a thorough review of each customer complaint and guarantee a prompt response.

According to our policies, all received complaints must be thoroughly documented in a dedicated complaint register, including complete information about the nature of complaints, handling measures, investigation causes, and proposed solutions. We require staff to handle each customer complaint with utmost care and report to relevant department heads and management within two working days. After completing the investigation, staff must promptly communicate the results to customers. We regularly review and update our Customer Complaint Handling Policy (《客戶投訴處理政策》) to ensure the continued effectiveness of policies and procedures, enabling proper handling of customer complaints and swift resolution.

全面的投訴處理程序

我們認為客戶的反饋和建議是提升我們產品與服務品質的核心。因此，我們嚴格遵循《證券及期貨事務監察委員會持牌人或註冊人操守準則》以及內部監控指引，訂立《舉報政策》和《客戶投訴處理政策》，訂明了接到客戶投訴後的相應措施和針對各種投訴類型的處理方式。有助我們辨識投訴性質、來源以及指出需要改進的範疇。我們會對每一項客戶的投訴進行認真審查，並保證能夠迅速回應。

根據我們的政策規定，收到的投訴均需詳細記錄於專設的投訴記錄冊中，包括投訴性質、處理措施、調查原因及建議解決方案等完整資料。我們要求員工必須謹慎對待每宗客戶投訴，並於兩個工作天內向相關部門主管及管理層報告。調查工作完成後，員工需及時向客戶通報結果。我們亦會定期檢討及更新《客戶投訴處理政策》，以確保政策及程序的持續有效性，從而妥善處理客戶投訴並迅速提供解決方案。

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For property investment services, we require property management companies to regularly gather tenant feedback and quickly relay it to the property investment management department to ensure timely responses to tenant needs. We also have a complaint feedback mechanism in place to ensure department supervisors initially handle received complaints before being escalated for in-depth resolution, preventing recurring issues. We continue to track the progress of complaint resolution to ensure customer complaints are addressed promptly and fairly.

To strengthen our complaint-handling mechanism, we have established a dedicated Complaint Office responsible for reviewing and investigating customer complaints, reporting investigation results to company leadership, proposing handling recommendations, and properly recording complaints and their resolutions. The Complaint Office ensures all internal and external reports are completed on time and meet management or regulatory authority review requirements. During the Reporting Period, we received no complaints regarding regulatory violations or that significantly impacted the company.

Protecting Customer Privacy & Safeguarding Information Security

The Group is fully aware of the critical importance of privacy protection within the financial services industry. We are committed to maintaining the confidentiality of our client's private data and strictly preventing any unauthorized or illegal data breaches. To ensure the comprehensive and proper protection of our clients' confidential information, the Group adheres to the Personal Data (Privacy) Ordinance (Cap. 486 of the Laws of Hong Kong) and has established internal policies, including the Insider Information Disclosure Policy (《內幕消息披露政策》) and the Personal Account Trading Policy (《個人賬戶交易政策》) to precisely safeguard all sensitive information and privacy.

針對物業投資服務，我們會要求物業管理公司定期蒐集租戶的反饋，並迅速傳達給物業投資管理部門，確保及時回應租戶需求。此外，我們亦設置投訴反饋機制，以確保接到投訴時，先由部門主管初步處理，再轉交給相關人員進行深入處理，防止同樣問題再次發生。我們會持續追蹤投訴的處理進度，保證客戶的投訴能得到及時而公正的處理。

為加強投訴處理機制，我們特別設立專門的投訴辦公室，專責審核及調查客戶投訴事宜、向公司領導匯報調查結果和提出處理建議，同時負責妥善記錄投訴及其處理結果。投訴辦公室需確保內部及外部報告均能按時完成，並符合管理層或監管機構的審核要求。在報告期內，我們並無接獲任何違反法規或對公司造成重大影響的投訴。

保護客戶隱私保障信息安全

本集團充分認識到在金融服務行業中，隱私保護的至關重要性。為此，我們承諾致力於維護客戶的隱私資料，並嚴格防止任何未經授權或非法的資料洩露。為了確保客戶的機密資訊獲得妥善而全面的保護，本集團恪守《個人資料(私隱)條例》(香港法例第486章)，並已經內部制訂了《內幕消息披露政策》和《個人賬戶交易政策》等一系列政策，以精確地保障敏感資訊和隱私。

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The Group strictly requires all employees to refrain from using material non-public information or confidential information for stock and other securities trading. Employees are also prohibited from encouraging or guiding others to engage in trading activities using such information.

During the Reporting Period, we were not aware of any incidents of customer information leakage and did not receive any complaints regarding the improper use of customer information that had a significant impact on the Group.

Intellectual Property Rights

We strictly adhere to intellectual property protection regulations. For instance, all software installations must be authorized through IT Department-issued passwords to ensure only legally licensed genuine products are used. For product and service information intended for public release, the Business Integration Department conducts thorough verification before web publication to ensure accuracy. The Group maintains zero tolerance for infringement. During the Reporting Period, the Group experienced no significant intellectual property infringement incidents. We have implemented appropriate measures to prevent any infringement of both our own and third-party intellectual property rights.

Anti-corruption

The Group upholds the highest ethical standards and professional conduct, embracing integrity, honesty, and fair business practices as core values that all directors and employees must maintain. We have zero tolerance for any form of corruption, including but not limited to bribery, extortion, fraud, and money laundering. The Group's business operations are regulated by various regulations, including the Companies Ordinance, the Securities and Futures Ordinance, and the Prevention of Bribery Ordinance. These regulations form our operational legal foundation, ensuring compliance at all company levels. All management personnel, including board members, the chairman, CEO, senior management, and all employees, are responsible for ensuring their business areas fully comply with relevant laws and regulations, particularly the Prevention of Bribery Ordinance requirements.

本集團嚴格要求全體員工不得利用掌握的重大非公開資料或機密信息進行股票及其他證券交易，亦禁止員工慫恿或引導他人利用該等信息從事交易活動。

於報告期內，本集團未發生過任何客戶信息外洩事件，也未曾接獲任何有關客戶信息不當使用並對本集團有重大影響的投訴。

知識產權

我們恪守知識產權保護的相關管理規定，例如軟件安裝必須經由IT部門提供授權密碼，以確保使用的軟件均為合法授權的正版產品。對於需要對外發佈的產品及服務資訊，綜合部會在網頁發佈前進行反覆核查，確保資料準確無誤。本集團對侵權行為採取零容忍態度。報告期間，本集團並無發生任何重大侵犯知識產權事件。我們已採取適當措施，以防止任何對其自身知識產權及第三方知識產權的侵犯。

反貪污

本集團恪守最高道德標準及專業操守，秉持誠信、廉潔及公平的經營理念，這些核心價值是我們要求董事及員工必須堅守的準則。我們對任何形式的貪污行為採取零容忍政策，當中包括但不限於賄賂、勒索、欺詐及洗錢等違法活動。本集團的業務營運受多項法例規管，包括《公司條例》、《證券及期貨條例》和《防止賄賂條例》等。這些法規構成我們營運的法律基礎，確保公司各個層面均符合合規要求。公司的管理層人員，包括董事會成員、主席、行政總裁、高級管理層以及全體員工，均有責任確保其負責的業務範疇完全遵從相關法律法規，尤其是《防止賄賂條例》的各項規定。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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The Group strongly believes the foundation of stakeholders' trust is built on the ethics and integrity of every employee. We strictly adhere to Hong Kong's laws and regulations related to the prevention of corruption and bribery that significantly impact the Group's business, including, but not limited to:

- Prevention of Bribery Ordinance (Cap. 201 of the Laws of Hong Kong);
- Anti-Money Laundering and Counter-Terrorist Financing Ordinance (Cap. 615 of the Laws of Hong Kong); and
- Code of Conduct for Persons Licensed by or Registered with the Securities and Futures Commission.

During the Reporting Period, there were no concluded legal cases regarding corrupt practices brought against the Group and its employees. The Group was not aware of any material noncompliance with laws and regulations relating to anti-corruption, prevention of bribery, extortion, fraud, and money laundering that would have a significant impact on the Group.

Comprehensive Management of Anti-corruption

The Group firmly opposes all forms of corruption and has established and implemented comprehensive anti-bribery and anti-corruption policies. We have established rigorous internal control systems and procedures, including the Code of Ethics for employees and declaration and approval mechanisms for receiving gifts or entertainment, to maintain the Company's integrity and reputation.

To continuously strengthen these measures, we constantly improve and revise the internal Anti-bribery and Corruption Policies and Procedures (《反賄賂及貪污政策及程序》), Anti-Money Laundering, and Counter-Terrorist Financing Policy (《打擊洗錢及恐怖分子資金籌集政策》), and established a Customer Due Diligence and Money Laundering Risk Assessment Form (《客戶盡職調查與洗錢風險評估表》) and Guidelines on Disclosure of Conflicts of Interest (《利益衝突披露指引》) to enhance work efficiency and transparency in these areas. These measures are detailed in the Integrity and Self-discipline Commitment (《廉潔自律承諾書》), Employee Handbook (《員工手冊》), and Compliance Handbook (《合規手冊》).

本集團堅信持份者信任的基礎是建立於本集團每位員工的操守和誠信。我們嚴格遵守香港於貪污及賄賂方面有關且對本集團業務有重大影響的法律法規，包括但不限於：

- 《防止賄賂條例》(香港法例第201章)；
- 《打擊洗錢及恐怖分子資金籌集條例》(香港法例第615章)；及
- 《證券及期貨事務監察委員會持牌人或註冊人操守準則》。

於報告期間，我們沒有發現對本集團及其僱員提出並已審結的貪污訴訟案件，以及任何涉及違反有關反腐敗、賄賂、敲詐勒索、欺詐及洗錢的法律法規的訴訟或投訴。

全面的反貪污管理

本集團堅決反對一切形式的腐敗行為，並已制定及執行全面的反賄賂及反貪污政策。我們建立了嚴謹的內部監控制度及程序，包括員工道德守則以及接受禮品或款待的申報及審批機制，以維護公司的誠信及聲譽。

為了不斷加強這些措施，我們持續改善和修訂公司的《反賄賂及貪污政策及程序》和《打擊洗錢及恐怖分子資金籌集政策》。此外，我們還建立了《客戶盡職調查與洗錢風險評估表》和《利益衝突披露指引》，以增強這些領域的工作效率和透明度。這些措施均在《廉潔自律承諾書》、《員工手冊》和《合規手冊》中有詳細的闡述。

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We place high importance on business ethics and employee professional conduct management. The Group maintains zero tolerance for any violations of these policies. Upon discovering violations, strict handling measures will be taken, including but not limited to warnings, dismissal, and reporting to relevant regulatory authorities.

To further foster a good anti-money laundering work environment, the Company has established a Risk Compliance Office responsible for anti-money laundering affairs and specializes in customer due diligence and other compliance matters. We regularly share anti-money laundering information through email and training programs with employees, to raise awareness among the employees.

Effective Anti-corruption Initiatives

The Group emphasizes all employees must fully understand and strictly adhere to established policies. To enhance directors' and employees' awareness of integrity, we actively provide relevant training. During the Reporting Period, we revised our internal policies, particularly the Anti-Money Laundering and Counter-Terrorist Financing Policy (《打擊洗錢及恐怖分子資金籌集政策》), to ensure alignment with relevant requirements from regulatory authorities and legal regulations.

The revised policy emphasizes establishing appropriate compliance management structures and independent internal audit functions, providing a risk indicator checklist. This checklist helps employees identify potential high or low money laundering risk levels in business activities, enabling appropriate risk management measures.

我們高度重視商業道德及員工職業操守的管理。對於任何違反上述政策的行為，本集團採取零容忍態度。一旦發現違規情況，將予以嚴肅處理，可能採取的措施包括但不限於警告、解僱及向相關監管機構舉報。

此外，為進一步營造良好的反洗錢工作環境，本集團已成立風險合規辦公室，負責處理反洗錢事宜並專門負責客戶盡職調查和其他合規事務。我們會定期通過電郵和培訓活動與員工分享與反洗錢相關的資訊，以提升員工間的反洗錢意識。

有效的反貪污措施

本集團強調我們的員工必須深入了解並嚴格遵從既定的政策。為了加強董事及員工對廉潔的意識，我們積極提供相關培訓。在報告期內，我們進行了內部政策的修訂，特別是《打擊洗錢及恐怖分子資金籌集政策》的更新，以確保我們的政策與監管機構的相關要求及法律法規保持一致。

經修訂的政策強調建立適當的合規管理架構和獨立內部審核功能的重要性，並提供了風險指標清單。該清單有助員工識別業務活動中潛在的高或低洗錢風險水平，從而採取相應的風險管理措施。

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During the Reporting Period, the Group has provided anticorruption and anti-money laundering training to strengthen the compliance awareness of Directors and employees. We provided Directors and employees with training materials on business ethics for listed companies, and organised their participation in a webinar hosted by the Independent Commission Against Corruption on the theme of 'Anti-Corruption and Ethical Business Culture – The Core of Good Corporate Governance', ensuring that the team upholds the highest standards of professional conduct.

The Group has established a comprehensive Whistleblowing Policy (《舉報政策》), clearly outlining specific procedures for reporting and inquiring about misconduct. This policy provides employees with secure channels to disclose any fraudulent, unethical, or illegal activities that might harm the Company's reputation. We commit to implementing the strictest confidentiality measures for each report and complaint, ensuring whistleblower anonymity and safety. To encourage employees to actively report issues, they are urged to report any suspicious or improper matters directly to the Chief Executive Officer or, if they choose, to submit their concerns in writing to the company's address on the 21/F, Bank of America Tower, 12 Harcourt Road, Central, Hong Kong, China. The Whistleblowing Policy (《舉報政策》) details the steps for investigating these complaints, ensuring the company takes appropriate follow-up actions for every report received.

本集團在報告期內積極開展廉潔培訓，以強化董事及員工的合規意識。我們向董事及員工提供上市公司商業道德培訓教材，更組織參與由廉政公署舉辦、主題為「反貪污和道德商業文化－良好企業管治的重心」之網絡研討會，確保團隊秉持最高標準的職業操守。

本集團已制定完善的《舉報政策》，清晰列明舉報及查詢不當行為的具體程序。此政策為員工提供安全的渠道，讓他們能夠揭露任何可能損害公司聲譽的欺詐行為、不道德或非法活動。我們承諾對每宗舉報及投訴均採取最嚴格的保密措施，確保舉報者的匿名性和安全。為了促使員工積極反映問題，我們鼓勵他們將任何可疑或不當的事項直接上報給行政總裁，或者選擇以書信形式，寄至中國香港中環夏慤道12號美國銀行中心21樓的公司地址。《舉報政策》內詳細列出調查這些投訴的步驟，確保公司對每一起舉報都能採取妥當的後續處理措施。

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Community Investment

The Group actively engages in social welfare activities, contributing to building a stable and harmonious social environment through concrete actions. We have established Community Investment Regulations (《社會投資辦法》) aimed at integrating social care into business operations and fulfilling corporate social responsibility. Through organizing employee participation in charitable volunteer activities and implementing various donation programs, we demonstrate care for society and bring positive impacts to community development.

“Caring Company – Actively Participated” Recognition

Through years of continuous commitment and support to the community, we have been honoured with “Caring Company – Actively Participated” recognition by the Hong Kong Council of Social Service. This recognition affirms our consistent dedication to fostering a caring culture for eight years, including supporting voluntary work, caring for employees and their families, employing individuals from diverse social groups, promoting environmental protection, sharing knowledge and skills, and making contributions to society. It also acknowledges our contributions as a long-term partner of charitable organizations and our active efforts in fulfilling corporate social responsibility.

社區投資

本集團積極投身社會公益事務，以實際行動為建設穩定和諧的社會環境作出貢獻。我們制定了《社會投資辦法》，目的是將社會關懷融入商業營運之中，履行企業社會責任。我們通過組織員工參與公益志願活動及推行各項捐助計劃，展現對社會的關愛，為社區發展帶來積極正面影響。

「商界展關懷－積極參與嘉許」標誌

憑藉多年來對社區的持續投入與支持，我們榮獲香港社會服務聯會頒發「商界展關懷－積極參與嘉許」標誌。這項殊榮肯定了我們八年以來持續實踐及推動關愛文化，包括支持義務工作、關注員工及其家庭、聘請社會不同群體、推廣環境保護、分享知識技能以及樂於對社會作出捐獻。這同時認可了我們作為慈善機構長期合作夥伴的貢獻，以及我們積極履行企業社會責任的努力。



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Two Places, One Heart – Giving Back to the Community

The Group maintains close cooperation with various charitable organizations, providing donations and material assistance in response to community needs. With enthusiastic employee participation, we organise various voluntary services to fully support community development and cultivate a caring culture.

In particular, the Group has established a strong, long-term partnership with 'U-Hearts', a registered non-profit charitable organisation in Hong Kong. The organisation is dedicated to youth education and development in the Chinese Mainland and Hong Kong, as well as caring for underprivileged groups. Its services encompass youth development and exchange programmes, care for the underprivileged and the elderly, educational sponsorship for senior secondary students in the Chinese Mainland, reconstruction of dilapidated schools in rural areas, donation of educational equipment and poverty alleviation services. Through this platform, we not only provide financial support but also actively encourage employees to participate in voluntary services, thereby spreading positive energy in the community. Since October 2018, we have regularly prepared 'lucky bags' for grassroots families and elderly people living alone each year. These bags contain daily necessities such as rice, noodles and toiletries. To date, over 1,300 blessing bags have been distributed, continuously spreading positive energy in the community.

On 20 December 2025, the Group participated in the 'Joy at Christmas, Spreading Love with Lucky Bags' ("樂在聖誕、揚愛福袋") charitable event organised by 'U-Hearts', giving back to society through practical action. The event was held at Tai Hang Tung Estate in Shek Kip Mei, serving 200 households of elderly residents aged over 70 who live alone or as couples. In addition to donating funds to support the procurement of event supplies, the Group organised an employee volunteer team to be present at the venue, personally delivering blessing bags filled with daily necessities and food to the elderly. During the event, the volunteers made special efforts to reach out to the community by conducting home visits to 50 households with elderly residents who have mobility difficulties. Through sincere conversations and festive greetings, we not only delivered material assistance but also expressed our heartfelt care and respect for the elderly, bringing the warmth of the Christmas spirit to every corner of the community.

兩地一心回饋社會

本集團與多個慈善團體保持密切合作，因應社區需要提供捐款及物資援助。在員工踴躍參與下，我們籌辦多項志願服務，全力支持社區發展，厚植關愛文化。

其中，本集團與香港註冊非牟利慈善團體「兩地一心」建立了深厚的長期合作夥伴關係。該機構致力於為中國內地和香港的青少年教育成長及關懷弱勢社群，服務範疇包括青少年發展及交流、關懷弱勢及長者、國內高中生助學、山區危校重建、捐贈教育設備及扶貧服務等。透過此平台，我們不僅提供財務支援，更積極鼓勵員工參與志願服務，從而在社區中傳播更多正能量。自二零一八年十月以來，我們每年定期為基層家庭及獨居長者準備「福袋」，內含米、麵及洗浴用品等生活必需品，至今派發數量已超過1,300個，持續為社區傳播正能量。

於二零二五年十二月二十日，本集團參與由「兩地一心」主辦的「樂在聖誕、揚愛福袋」慈善活動，以實際行動回饋社會。是次活動選址於石硤尾大坑東邨，服務對象涵蓋該邨200戶年逾七旬的獨居或雙居長者。本集團除了捐助資金支持活動物資採購外，更組織員工義工隊親臨現場，將裝有日常必需品與食品的豐富福袋親手送至長者手中。活動期間，義工們特別深入社區，上門探訪了50戶行動不便的長者家庭；透過真誠的交談與節日問候，我們不僅傳遞了物質上的援助，更表達了對長輩的深切關懷與敬意，讓溫馨的聖誕氣氛遍及社區角落。

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The Group plans to continue seeking opportunities to contribute to charitable donations or community activities in the future, thereby promoting and solidifying community development.

本集團計劃日後將繼續尋覓為慈善捐獻或社區活動作出貢獻的機會，助力推動並鞏固社區發展。

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HKEX ESG Reporting Code Index

聯交所《環境、社會及管治報告守則》內容索引

Subject Areas, Aspects, General Disclosures and KPIs 範疇、層面及關鍵績效指標	Section/Statement 章節／聲明	
Mandatory Disclosure Requirements 強制披露規定		
Governance Structure 管治架構	<p>A statement from the board containing the following elements: 由董事會發出的聲明，當中載有下列內容：</p> <ul style="list-style-type: none"> (i) a disclosure of the board's oversight of ESG issues; 披露董事會對環境、社會及管治事宜的監管； (ii) the board's ESG management approach and strategy, including the process used to evaluate, prioritize, and manage material ESG-related issues (including risks to the issuer's businesses); and 董事會的環境、社會及管治管理方針及策略，包括評估、優次排列及管理重要的環境、社會及管治相關事宜（包括對發行人業務的風險）的過程；及 (iii) how the board reviews progress made against ESG-related goals and targets with an explanation of how they relate to the issuer's businesses 董事會如何按環境、社會及管治相關目標檢討進度、並解釋它們如何與發行人業務有關連。 	ESG Governance Structure ESG管治架構
Reporting Principles 匯報原則	<p>A description of, or an explanation of, the application of the following Reporting Principles in the preparation of the ESG report: 描述或解釋在編備環境、社會及管治報告時如何應用匯報原則：</p> <p>Materiality: The ESG report should disclose: (i) the process to identify and the criteria for the selection of material ESG factors; (ii) if a stakeholder engagement is conducted, a description of significant stakeholders identified, and the process and results of the issuer's stakeholder engagement. 重要性：環境、社會及管治報告應披露：(i) 識別重要環境、社會及管治因素的過程及選擇這些因素的準則；(ii) 如發行人已進行持份者參與，已識別的重要持份者的描述及發行人持份者參與的過程及結果。</p> <p>Quantitative: Information on the standards, methodologies, assumptions, and/or calculation tools used, and source of conversion factors used, for the reporting of emissions/energy consumption (where applicable) should be disclosed. 量化：有關匯報排放量／能源耗用（如適用）所用的標準、方法、假設及／或計算工具的資料，以及所使用的轉換因素的來源應予披露。</p> <p>Consistency: The issuer should disclose in the ESG report any changes to the methods or KPIs used, or any other relevant factors affecting a meaningful comparison. 一致性：發行人應在環境、社會及管治報告中披露統計方法或關鍵績效指標的變更（如有）或任何其他影響有意義比較的相關因素。</p>	About This Report 關於本報告

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Mandatory Disclosure Requirements 強制披露規定	
Reporting Boundary 匯報範圍	<p data-bbox="384 618 1174 752">A narrative explaining the reporting boundaries of the ESG report and describing the process used to identify which entities or operations are included in the ESG report. If there is a change in the scope, the issuer should explain the difference and reason for the change.</p> <p data-bbox="384 757 1174 860">解釋環境、社會及管治報告的匯報範圍，及描述挑選哪些實體或業務納入環境、社會及管治報告的過程。若匯報範圍有所改變，發行人應解釋不同之處及變動原因。</p>

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“Comply or Explain” Provisions 「不遵守就解釋」條文		
A. Environmental 環境		
Aspect A1: Emissions 層面A1：排放物		
General Disclosure 一般披露	General Disclosure Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste. 有關廢氣及溫室氣體排放、向水及土地的排污、有害及無害廢棄物的產生等的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Environmental 環境
KPI A1.1 關鍵績效指標A1.1	The types of emissions and respective emissions data. 排放物種類及相關排放數據。	Emissions – Air Emissions 排放物－廢氣排放
KPI A1.3 關鍵績效指標A1.3	Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility). 所產生有害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。	Emissions – Waste Management 排放物－廢棄物管理
KPI A1.4 關鍵績效指標A1.4	Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility). 所產生無害廢棄物總量（以噸計算）及（如適用）密度（如以每產量單位、每項設施計算）。	Emissions – Waste Management 排放物－廢棄物管理
KPI A1.5 關鍵績效指標A1.5	Description of emissions target(s) set and steps taken to achieve them. 描述所訂立的排放量目標及為達到這些目標所採取的步驟。	Emissions – Air Emissions 排放物－廢氣排放、 溫室氣體排放
KPI A1.6 關鍵績效指標A1.6	Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them. 描述處理有害及無害廢棄物的方法，及描述所訂立的減廢目標及為達到這些目標所採取的步驟。	Emissions – Waste Management 排放物－廢棄物管理

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“Comply or Explain” Provisions 「不遵守就解釋」條文		
A. Environmental 環境		
Aspect A2: Use of Resources 層面A2：資源使用		
General Disclosure 一般披露	Policies on the efficient use of resources, including energy, water, and other raw materials. 有效使用資源 (包括能源、水及其他原材料) 的政策。	Use of Resources 資源使用
KPI A2.1 關鍵績效指標A2.1	Direct and/or indirect energy consumption by type (e.g. electricity, gas, or oil) in total (kWh in'000s) and intensity (e.g. per unit of production volume, per facility). 按類型劃分的直接及／或間接能源總耗量 (以千個千瓦時計算) 及密度 (如以每產量單位、每項設施計算)。	Use of Resources – Energy Management 資源使用－能源管理
KPI A2.2 關鍵績效指標A2.2	Water consumption in total and intensity (e.g. per unit of production volume, per facility). 總耗水量及密度 (如以每產量單位、每項設施計算)。	Use of Resources – Water Management 資源使用－水資源管理
KPI A2.3 關鍵績效指標A2.3	Description of energy use efficiency target(s) set and steps taken to achieve them. 描述所訂立的能源使用效益目標及為達到這些目標所採取的步驟。	Use of Resources – Energy Management 資源使用－能源管理
KPI A2.4 關鍵績效指標A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set, and steps taken to achieve them. 描述求取適用水源上可有任何問題，以及所訂立的用水效益目標及為達到這些目標所採取的步驟。	Use of Resources – Water Management 資源使用－水資源管理
KPI A2.5 關鍵績效指標A2.5	Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced. 製成品所用包裝材料的總量 (以噸計算) 及 (如適用) 每生產單位佔量。	Not applicable (There are no product production or factory operations due to the Group's business nature.) 不適用 (基於業務性質，本集團不涉及產品製作)

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“Comply or Explain” Provisions 「不遵守就解釋」條文		
A. Environmental 環境		
Aspect A3: The Environment and Natural Resources 層面A3：環境及天然資源		
General Disclosure 一般披露	Policies on minimising the issuer’s significant impacts on the environment and natural resources. 減低發行人對環境及天然資源造成重大影響的政策。	Environment and Natural Resources 環境及天然資源
KPI A3.1 關鍵績效指標A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them. 描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。	Environment and Natural Resources 環境及天然資源
B. Social 社會		
Aspect B1: Employment 層面B1：僱傭		
General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare. 有關薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Employment 僱傭
KPI B1.1 關鍵績效指標B1.1	Total workforce by gender, employment type (for example, full-or part-time), age group, and geographical region. 按性別、僱傭類型（如全職或兼職）、年齡組別及地區劃分的僱員總數。	Employment 僱傭
KPI B1.2 關鍵績效指標B1.2	Employee turnover rate by gender, age group, and geographical region. 按性別、年齡組別及地區劃分的僱員流失比率。	Employment 僱傭

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B. Social 社會		
Aspect B2: Health and Safety 層面B2：健康與安全		
General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards. 有關提供安全工作環境及保障僱員避免職業性危害的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Employees' Health & Safety 重視員工的健康與安全
KPI B2.1 關鍵績效指標B2.1	Number and rate of work-related fatalities occurred in each of the past three years including the reporting year. 過去三年 (包括匯報年度) 每年因工亡故的人數及比率。	Employees' Health & Safety 重視員工的健康與安全
KPI B2.2 關鍵績效指標B2.2	Lost days due to work injury. 因工傷損失工作日數。	Employees' Health & Safety 重視員工的健康與安全
KPI B2.3 關鍵績效指標B2.3	Description of occupational health and safety measures adopted, and how they are implemented and monitored. 描述所採納的職業健康與安全措施，以及相關執行的監察方法。	Employees' Health & Safety 重視員工的健康與安全

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B. Social 社會		
Aspect B3: Development and Training 層面B3：發展及培訓		
General Disclosure 一般披露	Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities. 有關提升僱員履行工作職責的知識及技能的政策。描述培訓活動。	Talent Training and Development 人才培訓與發展
KPI B3.1 關鍵績效指標B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management). 按性別及僱員類別(如高級管理層、中級管理層)劃分的受訓僱員百分比。	Talent Training and Development 人才培訓與發展
KPI B3.2 關鍵績效指標B3.2	The average training hours completed per employee by gender and employee category. 按性別及僱員類別劃分，每名僱員完成受訓的平均時數。	Talent Training and Development 人才培訓與發展
Aspect B4: Labour Standards 層面B4：勞工準則		
General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour. 有關防止童工或強制勞工的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Labour Standards 勞工準則
KPI B4.1 關鍵績效指標B4.1	Description of measures to review employment practices to avoid child and forced labour. 描述檢討招聘慣例的措施以避免童工及強制勞工。	Labour Standards 勞工準則
KPI B4.2 關鍵績效指標B4.2	Description of steps taken to eliminate such practices when discovered. 描述在發現違規情況時消除有關情況所採取的步驟。	Labour Standards 勞工準則

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“Comply or Explain” Provisions 「不遵守就解釋」條文		
B. Social 社會		
Aspect B5: Supply Chain Management 層面B5：供應鏈管理		
General Disclosure 一般披露	Policies on managing environmental and social risks of the supply chain. 管理供應鏈的環境及社會風險政策。	Supply Chain Management 供應鏈管理
KPI B5.1 關鍵績效指標B5.1	Number of suppliers by geographical region. 按地區劃分的供應商數目。	Supply Chain Management 供應鏈管理
KPI B5.2 關鍵績效指標B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored. 描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目，以及相關執行及監察方法。	Supply Chain Management 供應鏈管理
KPI B5.3 關鍵績效指標B5.3	Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored. 描述有關識別供應鏈每個環節的環境及社會風險的慣例，以及相關執行及監察方法。	Supply Chain Management 供應鏈管理
KPI B5.4 關鍵績效指標B5.4	Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored. 描述在揀選供應商時促使多用環保產品及服務的慣例，以及相關執行及監察方法。	Supply Chain Management 供應鏈管理

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“Comply or Explain” Provisions 「不遵守就解釋」條文		
B. Social 社會		
Aspect B6: Product Responsibility 層面B6：產品責任		
General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labeling, and privacy matters relating to products and services provided and methods of redress. 有關所提供產品和服務的健康與安全、廣告、標籤及私隱事宜以及補救方法的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Service Quality and Responsibility 服務質量和責任
KPI B6.1 關鍵績效指標B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons. 已售或已運送產品總數中因安全與健康理由而須回收的百分比。	Not applicable(There is no product production due to the Group's business nature) 不適用(基於業務性質，本集團不涉及產品製作)
KPI B6.2 關鍵績效指標B6.2	Number of products and service related complaints received and how they are dealt with. 接獲關於產品及服務的投訴數目以及應對方法。	Service Quality and Responsibility 服務質量和責任
KPI B6.3 關鍵績效指標B6.3	Description of practices relating to observing and protecting intellectual property rights. 描述與維護及保障知識產權有關的慣例。	Service Quality and Responsibility 服務質量和責任

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“Comply or Explain” Provisions 「不遵守就解釋」條文		
B. Social 社會		
Aspect B6: Product Responsibility 層面B6：產品責任		
KPI B6.4 關鍵績效指標B6.4	Description of quality assurance process and recall procedures. 描述質量檢定過程及產品回收程序。	Not applicable (There is no product production due to the Group's business nature) 不適用(基於業務性質, 本集團不涉及產品製作)
KPI B6.5 關鍵績效指標B6.5	Description of consumer data protection and privacy policies, and how they are implemented and monitored. 描述消費者資料保障及私隱政策, 以及相關執行及監察方法。	Service Quality and Responsibility 服務質量和責任
Aspect B7: Anti-corruption 層面B7：反貪污		
General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud, and money laundering. 有關防止賄賂、勒索、欺詐及洗黑錢的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Anti-corruption 反貪污
KPI B7.1 關鍵績效指標B7.1	Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases. 於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果。	Anti-corruption 反貪污
KPI B7.2 關鍵績效指標B7.2	Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored. 描述防範措施及舉報程序, 以及相關執行及監察方法。	Anti-corruption 反貪污
KPI B7.3 關鍵績效指標B7.3	Description of anti-corruption training provided to directors and staff. 描述向董事及員工提供的反貪污培訓。	Anti-corruption 反貪污

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“Comply or Explain” Provisions 「不遵守就解釋」條文		
B. Social 社會		
Aspect B8: Community Investment B8層面：社區投資		
General Disclosure 一般披露	Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests. 有關以社區參與來了解營運所在社區需要和確保其業務活動會考慮社區利益的政策。	Community Investment 社區投資
KPI B8.1 關鍵績效指標B8.1	Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport). 專注貢獻範疇 (如教育、環境事宜、勞工需求、健康、文化、體育)。	Community Investment 社區投資
KPI B8.2 關鍵績效指標B8.2	Resources contributed (e.g. money or time) to the focus area. 在專注範疇所動用資源 (如金錢或時間)。	Community Investment 社區投資

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ESG Code Provisions ESG守則	Section 章節	Remarks and Explanation 備註及／或直接解釋
Governance 管治		
19(a)(i)-(iii)	Climate Change – Governance, ESG Governance Structure 氣候變化－管治、ESG管治架構	Disclosed 已披露。
19(a)(iv)	Not Applicable 不適用。	Climate-related considerations have not been incorporated into remuneration policies. 氣候相關因素尚未被納入薪酬政策中。
19(b)(i)-(ii)	Climate Change – Governance, Corporate Governance – ESG Governance Structure – ESG Working Group and Responsibilities 氣候變化－管治、ESG管治架構－ESG工作小組及職責	Disclosed 已披露。
Strategy 策略		
20(a)-(d)	Climate Change – Strategy 氣候變化－策略	Disclosed 已披露。
21(a)-(b)	Climate Change – Strategy 氣候變化－策略	Disclosed 已披露。
22(a)(i)	Climate Change – Strategy 氣候變化－策略	Disclosed 已披露。
22(a)(ii)	Climate Change – Strategy 氣候變化－策略	Disclosed 已披露。
22(a)(iii)	Climate Change – Strategy 氣候變化－策略	The Group has not yet formulated any climate-related transition plans. 本集團未有任何氣候相關的轉型計劃。
22(a)(iv)	Climate Change – Strategy 氣候變化－策略	Disclosed 已披露。
22(b)	Climate Change – Strategy 氣候變化－策略	Disclosed 已披露。
23	Climate Change – Strategy、Metrics and Targets 氣候變化－策略、指標及目標	Disclosed 已披露。

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ESG Code Provisions ESG守則	Section 章節	Remarks and Explanation 備註及／或直接解釋
Strategy 策略		
24(a)-(b)	Not Applicable 不適用	The analysis of the current and anticipated financial effects of climate-related risks and opportunities is currently in the data optimization stage. We plan to disclose this information when feasible in the future to ensure the accuracy of the content. 氣候相關風險和機遇的當前及預期財務影響分析目前依然在數據優化階段，我們計劃在未來可行的情況下進行披露，以確保內容的準確性。
25(a)-(b)	Not Applicable 不適用	The analysis of the current and anticipated financial effects of climate-related risks and opportunities is currently in the data optimization stage. We plan to disclose this information when feasible in the future to ensure the accuracy of the content. 氣候相關風險和機遇的當前及預期財務影響分析目前依然在數據優化階段，我們計劃在未來可行的情況下進行披露，以確保內容的準確性。
26(a)(i)	Climate Change – Strategy、Climate Resilience 氣候變化－策略、氣候韌化	Disclosed 已披露。
26(a)(ii)	Climate Change – Climate Resilience 氣候變化－氣候韌化	Disclosed 已披露。
26(a)(iii)	Climate Change – Strategy 氣候變化－策略	Disclosed 已披露。
26(b)(i)-(iii)	Climate Change – Climate Resilience 氣候變化－氣候韌化	Disclosed 已披露。

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ESG Code Provisions ESG守則	Section 章節	Remarks and Explanation 備註及／或直接解釋
Risk Management 風險管理		
27(a)	Climate Change – Governance, Risk Management and Internal Control 氣候變化—管治、風險管理和內部監控	Disclosed 已披露。
27(b)	Climate Change – Governance, Risk Management and Internal Control 氣候變化—管治、風險管理和內部監控	The Group has not established a monitoring process for assessing climate-related opportunities. 本集團並未制定評估氣候機遇之監察流程。
27(c)	Climate Change – Governance, Risk Management and Internal Control 氣候變化—管治、風險管理和內部監控	Disclosed 已披露。
Metrics and Targets 指標及目標		
28(a)-(c)	Climate Change – GHG Emissions 氣候變化—溫室氣體	Disclosed 已披露。
29(a)-(d)	Climate Change – GHG Emissions 氣候變化—溫室氣體	Disclosed 已披露。
30	Not Applicable 不適用	The amount of assets or business activities vulnerable to climate-related risks and opportunities is currently in the data optimization stage. We plan to disclose this information when feasible in the future to ensure the accuracy of the content. 氣候相關風險和機遇的資產或業務活動的金額目前依然在數據優化階段，我們計劃在未來可行的情況下進行披露，以確保內容的準確性。
31	Not Applicable 不適用	The amount of assets or business activities vulnerable to climate-related risks and opportunities is currently in the data optimization stage. We plan to disclose this information when feasible in the future to ensure the accuracy of the content. 氣候相關風險和機遇的資產或業務活動的金額目前依然在數據優化階段，我們計劃在未來可行的情況下進行披露，以確保內容的準確性。

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ESG Code Provisions ESG守則	Section 章節	Remarks and Explanation 備註及／或直接解釋
32	Not Applicable 不適用	The amount of assets or business activities vulnerable to climate-related risks and opportunities is currently in the data optimization stage. We plan to disclose this information when feasible in the future to ensure the accuracy of the content. 氣候相關風險和機遇的資產或業務活動的金額目前依然在數據優化階段，我們計劃在未來可行的情況下進行披露，以確保內容的準確性。
Metrics and Targets 指標及目標		
33	Not Applicable 不適用	The amount of capital expenditure, financing, or investment deployed towards climate-related risks and opportunities is currently in the data optimization stage. We plan to disclose this information when feasible in the future to ensure the accuracy of the content. 氣候相關風險和機遇的資本開支、融資或投資的金額目前依然在數據優化階段，我們計劃在未來可行的情況下進行披露，以確保內容的準確性。
34(a)-(b)	Not Applicable 不適用	The Group does not currently apply carbon pricing in decision-making. 我們目前未有在決策中應用碳定價。
35	Not Applicable 不適用	The Group does not currently incorporate climate-related considerations into remuneration policies. 我們目前未有在決策中於薪酬政策中納入氣候相關因素。
36	Not Applicable 不適用	The Group will consider enhancing its disclosures in the future in accordance with these voluntary disclosure requirements. 我們會於未來考慮按此自願披露要求增加披露內容。

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37(a)-(h)	Climate Change – Metrics & Targets 氣候變化—指標及目標	Disclosed 已披露。
38(a)-(c)	Climate Change – Metrics & Targets 氣候變化—策略；指標及目標	Disclosed 已披露。
Metrics and Targets 指標及目標		
38(d)	Not Applicable 不適用	The Group has no revisions to the target set as this is our first year to set such target. 由於報告期間為我們首年訂立量化目標，因此相關披露要求不適用。
39	Climate Change – Strategy, Metrics and Targets 氣候變化—策略；指標及目標	Disclosed 已披露。
40(a)-(e)	Not Applicable 不適用	As the target set by the Group is not a GHG emission target, the related disclosure requirements are not applicable. 由於我們所訂立的量化目標不是溫室氣體排放目標，因此相關披露要求不適用。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告



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INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF GREAT WALL PAN ASIA HOLDINGS LIMITED

(incorporated in Bermuda with limited liability)

Opinion

We have audited the consolidated financial statements of Great Wall Pan Asia Holdings Limited (the "Company") and its subsidiaries (together the "Group") set out on pages 164 to 253, which comprise the consolidated balance sheet as at 31 December 2025, and the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the 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 balance sheet of the Group as at 31 December 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSA") 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.

獨立核數師報告 致長城環亞控股有限公司股東

(於百慕達註冊成立的有限公司)

意見

我們已審計長城環亞控股有限公司（「貴公司」）及其附屬公司（統稱「貴集團」）列載於第164至253頁的綜合財務報表，包括：於二零二五年十二月三十一日的綜合資產負債表，截至該日止年度的綜合全面收益表、綜合權益變動表、綜合現金流量表，以及綜合財務報表附註，包括重大會計政策資料。

我們認為，該等綜合財務報表根據香港會計師公會（「香港會計師公會」）頒佈的香港財務報告準則真實而中肯地反映 貴集團在二零二五年十二月三十一日的綜合資產負債表及截至該日止年度的綜合財務表現及綜合現金流量，並已遵照香港公司條例的披露規定妥為擬備。

意見的基礎

我們已根據香港會計師公會頒佈的《香港審計準則》（「香港審計準則」）進行審計。我們在該等準則下承擔的責任已在本報告「核數師就審計綜合財務報表承擔的責任」部分中作進一步闡述。根據香港會計師公會頒佈的「專業會計師道德守則」（「守則」）（適用於審計涉及公眾利益實體的財務報表），我們獨立於 貴集團。我們亦已履行守則中的其他專業道德責任。我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

INDEPENDENT AUDITOR'S REPORT (Continued)

獨立核數師報告（續）

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, 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.

Valuation of investment properties

Refer to note 6 to the consolidated financial statements.

The investment properties are a key component of the Group's net assets value as at year end and financial performance for the year. The Group measured the fair values of the investment properties of HK\$3,254.4 million in the consolidated balance sheet as at 31 December 2025 and recognised the fair value loss on investment properties of HK\$213.5 million in the consolidated statement of comprehensive income for the year ended 31 December 2025.

The investment properties of the Group comprise retail shops, office buildings, industrial properties, and car parking spaces. Management determined the fair values of these properties, with reference to the valuation performed by external valuer engaged by the Group (the "Valuers"), by considering the information from a variety of sources. The determination of the fair value involved significant estimates, the key assumptions used such as rental rates and capitalisation rates taking into consideration of the locations, sizes, and qualities of the properties to derive the fair values of each of the properties.

關鍵審計事項

關鍵審計事項是根據我們的專業判斷，認為對本期綜合財務報表的審計最為重要的事項。該等事項已於我們審計整體綜合財務報表及出具意見時予以處理，我們不對該等事項提供單獨意見。

投資物業估值

請參閱綜合財務報表附註6。

該等投資物業為 貴集團於年末的資產淨值及年內財務表現的重要組成部分。於二零二五年十二月三十一日， 貴集團於綜合資產負債表中計量投資物業公平值3,254.4百萬港元，及於截至二零二五年十二月三十一日止年度綜合全面收益表中確認投資物業公平值虧損213.5百萬港元。

貴集團的投資物業包括零售店、辦公大樓、工廈及停車場車位。管理層參考 貴集團委聘的外聘估值師（「估值師」）進行的估值，並考慮來自多種來源的資料釐定該等物業的公平值。公平值之釐定涉及重大估計，例如租金比率及資本化比率所用的關鍵假設，並考慮到物業的地點、大小及質量，以得出每項物業的公平值。

INDEPENDENT AUDITOR'S REPORT (Continued)

獨立核數師報告（續）

We focused on auditing the valuation of investment properties because the estimation of fair values of the investment properties was inherently subjective and subject to high degree of estimation uncertainty due to the significant estimates involved. Changes in these estimates could result in material changes to the valuation of the properties and hence the results of the Group.

Our response:

Our audit procedures in relation to management's valuation of investment properties included:

- Assessed the Valuers' competence, capabilities and objectivity;
- Obtained and read the valuation reports issued by the Valuers which covered the property valuation of all investment properties of the Group;
- Involved our internal valuation expert to assess the management data used by the Valuers, including tenancy schedules and relevant details, to the tenancy agreements of the Group; and
- Involved our internal valuation expert to assess the valuation methodologies and the key assumptions used by the Valuers.

我們視投資物業估值為關鍵審計事項，原因為投資物業公平值的估計存在固有主觀性，且由於涉及重大估計而存在高度估計不確定性。該等估計的變動可能導致物業估值出現重大變化，從而導致 貴集團的業績出現重大變化。

我們的回應：

就管理層對投資物業的估值，我們的審計程序包括：

- 評估估值師的資格、能力及客觀性；
- 獲得及閱讀估值師出具的估值報告，其涵蓋 貴集團全部投資物業的物業估值；
- 邀請我們的內部估值專家參與評估估值師使用的管理層數據（包括租賃時間表及相關詳情）與 貴集團的租賃協議的一致性；及
- 邀請我們的內部估值專家參與評估估值師使用的估值方法及關鍵假設。

INDEPENDENT AUDITOR'S REPORT (Continued)

獨立核數師報告（續）

Other Information in the Annual Report

The directors are responsible for the other information. The other information comprises the information included 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.

Directors' Responsibilities 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 Hong Kong Financial Reporting Standards issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

The directors are also responsible for overseeing the Group's financial reporting process. The Audit Committee assists the directors in discharging their responsibility in this regard.

年度報告其他資料

董事須對其他資料負責。其他資料包括 貴公司年度報告所載資料，惟不包括綜合財務報表及我們就此發出的核數師報告。

我們對綜合財務報表的意見並不涵蓋其他資料，我們亦不對其他資料發表任何形式的鑒證結論。

結合我們對綜合財務報表的審計，我們的責任為閱讀其他資料，並於此過程中，考慮其他資料是否與綜合財務報表或我們於審計過程中所了解的情況有重大抵觸，或者似乎存在重大錯誤陳述的情況。基於我們已執行的工作，如果我們認為其他資料存在重大錯誤陳述，我們須報告該事實。在這方面，我們並無任何報告。

董事就綜合財務報表須承擔的責任

董事須負責根據香港會計師公會頒佈的香港財務報告準則及香港公司條例的披露規定擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部監控負責。

在擬備綜合財務報表時，董事負責評估 貴集團持續經營能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營為會計基礎，除非董事有意將 貴集團清盤或停止經營，或別無其他實際的替代方案。

董事亦須負責監督 貴集團的財務報告過程。審核委員會協助董事於此方面履行其責任。

INDEPENDENT AUDITOR'S REPORT (Continued)

獨立核數師報告（續）

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, in accordance with Section 90 of the Bermuda Companies Act 1981, 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 HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

- identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具載有我們意見的核數師報告。我們僅按照百慕達一九八一年《公司法》第90條向閣下（作為整體）報告我們的意見，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。

合理保證是高水平的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或匯總起來可能影響綜合財務報表使用者基於綜合財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

在根據《香港審計準則》進行審計的過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：

- 識別及評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對該等風險，以及獲取充足及適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部監控之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部監控，以設計於有關情況下屬適當的審計程序，但目的並非對貴集團內部監控的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。

INDEPENDENT AUDITOR'S REPORT (Continued)

獨立核數師報告（續）

- conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.
- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對 貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則須在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致 貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映相關交易和事項。
- 計劃及進行集團審計，以就集團內實體或業務單位的財務資料獲取充足、適當的審計憑證，作為就集團財務報表達成意見的基礎。我們負責就集團審計所履行工作的方向、監督及審閱。我們為審計意見承擔全部責任。

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

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

除其他事項外，我們與審核委員會溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部監控的任何重大缺陷。

我們亦向審核委員會提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與彼等溝通可能合理地被認為會影響我們獨立性的所有關係及其他事項，以及在適用情況下，用以消除對獨立性產生威脅的行動或採取的防範措施。

INDEPENDENT AUDITOR'S REPORT (Continued)

獨立核數師報告（續）

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

從與董事溝通的事項中，我們確定哪些事項對本期綜合財務報表的審計最為重要，因而構成關鍵審計事項。我們在核數師報告中描述這些事項，除非法律法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在我們報告中溝通某事項造成的負面後果超過產生的公眾利益，我們決定不應在報告中溝通該事項。

BDO Limited

Certified Public Accountants
Lau Kin Tat, Terry
Practising Certificate no. P07676

Hong Kong, 27 February 2026

香港立信德豪會計師事務所有限公司

執業會計師
劉健達
執業證書編號P07676

香港，二零二六年二月二十七日

CONSOLIDATED BALANCE SHEET

綜合資產負債表

		Notes 附註	31 December 2025 二零二五年 十二月 三十一日 HK\$'000 港幣千元	31 December 2024 二零二四年 十二月 三十一日 HK\$'000 港幣千元
ASSETS	資產			
Non-current assets	非流動資產			
Investment properties	投資物業	6	3,254,400	3,469,900
Investments in associates	於聯營公司之投資	8	5,340,982	5,425,218
Property, plant and equipment	物業、機器及設備	5	489,388	503,650
Deferred tax asset	遞延稅項資產	12	104	104
			9,084,874	9,398,872
Current assets	流動資產			
Accounts receivable	應收賬款	10	3,383	4,531
Prepayments, deposits and other receivables	預付費用、按金及其他應收款項	11	5,282	10,502
Current tax recoverable	流動可收回稅項		524	-
Amount due from an intermediate holding company	應收中間控股公司之款項	9	608	162
Pledged bank deposits	已抵押銀行存款	13(b)	-	12,419
Cash and bank balances	現金及銀行結餘	24(b)	149,679	209,268
			159,476	236,882
Total assets	總資產		9,244,350	9,635,754
LIABILITIES	負債			
Non-current liabilities	非流動負債			
Deferred income tax liabilities	遞延所得稅負債	12	20,826	18,227
Other payables and accrued liabilities	其他應付款項及應計負債	15	5,886	1,532
			26,712	19,759

CONSOLIDATED BALANCE SHEET (Continued)

綜合資產負債表（續）

		Notes 附註	31 December 2025 二零二五年 十二月 三十一日 HK\$'000 港幣千元	31 December 2024 二零二四年 十二月 三十一日 HK\$'000 港幣千元
Current liabilities	流動負債			
Other payables and accrued liabilities	其他應付款項及應計負債	15	61,916	84,512
Loans from an intermediate holding company	來自中間控股公司之貸款	14	5,710,000	4,760,000
Bank borrowing	銀行借貸	13	–	849,457
Amount due to an intermediate holding company	應付中間控股公司款項		1,262	1,401
Current tax liabilities	即期稅項負債		3,372	3,217
			5,776,550	5,698,587
Total liabilities	總負債		5,803,262	5,718,346
EQUITY	權益			
Capital and reserves	資本及儲備			
Share capital	股本	16	156,775	156,775
Reserves	儲備	17	3,284,313	3,760,633
Total equity	總權益		3,441,088	3,917,408
Total equity and liabilities	總權益及負債		9,244,350	9,635,754

The notes on pages 169 to 253 are an integral part of these consolidated financial statements.

第169至253頁之附註為此該等綜合財務報表之一部分。

Mr. Wang Hai

王海先生

Chairman

主席

Mr. Wang Zuomin

王作民先生

Director

董事

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

綜合全面收益表

		Year ended 31 December 截至十二月三十一日止年度		
		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元	
	Notes 附註			
Revenue	收益	4	115,411	122,056
Other income and gains or losses	其他收入以及收益或虧損		33	259
Rental and utilities	租金及設施		(10,825)	(11,701)
Depreciation	折舊	5	(5,753)	(6,828)
Revaluation loss arising from transfer of property, plant and equipment to investment properties	因將物業、機器及設備轉撥為投資物業而產生的重估虧損		(12,409)	-
Other operating expenses	其他經營開支	19	(28,982)	(31,726)
Fair value (loss)/gain on investment properties	投資物業公平值(虧損)／收益	6	(213,465)	131,648
Operating (loss)/profit	經營(虧損)／盈利		(155,990)	203,708
Net finance cost	財務成本淨額	20	(264,941)	(338,948)
Share of (loss)/profit of associates	應佔聯營公司(虧損)／盈利	8	(48,356)	56,351
Loss before income tax	除所得稅前虧損		(469,287)	(78,889)
Income tax expense	所得稅開支	21	(7,033)	(5,249)
Loss for the year	全年虧損		(476,320)	(84,138)
Total comprehensive loss for the year	全年全面虧損總額		(476,320)	(84,138)
Loss attributable to:	應佔虧損：			
Equity holders of the Company	本公司權益持有人		(476,320)	(84,138)
Total comprehensive loss attributable to:	應佔全面虧損總額：			
Equity holders of the Company	本公司權益持有人		(476,320)	(84,138)
Loss per share attributable to the equity holders of the Company	本公司權益持有人應佔每股虧損	23		
Basic	基本		HK(30.38) cents港仙	HK(5.37) cents港仙
Diluted	攤薄		HK(30.38) cents港仙	HK(5.37) cents港仙

The notes on pages 169 to 253 are an integral part of these consolidated financial statements.

第169至253頁之附註為此等綜合財務報表之一部分。

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

		Attributable to equity holders of the Company 本公司權益持有人應佔						
		Reserves 儲備					Retained profits 保留盈利	Total equity 總權益
		Share capital 股本	Share premium 股份溢價	Contributed surplus 繳入盈餘	Merger reserve 合併儲備	Other reserves 其他儲備		
		HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元
Balance at 1 January 2025	於二零二五年一月一日結餘	156,775	50,382	310,841	(9,011)	333,445	3,074,976	3,917,408
Loss and total comprehensive loss for the year	全年虧損及全面虧損總額	-	-	-	-	-	(476,320)	(476,320)
Balance at 31 December 2025	於二零二五年 十二月三十一日結餘	156,775	50,382	310,841	(9,011)	333,445	2,598,656	3,441,088
Balance at 1 January 2024	於二零二四年一月一日結餘	156,775	50,382	310,841	(9,011)	333,445	3,159,114	4,001,546
Loss and total comprehensive loss for the year	全年虧損及全面虧損總額	-	-	-	-	-	(84,138)	(84,138)
Balance at 31 December 2024	於二零二四年 十二月三十一日結餘	156,775	50,382	310,841	(9,011)	333,445	3,074,976	3,917,408

The notes on pages 169 to 253 are an integral part of these consolidated financial statements.

第169至253頁之附註為此等綜合財務報表之一部分。

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

		Year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
	Notes 附註		
Cash flows from operating activities	經營活動之現金流量		
Cash generated from operations	經營產生之現金	77,246	85,943
Hong Kong profits tax paid	已付香港利得稅	(4,803)	(4,363)
Net cash generated from operating activities	經營活動產生之淨現金	72,443	81,580
Cash flows from investing activities	投資活動之現金流量		
Addition of investment properties	添置投資物業	(1,865)	(9,352)
Interest received	已收利息	3,115	3,704
Dividend income from associates	來自聯營公司的 股息收入	35,880	18,141
Release/(placement) of pledged bank deposits	調撥/(存放)已抵押 銀行存款	12,419	(12,419)
Net cash generated from investing activities	投資活動產生之淨現金	49,549	74
Cash flows from financing activities	融資活動之現金流量		
Proceed from loan from an intermediate holding company	來自一間中間控股公司 之貸款所得款項	850,000	-
Repayment of loans from an intermediate holding company	償還來自一間中間控股 公司之貸款	-	(900,000)
Repayment of bank borrowing	償還銀行借貸	(850,000)	-
Proceed from bank borrowing	銀行借貸所得款項	-	850,000
Interest paid	已付利息	(181,442)	(53,851)
Repayment of the intermediate holding company	中間控股公司還款	(139)	(1,058)
Net cash used in financing activities	融資活動所用之淨現金	(181,581)	(104,909)
Net decrease in cash and cash equivalents	現金及現金等值之 淨減少	(59,589)	(23,255)
Cash and cash equivalents at 1 January	於一月一日之現金及 現金等值	209,268	232,523
Cash and cash equivalents at 31 December	於十二月三十一日之 現金及現金等值	149,679	209,268

The notes on pages 169 to 253 are an integral part of these consolidated financial statements.

第169至253頁之附註為此等綜合財務報表之一部分。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

1. Corporate information

Great Wall Pan Asia Holdings Limited (the “Company”) is incorporated in Bermuda as an exempted company with limited liability. Its principal place of business in Hong Kong is 21st Floor, Bank of America Tower, 12 Harcourt Road, Central, Hong Kong.

During the year, the principal activities of the Company and its subsidiaries (collectively referred to as the “Group”) are (a) property investment and (b) financial services.

2. Material accounting policy information

The material accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of preparation

The consolidated financial statements have been prepared in accordance with all applicable HKFRS Accounting Standards. They have been prepared under the historical cost convention, as modified by the revaluation of investment properties, as further explained below.

The Group has prepared the financial statements on the basis of going concern. The Group incurred a loss of HK\$476,320,000 for the year ended 31 December 2025, and as of that date, the Group had recorded net current liabilities of HK\$5,617,074,000. As at 31 December 2025, the Group's current liabilities included loans from an intermediate holding company amounting to HK\$5,710,000,000.

In view of the Group's net current liabilities position, the Directors have given careful consideration to the future liquidity and performance of the Group and its available sources of finance when assessing whether the Group will have sufficient financial resources to continue as a going concern and meet its liabilities as and when they fall due in the foreseeable future, having taken into account the following:

1. 公司資料

長城環亞控股有限公司（「本公司」）為一家於百慕達註冊成立之獲豁免有限責任公司。本公司於香港之主要營業地點為香港中環夏愨道12號美國銀行中心21樓。

於本年度，本公司及其附屬公司（統稱「本集團」）之主要業務包括(a)物業投資及(b)金融服務。

2. 重大會計政策資料

編製此等綜合財務報表所應用之重大會計政策列載如下。除另有列明外，此等會計政策已貫徹應用於所有呈報年度。

(a) 編製基準

此等綜合財務報表乃根據所有適用香港財務報告準則會計準則編製。此等財務報表乃根據歷史成本常規法編製，並經重估投資物業修訂，詳情載於下文。

本集團按持續經營基準編製財務報表。本集團於截至二零二五年十二月三十一日止年度錄得虧損476,320,000港元，而直至該日期，本集團已錄得流動負債淨額5,617,074,000港元。於二零二五年十二月三十一日，本集團的流動負債包括來自中間控股公司之貸款5,710,000,000港元。

鑒於本集團的流動負債淨額狀況，董事於評估本集團是否有足夠的財務資源持續經營並在可預見的未來償還到期負債時，已仔細考慮本集團未來的流動資金及表現及其可用的資金來源，並已考慮以下各項：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(a) Basis of preparation (Continued)

The Group obtained letters of undertaking and support (the “Letters of Undertaking and Support”) from the intermediate holding company that the intermediate holding company agreed not to request the Group to repay the loan and corresponding interest payable and amount due to them until the Group is in a position to repay. Further, the intermediate holding company agreed to provide sufficient funds to the Group so that the Group will be able to meet all the liabilities and financial obligations as and when they fall due in the coming twelve months from 31 December 2025.

The Directors have prepared a cash flow forecast for the Group which covers a period of twelve months from the end of the reporting period. Taking into account the positive cash flows from operation, undertakings and financial support from the intermediate holding company and the ability of management in adjusting the pace of its operation expansion, the Directors consider that the Group will have sufficient working capital to finance its operations and meet its financial obligations as and when they fall due. Therefore, there are no material uncertainties that may cast significant doubt over the going concern assumption and the Directors have formed a judgement that there is a reasonable expectation that the Group has adequate resources to operate for the foreseeable future.

(i) Amended standards adopted by the Group

The Group has applied the following amendments to the standards for the first time for their annual reporting year commencing 1 January 2025:

- Lack of Exchangeability – Amendments to HKAS21

2. 重大會計政策資料 (續)

(a) 編製基準 (續)

本集團已獲中間控股公司發出承諾及支持函件（「承諾及支持函件」），中間控股公司同意不要求本集團償還貸款及應付的相應利息及到期款項，直至本集團有能力償還。此外，中間控股公司同意向本集團提供充足的資金，以令本集團能夠在自二零二五年十二月三十一日起計十二個月內按時履行所有負債及財務義務。

董事已編製本集團自報告期末起十二個月期間的現金流量預測。經考慮營運所得的正現金流量、來自中間控股公司之承諾及財務支持以及管理層調整其業務擴張步伐的能力，董事認為本集團將具備充足的營運資金以為其業務提供資金，並履行其到期的財務責任。因此，對持續經營假設產生重大疑問的重大不確定因素並不存在，且董事已作出判斷，合理預期本集團有足夠資源在可預見的未來經營。

(i) 本集團採納之經修訂準則

本集團於二零二五年一月一日起首次對其年度報告年度採用以下準則修訂：

- 缺乏可兌換性—香港會計準則第21號 (修訂)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(a) Basis of preparation (Continued)

(i) Amended standards adopted by the Group (Continued)

The Group has not early applied any new or amended HKFRS Accounting Standards that is not yet effective for the current accounting period.

The amendments listed above did not have any impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

(ii) New and revised standards and interpretations not yet adopted by the Group

Certain new and revised accounting standards and interpretations have been published that are not mandatory for 31 December 2025 reporting periods and have not been early adopted by the Group. Other than HKFRS 18, the directors of the Company anticipate that the application of these new and revised standards are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

2. 重大會計政策資料（續）

(a) 編製基準（續）

(i) 本集團採納之經修訂準則（續）

本集團並無提前應用本會計期間尚未生效的任何新訂或經修訂香港財務報告準則會計準則。

上述修訂對過往期間確認的金額並無任何影響，且預計不會對當前或未來期間造成重大影響。

(ii) 本集團尚未採納之新訂及經修訂準則及詮釋

若干新訂及經修訂會計準則及詮釋已頒佈但並非於二零二五年十二月三十一日報告期間強制生效且未獲本集團提前採納。除香港財務報告準則第18號外，本公司董事預期，應用該等新訂及經修訂準則於當前或未來報告期間及於可預見將來之交易並不預期會對實體造成重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

2. Material accounting policy information (Continued)

(a) Basis of preparation (Continued)

(ii) *New and revised standards and interpretations not yet adopted by the Group (Continued)*

Amendment to the Classification and Measurement of Financial Instruments – HKFRS 9 and HKFRS 7¹

Annual Improvements to HKFRS Accounting Standards – Volume 11¹

Contract Referencing Nature – department Electricity – Amendments to HKFRS 9 and HKFRS 7¹

Presentation and Disclosure in Financial Statements – HKFRS 18²

Subsidiaries without Public Accountability: Disclosure – HKFRS 19²

Subsidiaries without Public Accountability: Disclosure – Amendments to HKFRS 19²

Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause – Hong Kong Interpretation 5 (“HK Int 5”) (Revised)²

Sale or Contribution of Assets between an Investor and its Associate or Joint Venture – Amendment to HKFRS 10 and HKAS 28³

¹ Effective for annual periods beginning on or after 1 January 2026

² Effective for annual periods beginning on or after 1 January 2027

³ Effective for annual periods beginning on or after a date to be determined

2. 重大會計政策資料 (續)

(a) 編製基準 (續)

(ii) 本集團尚未採納之新訂及經修訂準則及詮釋 (續)

金融工具分類及計量的修訂—香港財務報告準則第9號及香港財務報告準則第7號 (修訂)¹

香港財務報告準則會計準則之年度改進—第11卷¹

依賴自然條件的電力合約—香港財務報告準則第9號及香港財務報告準則第7號 (修訂)¹

財務報表的呈列及披露—香港財務報告準則第18號²

非公眾問責性附屬公司：披露—香港財務報告準則第19號²

非公眾問責性附屬公司：披露—香港財務報告準則第19號 (修訂)²

財務報表的呈列—載有按要求還款條款之定期貸款按借款人之分類—香港詮釋第5號 (「香港詮釋第5號」) (經修訂)²

投資者與其聯營公司或合營企業之間之資產出售或注資—香港財務報告準則第10號及香港會計準則第28號 (修訂)³

¹ 於二零二六年一月一日或之後開始之年度期間生效

² 於二零二七年一月一日或之後開始之年度期間生效

³ 於待定日期或之後開始之年度期間生效

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(a) Basis of preparation (Continued)

(ii) *New and revised standards and interpretations not yet adopted by the Group (Continued)*

Presentation and Disclosure in Financial Statements – HKFRS 18

HKFRS 18 will replace HKAS 1 Presentation of Financial Statements. HKFRS 18 introduces new requirements for presentation within the statement of profit or loss, including specified totals and subtotals.

Furthermore, entities are required to classify all income and expenses within the statement of profit or loss into one of five categories: operating, investing, financing, income taxes and discontinued operations, whereof the first three are new.

It also requires disclosure of newly defined management-defined performance measures, subtotals of income and expenses, and includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements and the notes.

In addition, narrow-scope amendments have been made to HKAS 7 Statement of Cash Flows, which include changing the starting point for determining cash flows from operations under the indirect method, from 'profit or loss' to 'operating profit or loss' and removing the optionality around classification of cash flows from dividends and interest. In addition, there are consequential amendments to several other standards.

Presentation and Disclosure in Financial Statements – HKFRS 18 (Continued)

HKFRS 18, and the amendments to the other standards, is effective for reporting periods beginning on or after 1 January 2027, but earlier application is permitted and must be disclosed. HKFRS 18 will apply retrospectively.

2. 重大會計政策資料（續）

(a) 編製基準（續）

(ii) 本集團尚未採納之新訂及經修訂準則及詮釋（續）

財務報表的呈列及披露—香港財務報告準則第18號

香港財務報告準則第18號將取代香港會計準則第1號財務報表的呈列。香港財務報告準則第18號對損益表中的呈列引入新的規定，包括指定總計及小計。

此外，實體須在損益表中將所有收入及開支分類為五個類別之一：經營、投資、融資、所得稅及已終止經營業務，其中前三類為新增類別。

其亦規定披露新定義的管理層定義的績效衡量指標、收入及開支小計，並納入基於主要財務報表及附註中已識別的「角色」對財務資料進行匯總及分類的新要求。

此外，香港會計準則第7號現金流量表已作出範圍狹窄之修訂，其包括將釐定採用間接法營運現金流量之起始點由「損益」改為「經營損益」，以及刪除有關股息及利息現金流量分類之選擇性。此外，若干其他準則亦作出相應修訂。

財務報表的呈列及披露—香港財務報告準則第18號（續）

香港財務報告準則第18號及其他準則之修訂本於二零二七年一月一日或之後開始之報告期間生效，惟提早應用須予允許及必須披露。香港財務報告準則第18號將追溯應用。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

2. Material accounting policy information (Continued)

(a) Basis of preparation (Continued)

(ii) Revised standards and interpretations not yet adopted by the Group (Continued)

The directors of the Company anticipate that the application of HKFRS 18 has no impact on the Group's financial position and performance in foreseeable future, but has impact on presentation of the consolidated statement of comprehensive income.

(b) Basis of consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 31 December 2025.

(i) Subsidiaries

Subsidiaries are all entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

Inter-company transactions, balances and unrealised gains on transactions between Group companies are eliminated. Unrealised losses are also eliminated. When necessary, amounts reported by subsidiaries have been adjusted to conform with the Group's accounting policies.

Interests in subsidiaries in the Company's balance sheet are accounted for at cost less accumulated impairment losses. Cost includes direct attributable costs of investment. The results of subsidiaries are accounted for by the Company on the basis of dividend received and receivable.

2. 重大會計政策資料 (續)

(a) 編製基準 (續)

(ii) 本集團尚未採納之新訂及經修訂準則及詮釋 (續)

本公司董事預期，應用香港財務報告準則第18號對本集團在可見未來的財務狀況及表現並無影響，但對綜合全面收益表的呈列將產生影響。

(b) 綜合基準

綜合財務報表包括本公司及其附屬公司截至二零二五年十二月三十一日止之財務報表。

(i) 附屬公司

附屬公司指本集團控制下之所有實體。當本集團因參與實體之營運而獲得或有權享有其可變回報，並能夠運用其對實體之權力影響上述回報，本集團即對該實體有控制權。附屬公司之賬目自其控制權轉移至本集團之日起列入綜合賬目，並於本集團失去其控制之日停止綜合入賬。

集團公司間之交易、結餘及因集團公司間之交易而產生之未變現收益均予以對銷。未變現的虧損亦予以對銷。附屬公司所呈報的金額已作出調整，以確保與本集團之會計政策一致 (如有需要)。

本公司資產負債表內所計入之附屬公司之權益，以成本值減累積減值虧損列賬。成本包括與投資直接相關之成本。本公司按已收及應收股息基準將附屬公司之業績入賬。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

2. Material accounting policy information (Continued)

(b) Basis of consolidation (Continued)

(i) Subsidiaries (Continued)

Impairment testing of the investments in subsidiaries is required upon receiving a dividend from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

(ii) Associates

Associates are all entities over which the Group has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Interests in associates are accounted for using the equity method of accounting and are initially recognised at cost. The Group's interests in associates include goodwill identified on acquisition, net of any accumulated impairment loss.

The Group's share of the post-acquisition profits or losses and post-acquisition movements in reserves of associates is included in the Group's profit or loss and consolidated reserves respectively. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the associate. Dividends received or receivable from associates are recognised as a reduction in the carrying amount of the investment.

The Group determines at each reporting date whether there is any objective evidence that the investment in the associate is impaired. If this is the case, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognises the amount adjacent to 'share of profits of associates' in the consolidated statement of comprehensive income.

2. 重大會計政策資料 (續)

(b) 綜合基準 (續)

(i) 附屬公司 (續)

倘自附屬公司收取的股息超出宣派股息期間該附屬公司的全面收入總額，或倘獨立財務報表的投資賬面值超出綜合財務報表所示被投資公司資產淨值（包括商譽）的賬面值，則於自該等投資收取股息時須對於該等附屬公司的投資進行減值測試。

(ii) 聯營公司

聯營公司指本集團對其有重大影響但無控制權之所有實體，一般而言，指持有一家企業20%至50%帶投票權之股份。於聯營公司之權益乃以權益法入賬，初步按成本確認。本集團於聯營公司之權益包括於收購時已識別之商譽（經扣除任何累積減值虧損）。

本集團應佔聯營公司於收購後之損益及儲備變動已分別計入本集團之損益及綜合儲備內。累積收購後變動於投資賬面值作出調整。倘本集團應佔聯營公司虧損等於或超過其於聯營公司之權益（包括任何其他無抵押應收款項），本集團不會進一步確認虧損，除非其已產生法律或推定性責任或代聯營公司作出支付。已收或應收聯營公司股息確認為投資賬面值扣減。

本集團於各報告日期釐定於聯營公司之投資是否有減值之任何客觀憑證。倘有該等客觀憑證，減值數額為聯營公司可收回款項與其賬面值之差額，並於綜合全面收益表中確認為「應佔聯營公司盈利」旁的數額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(c) Foreign currency translation

(i) 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"). The consolidated financial statements are presented in Hong Kong dollars ("HK\$"), which is the Company's functional currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the profit or loss, except when deferred in equity as qualifying cash flow hedges.

Translation differences related to changes in amortised cost are recognised in profit or loss, and other changes in carrying amount are recognised in equity.

(d) Property, plant and equipment

Property, plant and equipment, other than assets in progress, are stated at cost less accumulated depreciation and accumulated impairment losses. The cost of an asset comprises its purchase price and any costs directly attributable to bringing the asset to its working condition and location for its intended use.

2. 重大會計政策資料 (續)

(c) 外幣折算

(i) 功能及呈列貨幣

本集團各實體之財務報表內之有關項目，均以其經營所在地區之主要經濟環境通行之貨幣（「功能貨幣」）計量。綜合財務報表以本公司之功能貨幣港元（「港元」）呈列。

(ii) 交易及結餘

外幣交易均按交易當日之匯率折算為功能貨幣。於結算上述交易，及按年終匯率折算以外幣為結算單位之貨幣性資產與負債產生之匯兌盈虧，均在損益中確認，惟於權益中遞延作為合資格現金流量對沖者除外。

與攤銷成本變動有關之匯兌差額在損益中確認，而賬面值之其他變動則於權益中確認。

(d) 物業、機器及設備

物業、機器及設備（在建資產除外）均以成本減累積折舊及累積減值虧損列賬。資產之成本包括其購入價，及任何為使該資產達到可使用狀況及運往作擬定用途之地點所直接耗用之成本。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(d) Property, plant and equipment (Continued)

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 costs are expensed in the consolidated statement of comprehensive income during the financial period in which they are incurred.

Depreciation of property, plant and equipment is calculated using the straight-line method to allocate cost less estimated residual value less accumulated impairment losses over the estimated useful lives as follows:

– leasehold improvement	Shorter of remaining lease term of 2 to 50 years or useful life
– buildings	Shorter of remaining lease term of the land or 100 years
– computer equipment	3 to 4 years
– office equipment	3 to 10 years
– office furniture	3 to 10 years
– vehicle	3 to 10 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

2. 重大會計政策資料（續）

(d) 物業、機器及設備（續）

後續成本僅在與項目有關之未來經濟利益很可能會流向本集團，而該項目的成本能可靠地計量之情況下，方計入資產之賬面值或確認為一項獨立資產（視情形而定）。所有其他維修及保養費用均於發生之財務期間於綜合全面收益表列作開支。

物業、機器及設備之折舊乃按其估計可用年限，以直線法分攤成本減估計剩餘價值減累計減值虧損計算如下：

– 租賃物業改善工程	2至50年之剩餘租期或可使用年期（以較短者為準）
– 樓宇	土地之剩餘租期或100年（以較短者為準）
– 電腦設備	3至4年
– 辦公室設備	3至10年
– 辦公室傢俱	3至10年
– 車輛	3至10年

本集團在各結算日均會檢討資產之剩餘價值及可使用年期，並作出適當調整。

倘一項資產之賬面值高於其估計可收回金額，則該項資產之賬面值會即時調減至其可收回金額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(d) Property, plant and equipment (Continued)

When the Group makes payments for ownership interests of properties which includes both leasehold land and building elements, the entire consideration is allocated between the leasehold land and the building elements in proportion to the relative fair values at initial recognition. To the extent the allocation of the relevant payments can be made reliably, interest in leasehold land is presented as “right-of-use assets” in the consolidated balance sheet except for those that are classified and accounted for as investment properties under the fair value model. When the consideration cannot be allocated reliably between non-lease building element and undivided interest in the underlying leasehold land, the entire properties are classified as property, plant and equipment.

(e) Investment properties

Investment properties are properties that are held to earn rentals or for capital appreciation or both. Investment properties are measured initially at costs, including related transaction costs. After initial recognition, investment properties are carried at fair values, with changes in fair values recognised in the profit or loss. The methods used to determine the fair values of the investment properties are set out in Note 6 to the financial statements.

Subsequent expenditure on an investment property is included in the asset's carrying amount 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 costs are expensed in the consolidated statement of comprehensive income.

2. 重大會計政策資料 (續)

(d) 物業、機器及設備 (續)

當本集團就物業擁有權權益（包括租賃土地及樓宇成分）作出付款時，全部代價按初始確認時相關公平值比例分配在租賃土地及樓宇成分之間。倘相關付款能可靠分配，租賃權益於綜合資產負債表中呈列為「使用權資產」，惟按公平值模型分類並入賬列作投資物業者除外。當代價無法在相關租賃土地的非租賃樓宇成分及未分割權益之間可靠分配時，整項物業分類為物業、機器及設備。

(e) 投資物業

投資物業指持作賺取租金或資本增值或二者兼具之物業。投資物業初步按成本（包括有關交易成本）計量。於初步確認後，投資物業乃按公平值列賬，而公平值之變動則於損益中確認。用以釐定投資物業公平值之方法載於本財務報表附註6。

一項投資物業之後續支出僅在與項目有關之未來經濟利益很可能會流向本集團，而該項目的成本能可靠地計量之情況下，方會計入資產之賬面值。所有其他維修及保養費用均於綜合全面收益表中列作開支。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(f) Leases

Definition of a lease

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

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

The Group as a lessor

Classification and measurement of leases

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

2. 重大會計政策資料（續）

(f) 租賃

租賃的定義

倘合約為換取代價而授予在一段時間內控制可識別資產使用之權利，則該合約為租賃或包含租賃。

就於首次應用日期或之後訂立或修改的合約而言，本集團根據香港財務報告準則第16號的定義於初始、修改日期或收購日期（視情形而定）評估該合約是否為租賃或包含租賃。除非合約的條款及條件其後出現變動，否則有關合約將不予重新評估。

本集團作為出租人

租賃的分類及計量

本集團作為出租人的租賃分類為融資租賃或經營租賃。當租賃的條款實質上將與相關資產所有權相關的所有風險及報酬轉讓給承租人時，該項合約被歸類為融資租賃。所有其他租賃分類為經營租賃。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(f) Leases (Continued)

The Group as a lessor (Continued)

Classification and measurement of leases (Continued)

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

Any changes in the scope of the consideration for a lease that was not part of the original terms and conditions of the lease are counted for as lease modifications. The Group accounts for a modification to an operating lease as a new lease from the effective date of the modification, recognising the remaining lease payments as income on either a straight-line basis or another systematic basis over the remaining lease term.

2. 重大會計政策資料 (續)

(f) 租賃 (續)

本集團作為出租人 (續)

租賃的分類及計量 (續)

經營租賃的租金收入在相關租賃期限內按直線法確認為損益。磋商及安排經營租賃時產生的初始直接成本計入租賃資產的賬面值，並於租賃期內按直線法確認為開支。

租賃代價的範圍作出不屬於原租賃條款及條件一部分的任何變動將作為租賃修訂入賬。本集團自修訂生效日起將經營租賃修訂作為新租賃入賬，租賃付款餘額於餘下租期內按直線法或另一系統基準確認為收入。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(g) Impairment of non-financial assets

Where an indication of impairment exists, or when annual impairment testing for an asset is required (other than inventories, contract assets, deferred tax assets, financial assets, investment properties and non-current assets/a disposal group classified as held for sale), the asset's recoverable amount is estimated. An asset's recoverable amount is the higher of the asset's or cash-generating unit's value in use and its fair value less costs of disposal, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets, in which case the recoverable amount is determined for the cash-generating unit to which the asset belongs. In testing a cash-generating unit for impairment, a portion of the carrying amount of a corporate asset (e.g., a headquarters building) is allocated to an individual cash-generating unit if it can be allocated on a reasonable and consistent basis or, otherwise, to the smallest group of cash-generating units.

An impairment loss is recognised only if the carrying amount of an asset exceeds its recoverable amount. 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. An impairment loss is charged to the consolidated statement of comprehensive income in the period in which it arises in those expense categories consistent with the function of the impaired asset.

2. 重大會計政策資料（續）

(g) 非金融資產減值

倘出現減值跡象，或須對資產進行年度減值測試（存貨、合約資產、遞延稅項資產、金融資產、投資物業及非流動資產／分類為持作出售出售組合除外），則估計資產的可收回金額。資產之可收回金額是資產或現金產生單位之使用價值與其公平值扣除銷售成本兩者中之較高者，並就個別資產釐定，除非該資產並無產生大致上獨立於其他資產或資產組別的現金流入，在此情況下，則就資產所屬之現金產生單位釐定可收回金額。對於現金產生單位進行減值測試時，倘可按合理一致基準分配，部分企業資產（如總部大樓）之賬面值獲分配至個別現金產生單位，否則會分配至最小之現金產生單位組別。

減值虧損僅於資產賬面值超過其可收回金額時確認。在評估使用價值時，估計日後現金流量乃按除稅前折現率計算其現值，該折現率反映目前市場對貨幣時間值及該資產特定風險之評估。減值虧損於產生期間自綜合全面收益表中扣除，並計入與減值資產功能一致的開支類別。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(g) Impairment of non-financial assets (Continued)

An assessment is made at the end of each reporting period as to whether there is an indication that previously recognised impairment losses may no longer exist or may have decreased. If such an indication exists, the recoverable amount is estimated. A previously recognised impairment loss of an asset other than goodwill is reversed only if there has been a change in the estimates used to determine the recoverable amount of that asset, but not to an amount higher than the carrying amount that would have been determined (net of any depreciation/amortisation) had no impairment loss been recognised for the asset in prior years. A reversal of such an impairment loss is credited to the consolidated statement of comprehensive income in the period in which it arises.

(h) Financial instruments

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

2. 重大會計政策資料 (續)

(g) 非金融資產減值 (續)

於各報告期末會評估有否跡象顯示先前確認之減值虧損已不再存在或有所減少。倘出現該等跡象，則估計資產之可收回金額。當用以釐定資產可收回金額之估計有變，方會撥回該資產先前確認之減值虧損（不包括商譽），惟所撥回金額不可超過過往年度在並無就該資產確認減值虧損的情況下釐定之賬面值（扣除任何折舊／攤銷）。撥回的減值虧損於產生期間計入綜合全面收益表。

(h) 金融工具

當集團實體成為有關工具合約條文之訂約方時，金融資產及金融負債於綜合資產負債表內予以確認。所有一般買賣之金融資產按交易日期基準予以確認及終止確認。一般買賣乃指須按照市場規定或慣例在既定時限內交付資產之金融資產買賣。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

Financial assets and financial liabilities are initially measured at fair value except for accounts receivable arising from contracts with customers which are initially measured in accordance with HKFRS 15. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

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

2. 重大會計政策資料（續）

(h) 金融工具（續）

金融資產及金融負債初始按公平值計量，惟根據香港財務報告準則第15號初始計量之客戶合約產生之應收賬款除外。收購或發行金融資產及金融負債直接應佔之交易成本，於初始確認時計入金融資產或金融負債之公平值或從中扣減（視情況而定）。

實際利率法乃計算金融資產或金融負債之攤銷成本及於有關期間分配利息收入及利息開支之方法。實際利率乃將估計未來現金收入及付款（包括構成實際利率整體部分之所有已付或已收費用及點數、交易成本及其他溢價或折價）透過金融資產或金融負債之預期年期或（如適用）較短期間準確貼現至初始確認時之賬面淨值之利率。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(i) Financial assets

Classification and subsequent measurement of financial assets

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

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

In addition, the Group may irrevocably designate a financial asset that are required to be measured at the amortised cost or fair value through other comprehensive income as measured at fair value through profit or loss if doing so eliminates or significantly reduces an accounting mismatch.

2. 重大會計政策資料 (續)

(h) 金融工具 (續)

(i) 金融資產

金融資產的分類及其後計量

符合下列條件的金融資產其後按攤銷成本計量：

- 於目標為收取合約現金流量的業務模式持有的金融資產；及
- 合約條款於指定日期產生現金流量，而純粹作為本金及尚未清償本金的利息的付款。

此外，本集團可不可撤銷地指定須按攤銷成本或按公平值計入其他全面收益之金融資產為按公平值計入損益計量（倘若此舉可消除或顯著減少會計錯配）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(i) Financial assets (Continued)

Amortised cost and interest income

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

Impairment of financial assets

The Group performs impairment assessment under ECL model on financial assets (including accounts receivable, deposits and other receivables, pledged bank deposits, cash and bank balances, amount due from an intermediate holding company). The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

2. 重大會計政策資料（續）

(h) 金融工具（續）

(i) 金融資產（續）

攤銷成本及利息收入

其後按攤銷成本計量的金融資產的利息收入乃使用實際利息法予以確認。利息收入乃對一項金融資產總賬面值應用實際利率予以計算，惟其後出現信貸減值的金融資產除外（見下文）。就其後出現信貸減值的金融資產而言，自下一報告期起，利息收入乃對金融資產攤銷成本應用實際利率予以確認。倘信貸減值金融工具的信貸風險好轉，使金融資產不再出現信貸減值，於釐定資產不再出現信貸減值後，自報告期開始起利息收入乃對金融資產總賬面值應用實際利率予以確認。

金融資產減值

本集團就金融資產（包括應收賬款、按金及其他應收款項、已抵押銀行存款、現金及銀行結餘、應收中間控股公司款項）按預期信貸虧損模型進行減值評估。預期信貸虧損金額於各報告日期更新，以反映自初始確認以來的信貸風險變動。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(i) Financial assets (Continued)

Impairment of financial assets (Continued)

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

The Group always recognises lifetime ECL for accounts receivable. The ECL on these assets are assessed individually.

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

2. 重大會計政策資料 (續)

(h) 金融工具 (續)

(i) 金融資產 (續)

金融資產減值 (續)

全期預期信貸虧損指於相關工具預期年期內所有可能發生的違約事件引致的預期信貸虧損。相反，12個月預期信貸虧損指預期因報告日期後12個月內可能發生的違約事件而產生的部分全期預期信貸虧損。評估乃根據本集團過往信貸虧損經驗進行，並就債務人特定因素、整體經濟狀況以及於報告日期對當前狀況及預測未來狀況的評估作出調整。

本集團一直就應收賬款確認全期預期信貸虧損。該等資產的預期信貸虧損按個別進行評估。

就所有其他金融工具而言，本集團計量相等於12個月預期信貸虧損的虧損撥備，除非自初始確認以來信貸風險大幅上升，則本集團確認全期預期信貸虧損。對應否確認全期預期信貸虧損作出的評估乃基於自初始確認以來出現違約的可能性或風險是否顯著增加。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(i) Financial assets (Continued)

Impairment of financial assets (Continued)

– 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:

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;

2. 重大會計政策資料（續）

(h) 金融工具（續）

(i) 金融資產（續）

金融資產減值（續）

— 信貸風險顯著增加

於評估信貸風險自初始確認以來是否已顯著增加時，本集團比較金融工具於報告日期出現違約的風險與於初始確認日期出現違約的風險。作此評估時，本集團考慮合理及有理據的定量及定性資料，包括過往經驗及無須花費不必要成本或精力即可獲得的前瞻性資料。

尤其是，評估信貸風險自初始確認以來是否已顯著增加時會考慮以下資料：

- 金融工具外部（如有）或內部信貸評級的實際或預期顯著惡化；
- 信貸風險的外部市場指標顯著惡化，例如信貸息差或債務人的信貸違約掉期價格大幅增加；

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(i) Financial assets (Continued)

Impairment of financial assets (Continued)

- Significant increase in credit risk (Continued)
 - 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;
 - an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

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

2. 重大會計政策資料 (續)

(h) 金融工具 (續)

(i) 金融資產 (續)

金融資產減值 (續)

- 信貸風險顯著增加 (續)
 - 業務、財務或經濟狀況目前或預測出現不利變動，預期將導致債務人償債能力大幅下降；
 - 債務人經營業績實際或預期顯著惡化；
 - 債務人的監管、經濟或技術環境實際或預期出現重大不利變動，導致債務人償債能力大幅下降。

不論上述評估結果如何，本集團假定於合約付款逾期超過30日時，信貸風險自初始確認以來已顯著增加，除非本集團擁有合理及有理據的資料證明其他情況則作別論。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(i) Financial assets (Continued)

Impairment of financial assets (Continued)

– Significant increase in credit risk (Continued)

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

2. 重大會計政策資料 (續)

(h) 金融工具 (續)

(i) 金融資產 (續)

金融資產減值 (續)

– 信貸風險顯著增加 (續)

儘管有上述規定，若於報告日期金融工具被認定為具有較低信貸風險，則本集團假定債務工具的信貸風險自初始確認以來並未顯著增加。倘出現下列情況，則債務工具會被認定為具有較低信貸風險：(i)其具有較低違約風險；(ii) 借款人近期具有強大應付合約現金流義務的能力；及(iii) 長遠而言經濟及業務狀況的不利變動有可能但未必會降低借款人履行合約現金流義務的能力。當一項債務工具的內部或外部信貸評級為全球通用的「投資級別」時，本集團認為其具有較低信貸風險。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(i) Financial assets (Continued)

Impairment of financial assets (Continued)

– Definition of default

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

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

– Credit-impaired financial assets

A financial asset is credit-impaired when one or more events of default 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:

2. 重大會計政策資料 (續)

(h) 金融工具 (續)

(i) 金融資產 (續)

金融資產減值 (續)

– 違約的定義

就內部信貸風險管理而言，倘內部編製或從外部來源獲取之資料表明債務人不大可能向包括本集團在內之債權人悉數還款（不計及本集團所持有之任何抵押品），則本集團認為發生違約事件。

不論上述分析如何，本集團認為倘金融資產逾期超過90日，則違約已經發生，除非本集團擁有合理及有理據的資料顯示一項更滯後的違約標準更為合適則作別論。

– 出現信貸減值的金融資產

當發生一項或多項對金融資產的估計未來現金流產生不利影響的事件時，該金融資產即出現信貸減值。金融資產出現信貸減值的證據包括以下事件的可觀察數據：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(i) Financial assets (Continued)

Impairment of financial assets (Continued)

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

2. 重大會計政策資料 (續)

(h) 金融工具 (續)

(i) 金融資產 (續)

金融資產減值 (續)

- 出現信貸減值的金融資產 (續)
 - (a) 發行人或借款人出現重大財務困難；
 - (b) 違反合約，如違約或逾期事件；
 - (c) 由於與借款人財務困難有關的經濟或合約原因，借款人的貸款人已向借款人授予貸款人原本不會考慮的特許權；或
 - (d) 借款人可能破產或進行其他財務重組。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(i) Financial assets (Continued)

Impairment of financial assets (Continued)

– Write-off policy

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

– Measurement and recognition of ECL

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

2. 重大會計政策資料（續）

(h) 金融工具（續）

(i) 金融資產（續）

金融資產減值（續）

– 撇銷政策

當有資料顯示交易對手陷入重大財務困難，且並無實際收回的可能時（例如交易對手已進行清盤或進入破產程序）時，本集團會撇銷金融資產。在考慮法律意見（如適用）後，已撇銷的金融資產仍可根據本集團的收回程序強制執行。撇銷構成終止確認事項。其後任何收回款項於損益確認。

– 計量及確認預期信貸虧損

預期信貸虧損的計量為違約概率、違約損失率（即違約時的損失程度）及違約風險的函數。違約概率及違約損失率乃基於過往數據評估，並按前瞻性資料調整。預期信貸虧損的估計反映無偏概率加權金額，以各自發生違約的風險為權重確定。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(i) Financial assets (Continued)

Impairment of financial assets (Continued)

– Measurement and recognition of ECL (Continued)

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

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

The Group recognises an impairment loss or reversal of impairment loss in profit or loss for all financial instruments by adjusting their carrying amounts, with the exception of accounts receivable where the corresponding adjustment is recognised through a loss allowance account.

2. 重大會計政策資料 (續)

(h) 金融工具 (續)

(i) 金融資產 (續)

金融資產減值 (續)

– 計量及確認預期信貸虧損 (續)

一般而言，預期信貸虧損為根據合約到期支付予本集團的所有合約現金流量與本集團預期收取的現金流量之間的差額，並按於初步確認時釐定的實際利率貼現。

利息收入按金融資產的總賬面值計算，除非該金融資產信貸減值，則利息收入按金融資產的攤銷成本計算。

本集團透過調整賬面值於損益中確認所有金融工具的減值虧損或減值虧損撥回，惟應收賬款除外，其相關調整乃透過虧損撥備賬予以確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(i) Financial assets (Continued)

Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire.

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

(ii) Financial liabilities and equity instruments

Classifications as debt or equity

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

Equity Instruments

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

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

2. 重大會計政策資料 (續)

(h) 金融工具 (續)

(i) 金融資產 (續)

終止確認金融資產

本集團僅於獲得現金流量的合約權利屆滿時，方會終止確認金融資產。

於終止確認金融資產時，資產賬面值與已收及應收代價的總和之間的差額乃於損益確認。

(ii) 金融負債及股本工具

分類為債務或股本

集團實體發行之債務及股本工具乃根據合約安排之內容以及金融負債及股本工具之定義分類為金融負債或股本。

股本工具

股本工具乃證明實體資產經扣除其所有負債後之剩餘權益之任何合約。本公司發行之股本工具以已收所得款項扣減直接發行成本確認。

購回本公司自身權益工具在權益中確認並直接扣減。概無就購買、出售、發行或註銷本公司自身權益工具於損益中確認任何收益或虧損。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(h) Financial instruments (Continued)

(ii) Financial liabilities and equity instruments (Continued)

Financial liabilities at amortised cost

Financial liabilities (including other payables and accrued liabilities, loans from an intermediate holding company, bank borrowing and amount due to an intermediate holding company) are subsequently measured at amortised cost, using the effective interest method.

Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

(i) Cash and cash equivalents

For the purpose of the consolidated statement of cash flows, cash and cash equivalents comprise cash on hand and demand deposits, and short term highly liquid investments that are readily convertible into known amounts of cash, are subject to an insignificant risk of changes in value, and have a short maturity of generally within three months when acquired, less bank overdrafts which are repayable on demand and form an integral part of the Group's cash management.

(j) Revenue recognition

Service fees and charges

In accordance with HKFRS 15, service fees and charges such as management fees and air conditioning service fees arising from the provision of services are recognised over time when such services are rendered.

2. 重大會計政策資料 (續)

(h) 金融工具 (續)

(ii) 金融負債及股本工具 (續)

按攤銷成本計量之金融負債

金融負債 (包括其他應付款項及應計負債、來自中間控股公司之貸款、銀行借貸及應付中間控股公司款項) 其後以實際利率法按攤銷成本計量。

終止確認金融負債

當且僅當本集團的責任獲解除、取消或到期時，本集團方會終止確認金融負債。終止確認的金融負債賬面值與已付及應付代價之間的差額乃於損益確認。

(i) 現金及現金等價物

就綜合現金流量表而言，現金及現金等價物包括手頭現金及活期存款，以及可隨時轉換為已知金額現金、所涉價值變動風險不高且一般自購入起計三個月內到期的短期高流通投資，減須於要求時償還的銀行透支，並構成本集團現金管理組成部分。

(j) 收益確認

服務費及收費

根據香港財務報告準則第15號，提供服務產生的服務費及收費 (例如管理費及空調服務費) 在提供有關服務期間隨時間確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(k) Provisions and contingent liabilities

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, and it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount can be made.

(l) Current and deferred income tax

Income tax expense is the aggregate amount included in the determination of profit or loss for the year in respect of current tax and deferred tax.

The tax expense for the period comprises current and deferred tax. Tax is recognised in the profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case the tax is also recognised in other comprehensive income or directly in equity, respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the countries where the Company's subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognised, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

2. 重大會計政策資料（續）

(k) 撥備及或有負債

當本集團因過往事件致使現時負有法律責任或推定性責任，並很可能須撥出資源解除該責任，且能就該數額作出可靠之估計時，須作出撥備。

(l) 即期及遞延所得稅

所得稅開支指釐定年內盈利或虧損時所計入之即期稅項及遞延稅項之總額。

本期之稅項開支包括即期稅項及遞延稅項。稅項乃於損益內確認，惟與其他全面收入內或直接於權益內確認的項目有關的稅項除外。在此情況下，稅項亦分別於其他全面收入或直接於權益內確認。

即期所得稅開支根據本公司附屬公司及聯營公司經營業務及產生應課稅收入的國家於結算日已頒佈或基本上已頒佈的稅法計算。管理層對適用稅項法規作出詮釋所規限的情況下定期評估報稅表的稅務狀況，並在恰當時按預期向稅務機關繳納的金額為基準確立撥備。

遞延所得稅就資產及負債之稅基與其在本綜合財務報表之賬面值兩者之暫時差額進行確認。遞延所得稅採用結算日前已頒佈或基本上已頒佈、並預期於相關遞延所得稅資產變現或遞延所得稅負債結算時適用之稅率（及稅法）釐定。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(l) Current and deferred income tax (Continued)

Deferred income tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

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 entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose 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 liabilities for such investment properties are measured in accordance with the above general principles set out in HKAS 12 (i.e. based on the expected manner as to how the properties will be recovered).

Deferred income tax is provided on temporary differences arising on investments in subsidiaries and associates, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2. 重大會計政策資料（續）

(l) 即期及遞延所得稅（續）

遞延所得稅資產僅在將來很可能有應課稅盈利以抵銷暫時差額時方予確認。

在計量以公平值模型計量的投資物業遞延稅項時，假定該等物業的賬面值將透過出售來收回，除非該假設不成立。當投資物業可折舊並在本集團經營模式內（其目標是隨著時間消耗投資物業包含的絕大部分經濟效益，而不是透過出售方式）持有時，該假設不成立。倘該假設不成立，該等投資物業的遞延稅項負債則按香港會計準則第12號所載上述一般原則（即按物業將被收回的預期方式）計量。

本集團須就投資附屬公司及聯營公司所產生之暫時差額計提遞延所得稅，但撥回暫時差額之時間受本集團控制，且在可預見之未來該等暫時差額很不大可能撥回者則除外。

倘現時存在一項可依法強制執行的權利以即期稅項資產抵銷即期稅項負債，且當遞延所得稅資產及負債涉及同一個稅務機關就應課稅實體或有意以淨值基準償還結餘之不同應課稅實體而徵收之所得稅，則遞延所得稅資產及負債予以抵銷。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

2. Material accounting policy information (Continued)

(m) Defined contribution plans

The Group participates a Mandatory Provident Fund (“MPF”) Scheme for all qualifying employees employed in Hong Kong. The assets of the scheme are held separately from those of the Group, in funds under the control of trustees. The Group contributes the lower of HK\$1,500 per month as a mandatory contribution or 5% of the relevant monthly payroll costs to the MPF Scheme.

As at 31 December 2025 and 2024, there was no forfeited contribution under the Defined Contribution Schemes available which may be used by the Group to reduce the existing level of contributions, nor any contribution under the Defined Contribution Schemes was forfeited by the Group during the two years.

3. Critical accounting estimates and judgement

Management are required to exercise significant estimates and judgments, which are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances, in the selection and application of accounting principles.

2. 重大會計政策資料 (續)

(m) 界定供款計劃

本集團為於香港僱用之所有合資格僱員參與一項強制性公積金（「強積金」）計劃。該計劃的資產與本集團的資產分開持有，以及撥入信託人管理的基金。本集團按每月1,500港元作為強制性供款或有關月薪成本的5%（以較低者為準），向強積金計劃供款。

於二零二五年及二零二四年十二月三十一日，界定供款計劃項下概無被沒收的供款可供本集團用於減少現有的供款水平，在兩個年度內本集團亦無沒收在界定供款計劃項下的任何供款。

3. 關鍵會計估計及判斷

管理層在篩選及應用會計原則時須行使重要估計及判斷，有關估計及判斷須作持續評估並基於過往經驗及其他因素（包括預期未來發生於有關情況下被認為合理的事項）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

3. Critical accounting estimates and judgement (Continued)

(a) Fair value of investment properties

The valuation of investment properties is performed in accordance with the “Valuation Standards on Valuation of Properties” published by the Hong Kong Institute of Surveyors. The valuation is reviewed semi-annually by qualified valuers by considering the information from a variety of sources including but not limited to:

- (i) comparable sales transactions as available in the relevant market; and
- (ii) rental income derived from the existing tenancies with due provision for any reversionary income potential.

The fair value of investment properties is determined by using valuation technique. The determination of the fair value involves significant estimates, the key assumptions used such as rental rates and capitalisation rates taking into consideration of the locations, sizes and qualities of the properties in relying on the valuation report. Details of the judgement and assumptions applied have been disclosed in Note 6.

Changes to the assumptions used in deriving the valuation could have a significant risk of causing material adjustment to the carrying amounts in the balance sheet. Please refer to Note 6 for details.

(b) Useful lives of property, plant and equipment

The Group's management determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment. This estimate is based on the historical experience of the actual useful lives of property, plant and equipment of similar nature and functions. The depreciation for future periods are adjusted if there are material changes from previous estimates.

3. 關鍵會計估計及判斷（續）

(a) 投資物業之公平值

投資物業乃根據香港測量師學會所發佈之「物業估值之估值準則」進行估值。估值每半年由合資格估值師考慮多方面資料而作出檢討，包括但不限於：

- (i) 相關市場上現時可作比較之銷售交易；及
- (ii) 現有租賃產生之租金收入就任何潛在復歸收入作出適當撥備。

投資物業之公平值乃使用估值方法釐定。公平值之釐定涉及重大估計，例如在依賴估值報告時租金比率及資本化比率所用的關鍵假設，並考慮到物業的地點、大小及質量。有關所應用判斷及假設的詳情披露於附註6。

估值所用之假設變動會導致資產負債表的賬面值大幅調整的重大風險。詳情請參閱附註6。

(b) 物業、機器及設備的可使用年期

本集團管理層釐定其物業、機器及設備的估計可使用年期及相關折舊及攤銷開支。該項估計乃根據類似性質及功能的物業、機器及設備的實際可使用年期的過往經驗作出。倘相較過往的估計有重大改變，則在未來期間調整折舊。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

3. Critical accounting estimates and judgement (Continued)

(c) Impairment of property, plant and equipment

The Group assesses whether there are any indicators of impairment for property, plant and equipment at the end of each reporting period. An impairment exists when the carrying value of an asset or a cash-generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. In determining whether an asset is impaired, the Group has to exercise judgement and make estimation, particularly in assessing: (1) whether an event has occurred or any indicators that may affect the asset value; (2) whether the carrying value of an asset can be supported by the recoverable amount, in the case of value in use, the net present value of future cash flows which are estimated based upon the continued use of the asset; and (3) the appropriate key assumptions to be applied in estimating the recoverable amounts including cash flow projections and an appropriate discount rate. When 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 assets belongs, including allocation of corporate assets when a reasonable and consistent basis of allocation can be established, otherwise recoverable amount is determined at the smallest group of cash generating units, for which the relevant corporate assets have been allocated. Changing the assumptions and estimates, including the discount rates or the growth rate in the cash flow projections, could materially affect the recoverable amounts.

(d) Going concern assumption

The Directors consider that the Group has the ability to continue as a going concern. The assessment of the going concern assumption, as disclosed in note 2(a), involves making a judgement by the management and reviewed by Directors, at a particular point of time, about the future outcome of events or conditions which are inherently uncertain. These include the Group's operating cash inflows, as well as the intention and financial ability of the intermediate holding company to honour its undertaking to provide financial support to the Group.

3. 關鍵會計估計及判斷（續）

(c) 物業、機器及設備減值

本集團於各呈報期末評估所有物業、機器及設備有否任何減值跡象。倘資產的賬面值或現金產生單位超逾其可收回金額（即公平值減出售成本與使用價值的較高者），則視為已減值。釐定資產是否減值時，本集團須就資產減值作出判斷及估計，尤其在於評估：(1)有否發生可能影響資產價值的事件或任何跡象；(2)資產的賬面值能否以可收回金額或使用價值（即按照持續使用資產而估計未來現金流量的淨現值）支持；及(3)估計可收回金額時將採用的適當主要假設（包括現金流量預測及適當貼現比率）。當不大可能估計個別資產的可收回金額時，本集團會計估該資產所屬的現金產生單位的可收回金額，包括在可確定合理一致的分配基準時對公司資產進行分配，否則可收回金額按相關公司資產獲分配的最小現金產生單位組別釐定。假設及估計（包括現金流量預測的貼現率或增長率）的變動可對可收回金額產生重大影響。

(d) 持續經營假設

董事認為本集團有能力持續經營。於附註2(a)所披露的持續經營假設的評估涉及管理層於特定時間點對具備固有不確定性的事件或情況的未來結果作出判斷及經董事進行審閱。其包括本集團的經營現金流入以及中間控股公司向本集團提供財務支持的意向及財務能力。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

4. Revenue and segment information

The chief operating decision-maker has been identified as the Chief Executive Officer (“CEO”) of the Group, who reviews the Group’s internal reporting in order to assess performance and allocate resources. The Company’s management has determined the operating segments based on these reports.

The Group has two reportable segments, namely property investment and financial services segments, for the year ended 31 December 2025 and 2024.

Property investment segment holds various retail, commercial and industrial properties and car parking spaces in Hong Kong. It derives revenue through leasing out its properties.

The financial services segment primarily engages in regulated activities under the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “SFO”).

During the current reporting period, the Group is licensed to carry on Type 9 (asset management) regulated activity under the SFO. However, the financial services segment did not generate any revenue (2024: nil).

4. 收益及分部資料

主要經營決策者已被確定為本集團行政總裁（「行政總裁」），彼審閱本集團之內部報告以評估表現及分配資源。本公司管理層已根據此等報告釐定營運分部。

截至二零二五年及二零二四年十二月三十一日止年度，本集團的兩個可報告分部為物業投資及金融服務分部。

物業投資分部持有在香港之多項零售、商業及工廈以及停車場車位。物業投資分部透過出租其物業獲得收益。

金融服務分部主要從事香港法例第571章證券及期貨條例（「證券及期貨條例」）項下的受規管活動。

於本報告期間，本集團獲發牌進行證券及期貨條例項下第9類（提供資產管理）受規管活動。然而，金融服務分部未產生任何收益（二零二四年：無）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

4. Revenue and segment information (Continued)

The chief operating decision-maker assesses the performance of the operating segments based on profit or loss for reportable segments. The Group considers that the measurement principles for profit or loss for reportable segments are consistent with those used in measuring the corresponding amounts in the Group's financial statements. Hence, profit or loss for reportable segments is used for reporting segment profit or loss. Although no segment assets or liabilities is regularly provided to or reviewed by the chief operating decision-maker, monthly updates presenting the Group's consolidated balance sheet by subsidiaries are provided for the purpose of assessment.

The accounting policies of the operating segments are the same as those described in the material accounting policy information except that interest in the profit or loss of associates is accounted for on the basis of dividend received or receivable in segment profit or loss while such interest is accounted for under the equity method in the Group's consolidated financial statements.

The Group's reportable segments are strategic business units that offer different products and services. They are managed separately because each business requires different marketing strategies. Transactions (if any) between reportable segments are accounted for on arm's length basis.

4. 收益及分部資料 (續)

主要經營決策者根據可報告分部損益評估營運分部之表現。本集團認為，可報告分部損益之計量原則與計量本集團財務報表內之相應金額所用者一致。因此，可報告分部損益用於報告分部之損益。儘管並無定期提供分部資產或負債予主要經營決策者或由其審閱，惟本公司每月均提供呈列本集團按附屬公司劃分的綜合資產負債表的更新資料以供評估。

營運分部之會計政策與重大會計政策資料所述者相同，惟於聯營公司損益之權益乃根據分部損益已收或應收之股息入賬，而該權益於本集團之綜合財務報表以權益法入賬。

本集團之可報告分部乃為提供不同產品及服務之策略性業務單位。由於各業務要求不同之市場推廣策略，各可報告分部乃個別管理。可報告分部之間的交易(如有)按公平原則基準列賬。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

4. Revenue and segment information (Continued) 4. 收益及分部資料 (續)

Revenue recognised during the year comprises:

於年內確認之收益包括：

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Revenue arising from leases within scope of HKFRS 16:	香港財務報告準則第16號範圍內的租賃產生的收益：		
– Rental Income	– 租金收入	104,938	111,787
Revenue within scope of HKFRS 15	香港財務報告準則第15號範圍內的收益：		
– Service fees and charges	– 服務費及收費	10,473	10,269
		115,411	122,056

Leases with tenants provide for monthly fixed base rent and recovery of certain outgoings. Additional rents were based on business turnover amounted to HK\$236,000 (2024: HK\$230,000) and have been included in the rental income.

與租戶訂立之租賃協議內列明每月固定基本租金及若干支出之收回。按營業額分成之額外租金236,000港元(二零二四年：230,000港元)計入租金收入內。

Service fees and charges such as air conditioning income and management fee income arising from the provision of services are recognised over time when such services are rendered.

提供服務所收取之服務費及如空調收入及管理費收入之收費乃於提供該等服務時按時間段予以確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

4. Revenue and segment information (Continued)

Substantially all the activities of the Group are based in Hong Kong and below is segment information by reportable segments:

(a) Reportable segment profit or loss

For the year ended 31 December 2025

		Property investment 物業投資 HK\$'000 港幣千元	Financial services 金融服務 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
Revenue from external customers	外界客戶之收益	115,411	–	115,411
(Loss)/profit for reportable segments	可報告分部 (虧損) / 盈利	(199,460)	16	(199,444)
Fair value loss on investment properties	投資物業的 公平值虧損	(213,465)	–	(213,465)
Net finance (cost)/income	財務 (成本) / 收入淨額	(36,593)	128	(36,465)
Depreciation	折舊	(5,223)	–	(5,223)
Income tax expense	所得稅開支	(7,033)	–	(7,033)

For the year ended 31 December 2024

		Property investment 物業投資 HK\$'000 港幣千元	Financial services 金融服務 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
Revenue from external customers	外界客戶之收益	122,056	–	122,056
Profit/(loss) for reportable segments	可報告分部盈利 / (虧損)	148,193	(46)	148,147
Fair value gain on investment properties	投資物業的 公平值收益	131,648	–	131,648
Net finance (cost)/income	財務 (成本) / 收入淨額	(53,201)	173	(53,028)
Depreciation	折舊	(6,297)	–	(6,297)
Income tax expense	所得稅開支	(5,213)	(36)	(5,249)

4. 收益及分部資料 (續)

本集團大體上所有業務均以香港為基地，而根據可報告分部劃分之分部資料如下：

(a) 可報告分部損益

截至二零二五年十二月三十一日止年度

截至二零二四年十二月三十一日止年度

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

4. Revenue and segment information (Continued)

4. 收益及分部資料 (續)

(b) Reconciliation of reportable segment profit or loss to profit for the year

(b) 可報告分部損益與全年盈利對賬表

		For the year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
(Loss)/profit for reportable segments	可報告分部 (虧損) / 盈利	(199,444)	148,147
Reconciling items:	對賬項目：		
Share of (loss)/profit of associates under equity method of accounting	根據權益會計法應佔聯營公司 (虧損) / 盈利	(48,356)	56,351
Finance cost for financing the Group's investment in an associate (Note)	就本集團投資一家聯營公司進行融資的財務成本 (附註)	(231,408)	(289,344)
Other corporate and treasury activities	其他企業及庫務活動	2,888	708
Loss for the year	全年虧損	(476,320)	(84,138)

Note: The finance cost of HK\$231,408,000 (2024: HK\$289,344,000) is not allocated to the above reportable segments as this finance cost was incurred for financing the Group's investment in an associate. Please refer to Note 8 for details.

附註：231,408,000 港元 (二零二四年：289,344,000 港元) 之財務成本未分配至以上可報告分部乃由於該財務成本為就本集團投資一家聯營公司進行融資而產生。詳情請參閱附註8。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

4. Revenue and segment information (Continued)

(c) Geographical information

The Group's operations are located in Hong Kong.

The revenue for the years ended 31 December 2025 and 2024 are all derived from Hong Kong, amounted to HK\$115,411,000 and HK\$122,056,000 respectively. As at 31 December 2025, the total non-current assets other than deferred tax asset located in Hong Kong and the PRC amounted to HK\$9,084,770,000 (31 December 2024: HK\$9,398,768,000) and nil (31 December 2024: nil), respectively.

(d) Information about major customers

During the years ended 31 December 2025 and 2024, revenue from major customers who contributed over 10% of the total revenue of the Group is as follows:

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Customer A	客戶A	-	14,672
Customer B	客戶B	15,344	16,677

Revenue contributed from customer A and B are derived from property investment segment.

4. 收益及分部資料 (續)

(c) 地區資料

本集團於香港經營業務。

截至二零二五年及二零二四年十二月三十一日止年度的收益全部產生自香港，分別為115,411,000港元及122,056,000港元。於二零二五年十二月三十一日，位於香港及中國的非流動資產（遞延稅項資產除外）總額分別為9,084,770,000港元（二零二四年十二月三十一日：9,398,768,000港元）及無（二零二四年十二月三十一日：無）。

(d) 有關主要客戶的資料

截至二零二五年及二零二四年十二月三十一日止年度，貢獻本集團總收益10%以上的主要客戶的收益如下：

客戶A及B貢獻的收益來自物業投資分部。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

5. Property, plant and equipment

5. 物業、機器及設備

		Computer equipment	Office equipment	Office furniture	Leasehold improvement	Buildings	Vehicle	Total
		電腦設備	辦公室設備	辦公室傢俱	租賃物業改善工程	樓宇	車輛	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
Net book value at 1 January 2025	於二零二五年一月一日之賬面淨值	-	297	158	1,951	501,244	-	503,650
Depreciation	折舊	-	(52)	(70)	(409)	(5,222)	-	(5,753)
Transfer from investment property	轉撥自投資物業	-	-	-	-	239,400	-	239,400
Transfer to investment property	轉撥至投資物業	-	-	-	-	(247,909)	-	(247,909)
Net book value at 31 December 2025	於二零二五年十二月三十一日之賬面淨值	-	245	88	1,542	487,513	-	489,388
At 31 December 2025	於二零二五年十二月三十一日							
Cost	成本	18	1,283	637	5,303	557,150	717	565,108
Accumulated depreciation and impairment losses	累計折舊及減值虧損	(18)	(1,038)	(549)	(3,761)	(69,637)	(717)	(75,720)
Net book value at 31 December 2025	於二零二五年十二月三十一日之賬面淨值	-	245	88	1,542	487,513	-	489,388

		Computer equipment	Office equipment	Office furniture	Leasehold improvement	Buildings	Vehicle	Total
		電腦設備	辦公室設備	辦公室傢俱	租賃物業改善工程	樓宇	車輛	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
Net book value at 1 January 2024	於二零二四年一月一日之賬面淨值	-	367	210	2,360	507,541	-	510,478
Depreciation	折舊	-	(70)	(52)	(409)	(6,297)	-	(6,828)
Net book value at 31 December 2024	於二零二四年十二月三十一日之賬面淨值	-	297	158	1,951	501,244	-	503,650
At 31 December 2024	於二零二四年十二月三十一日							
Cost	成本	18	1,283	637	5,303	629,750	717	637,708
Accumulated depreciation and impairment losses	累計折舊及減值虧損	(18)	(986)	(479)	(3,352)	(128,506)	(717)	(134,058)
Net book value at 31 December 2024	於二零二四年十二月三十一日之賬面淨值	-	297	158	1,951	501,244	-	503,650

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

6. Investment properties

6. 投資物業

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
At 1 January	於一月一日	3,469,900	3,328,900
Fair value change:	公平值變動：		
– Capitalised expenses	—資本化開支	1,865	9,352
– Fair value (loss)/gain	—公平值(虧損)/收益	(213,465)	131,648
Transfer from property, plant and equipment	轉撥自物業、機器及設備	235,500	–
Transfer to property, plant and equipment	轉撥至物業、機器及設備	(239,400)	–
At 31 December	於十二月三十一日	3,254,400	3,469,900

The Group leases out its investment properties under operating leases. Leases typically run for an initial period of one to four years, with some having the option to renew, at which time all terms are renegotiated.

本集團以經營租賃出租其投資物業，租賃初步期限一般為一至四年，其中部分租賃具有續租選擇權，屆時重新洽商全部條款。

The Group's investment properties were valued by an independent professional valuer, Sinoappraisal Advisory Limited ("Sinoappraisal"), to determine their fair values as at 31 December 2025 (as at 31 December 2024: Sinoappraisal). The Group has adopted such valuation and recognised a fair value loss of HK\$213,465,000 (31 December 2024: fair value gain of HK\$131,648,000) accordingly. The principal assumptions underlying management's estimation of fair values of the investment properties and the basis of valuation are consistent with those applied in the consolidated financial statements for the year ended 31 December 2024. The investment properties have been measured at fair value as at 31 December 2025 by level 3 (31 December 2024: level 3) in the fair value hierarchy into which the fair value treatment is categorised. There is no transfer between levels of the fair value hierarchy used in measuring the fair value of the investment properties during the year.

本集團投資物業已由獨立專業估值師中誠達行資產評估顧問有限公司(「中誠達行」)評估，以確定該等物業於二零二五年十二月三十一日(於二零二四年十二月三十一日：中誠達行)之公平值。本集團已採納有關估值，並相應確認公平值虧損213,465,000港元(二零二四年十二月三十一日：公平值收益131,648,000港元)。管理層用於估計投資物業公平值之主要假設及估值基準與截至二零二四年十二月三十一日止年度之綜合財務報表所應用者一致。該等投資物業已於二零二五年十二月三十一日按公平值架構之第3級公平值計量(二零二四年十二月三十一日：第3級)，而公平值據此分類。年內概無計量投資物業公平值所用的公平值架構的分級轉換。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

6. Investment properties (Continued)

Security for the Group's banking facilities

As at 31 December 2025, none of the Group's investment property in Hong Kong (2024: approximately HK\$2,145 million was pledged).

For the year ended 31 December 2025, direct operating expenses of HK\$18,794,000 (2024: HK\$18,993,000) arising from investment properties that generated rental income and no direct operating expense arising from investment properties that did not generate rental income (2024: Nil), were charged to the consolidated statement of comprehensive income.

As at 31 December 2025, the Group's total future minimum rental receivables under non-cancellable operating leases for its investment properties are as follows:

6. 投資物業（續）

本集團銀行融資抵押

於二零二五年十二月三十一日，本集團於香港的投資物業並未作抵押（二零二四年：約2,145百萬港元已作抵押）。

截至二零二五年十二月三十一日止年度，綜合全面收益表已扣除由產生租金收入之投資物業引致之直接經營開支18,794,000港元（二零二四年：18,993,000港元），及由不產生租金收入之投資物業概無引致直接經營開支（二零二四年：無）。

於二零二五年十二月三十一日，本集團根據其投資物業之不可撤銷經營租賃之未來最低租賃應收款項總額如下：

		2025	2024
		二零二五年	二零二四年
		HK\$'000	HK\$'000
		港幣千元	港幣千元
Within 1 year	1年內	66,806	73,062
After 1 year but within 2 years	1年後但2年內	48,749	41,049
After 2 years but within 3 years	2年後但3年內	19,857	20,413
After 3 years but within 4 years	3年後但4年內	15,318	2,314
After 4 years but within 5 years	4年後但5年內	8,691	1,205
After 5 years	5年後	-	882
		159,421	138,925

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

6. Investment properties (Continued)

Particulars of investment properties held by the Group as at 31 December 2025 and 2024:

6. 投資物業 (續)

於二零二五年及二零二四年十二月三十一日本集團所持投資物業詳情：

Property 物業	Type 類型	Lease term 租期
(i) 20th and 21st Floors and Car Parking Spaces Nos. 21, 22 and 23 on 4th Floor, Bank of America Tower, 12 Harcourt Road, Central, Hong Kong 香港中環夏慤道12號美國銀行中心20及21樓及4樓之21、22及23號停車場車位	Offices and car parking spaces 辦公室及停車場車位	Medium 中期
(ii) Ground and 1st Floors, Block B, Ko Fai Industrial Building, 7 Ko Fai Road, Yau Tong, Kowloon, Hong Kong 香港九龍油塘高輝道7號高輝工業大廈B座地下及1樓	Industrial building 工廈	Medium 中期
(iii) The lobby on G/F and the front (or southern) portions of the 1st, 2nd and 3rd Floors including the staircase therein leading up to the 3rd Floor and the lift therein serving the 1st and 2nd Floors only and portion of the canopy on the 1st Floor level, Yue King Building, 26, 26A, 27, 28, 29 & 30 Canal Road West, 1-7 Leighton Road and 41-47 Morrison Hill Road, Wanchai, Hong Kong 香港灣仔堅拿道西26、26A、27、28、29及30號、禮頓道1至7號及摩理臣山道41至47號愉景樓地下大堂及1、2及3樓之前部(或南部)(包括通向3樓的樓梯及僅服務1及2樓之升降機), 以及1樓部分上蓋	Office and retail shop 辦公室及零售店	Medium 中期
(iv) 8th Floor of Block C, Sea View Estate, 8 Watson Road, North Point, Hong Kong 香港北角屈臣道8號海景大廈C座8樓	Industrial building 工廈	Medium 中期
(v) Kwai Fong Plaza, Kwai Fong Estate, 177 Hing Fong Road, Kwai Chung, New Territories, Hong Kong 香港新界葵涌興芳路177號葵芳邨葵芳廣場	Retail shops and car parking spaces 零售店及停車場車位	Medium 中期

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

6. Investment properties (Continued)

Investment properties comprise:

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Long term leasehold (not less than 50 years)	長期租約 (不少於五十年)	443,400	480,900
Medium term leasehold (less than 50 years but not less than 10 years)	中期租約 (少於五十年但不少於十年)	2,811,000	2,989,000
		3,254,400	3,469,900

6. 投資物業 (續)

投資物業包括：

Fair value measurements using significant unobservable inputs

使用重大不可觀察輸入數值的公平值計量

		Retail shops and car parking spaces 零售店及 停車場車位 HK\$'000 港幣千元	Office buildings 辦公大樓 HK\$'000 港幣千元	Industrial properties 工廈 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
At 1 January 2024	於二零二四年一月一日	2,060,000	939,900	329,000	3,328,900
Fair value change:	公平值變動：				
– Capitalised expenses	– 資本化開支	9,352	–	–	9,352
– Fair value gain – unrealised	– 公平值收益 – 未實現	75,648	51,000	5,000	131,648
At 31 December 2024	於二零二四年十二月三十一日	2,145,000	990,900	334,000	3,469,900
At 1 January 2025	於二零二五年一月一日	2,145,000	990,900	334,000	3,469,900
Transfer from property, plant and equipment	轉撥自物業、機器及設備	–	235,500	–	235,500
Transfer to property, plant and equipment	轉撥至物業、機器及設備	–	(239,400)	–	(239,400)
Fair value change:	公平值變動：				
– Capitalised expenses	– 資本化開支	1,865	–	–	1,865
– Fair value gain – unrealised	– 公平值收益 – 未實現	(59,865)	(143,600)	(10,000)	(213,465)
At 31 December 2025	於二零二五年十二月三十一日	2,087,000	843,400	324,000	3,254,400

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

6. Investment properties (Continued)

Valuation processes of the Group

The Group's investment properties were revalued by independent professionally qualified valuer, Sinoappraisal, at 31 December 2025 and 2024, who hold a recognised relevant professional qualification and has recent experience in the locations and segments of the investment properties valued. For all investment properties, their current valuations are based on the highest and best use. The Group's finance department includes a team that review the valuations performed by the independent valuers for financial reporting purposes. The revaluation gains or losses are shown as "Fair value (loss)/gain on investment properties" in the consolidated statement of comprehensive income.

At each financial year end, the finance department:

- verifies all major inputs to the independent valuation report;
- assesses property valuation movements when compared to the prior year valuation report; and
- holds discussions with the independent valuer.

Valuation techniques

Fair values of the retail shops, office buildings, industrial properties and car parking spaces are derived using the income capitalisation approach. The income capitalisation approach is based on the capitalisation of the net income and reversionary income potential by adopting appropriate capitalisation rates, which are derived from actual location, size and quality of the properties and taking into account market data at the valuation date. The prevailing market rents adopted in the valuation have reference to the actual location, type and quality of the properties and supported by the terms of any existing lease, other contracts or external evidence such as current market rents for similar properties.

6. 投資物業（續）

本集團的估值流程

本集團之投資物業於二零二五年及二零二四年十二月三十一日由獨立專業合資格估值師中誠達行（持有認可的相關專業資格，且最近曾對所估值的投資物業之地點及種類進行估值）重新估值。目前所有投資物業之估值乃基於最有效及最佳用途作出。本集團的財務部門有一個團隊審閱由獨立估值師就財務報告編製的估值報告。重估收益或虧損於綜合全面收益表以「投資物業公平值（虧損）／收益」列賬。

於各個財政年度末，財務部門：

- 核實獨立估值報告的所有主要輸入數值；
- 評估物業估值較上一年度估值報告的變動；及
- 與獨立估值師召開討論會。

估值方法

零售店、辦公大樓、工廈及停車場車位的公平值使用收益資本化法推算。收益資本化法乃基於採用適當資本化比率將收入淨額及潛在復歸收入予以資本化得出，而資本化比率乃根據物業的實際位置、規模及質量並考慮估值日之市場數據計算。於估值中採納的現行市場租金參考物業的實際位置、類型及質量，並以任何現有租約條款、其他合約或外在證據如類似物業的目前市場租金作支撐。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

6. Investment properties (Continued)

Valuation techniques (Continued)

There were no changes to the valuation techniques during the year.

Significant inputs used to determine fair value

Capitalisation rates are estimated by management, after consultation with valuers based on the risk profile of the properties being valued. The higher the rates, the lower the fair value. At 31 December 2025, capitalisation rates of 2.00% to 5.00% (2024: 2.00% to 5.00%) are used in the income capitalisation approach for the retail shops, office buildings, industrial properties and car parking spaces. (2024: retail shops, office buildings, industrial properties and car parking spaces).

Rental rates are estimated based on recent lettings of HK\$60.5 psf (2024: HK\$63.9 psf) for retail shops, HK\$35.4 psf to HK\$69.0 psf (2024: HK\$55.0 psf to HK\$71.0 psf) for office buildings, HK\$16.0 psf to HK\$25.5 psf (2024: HK\$16.0 psf to HK\$27.0 psf) for industrial properties and HK\$3,358.8 per space (2024: HK\$3,312.6 per space) for car parking spaces respectively. The lower the rents, the lower the fair value.

6. 投資物業 (續)

估值方法 (續)

於年內，估值方法並無變動。

釐定公平值的主要輸入數值

資本化比率乃由管理層經諮詢估值師後按所估物業的風險情況估計。比率越高，公平值則越低。於二零二五年十二月三十一日，採用收入資本化方法估值的零售店、辦公大樓、工廈及停車場車位 (二零二四年：零售店、辦公大樓、工廈及停車場車位) 使用 2.00%至5.00% (二零二四年：2.00%至5.00%) 的資本化比率。

租金比率乃根據零售店每平方呎60.5港元 (二零二四年：每平方呎63.9港元)、辦公大樓每平方呎35.4港元至每平方呎69.0港元 (二零二四年：每平方呎55.0港元至每平方呎71.0港元)、工廈每平方呎16.0港元至每平方呎25.5港元 (二零二四年：每平方呎16.0港元至每平方呎27.0港元) 及每個停車場車位3,358.8港元 (二零二四年：每個停車場車位3,312.6港元) 的近期租金預測。租金越低，公平值則越低。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

6. Investment properties (Continued)

Significant inputs used to determine fair value (Continued)

The following table illustrates the fair value measurement hierarchy of the Group's investment properties:

		Level 1 第1級 HK\$'000 港幣千元	Level 2 第2級 HK\$'000 港幣千元	Level 3 第3級 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
At 31 December 2025	於二零二五年十二月三十一日				
Investment properties	投資物業	-	-	3,254,400	3,254,400
At 31 December 2024	於二零二四年十二月三十一日				
Investment properties	投資物業	-	-	3,469,900	3,469,900

There was no transfer between levels during the years ended 31 December 2025 and 2024.

Management engages an external valuer using the income capitalisation approach which takes into account market information with reference to sales evidence as available on the market.

6. 投資物業 (續)

釐定公平值的主要輸入數值 (續)

下表闡明本集團投資物業的公平值計量層級：

於截至二零二五年及二零二四年十二月三十一日止年度內概無分級轉換。

管理層委聘外部估值師，其使用收益資本化方法進行估值，該方法計及市場資訊並參考市場上可取得的銷售證據。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

6. Investment properties (Continued)

Valuation of investment properties with unobservable inputs

The following table shows a reconciliation from the beginning balance to the ending balance for fair value measurement in Level 3 of the fair value hierarchy:

6. 投資物業 (續)

包含不可觀察輸入數值的投資物業的估值

下表載列公平值架構下以第3級公平值計量年初結餘至年末結餘的對賬：

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Opening balance	年初結餘	3,469,900	3,328,900
Transfer from property, plant and equipment	轉撥自物業、機器及設備	235,500	-
Transfer to property, plant and equipment	轉撥至物業、機器及設備	(239,400)	-
Additions during the year	年內添置	1,865	9,352
Unrealised gain recognised during the year	年內確認的未變現收益	(213,465)	131,648
Closing balance	年末結餘	3,254,400	3,469,900
Net changes in unrealised gains for Level 3 investment	第3級投資未變現收益的變動淨值	(213,465)	131,648

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

6. Investment properties (Continued)

Valuation of investment properties with unobservable inputs (Continued)

Balance of investment properties as at 31 December 2025:

6. 投資物業 (續)

包含不可觀察輸入數值的投資物業的估值 (續)

於二零二五年十二月三十一日投資物業的結餘：

Investment 投資	Fair value 公平值 HK\$'000 港幣千元	Valuation technique 估值方法	Unobservable inputs 不可觀察輸入數值	Rate/Range 比例/範圍
Investment properties	3,254,400	Income capitalisation approach	Capitalisation rate: 2.00%-5.00%	The higher the capitalisation rate, the lower the fair value
投資物業	3,254,400	收入資本化方法	資本化率：2.00%至5.00%	資本化率越高，公平值則越低
			Rental rates:	The lower the rents, the lower the fair value
			Retail shops: HK\$60.5 psf	
			Office buildings: HK\$35.4 psf–HK\$69.0 psf	
			Industrial properties: HK\$16.0 psf–HK\$25.5 psf	
			Car parking space: HK\$3,358.8 per space	
			租金：	租金越低，公平值則越低
			零售店： 每平方呎60.5港元	
			辦公大樓： 每平方呎35.4港元至每平方呎69.0港元	
			工廈： 每平方呎16.0港元至每平方呎25.5港元	
			停車場車位： 每個停車場車位3,358.8港元	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

6. Investment properties (Continued)

Valuation of investment properties with unobservable inputs (Continued)

Balance of investment properties as at 31 December 2024:

6. 投資物業 (續)

包含不可觀察輸入數值的投資物業的估值 (續)

於二零二四年十二月三十一日投資物業的結餘：

Investment 投資	Fair value 公平值 HK\$'000 港幣千元	Valuation technique 估值方法	Unobservable inputs 不可觀察輸入數值	Rate/Range 比例/範圍
Investment properties	3,469,900	Income capitalisation approach	Capitalisation rate: 2.00%-5.00%	The higher the capitalisation rate, the lower the fair value
投資物業	3,469,900	收入資本化方法	資本化率：2.00%至5.00%	資本化率越高，公平值則越低
			Rental rates:	The lower the rents, the lower the fair value
			Retail shops: HK\$63.9 psf	
			Office buildings: HK\$55.0 psf–HK\$71.0 psf	
			Industrial properties: HK\$16.0 psf–HK\$27.0 psf	
			Car parking space: HK\$3,312.6 per space	
			租金：	租金越低，公平值則越低
			零售店： 每平方呎63.9港元	
			辦公大樓： 每平方呎55.0港元至每平方呎71.0港元	
			工廈： 每平方呎16.0港元至每平方呎27.0港元	
			停車場車位： 每個停車場車位3,312.6港元	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

7. Investments in subsidiaries

Details of the principal subsidiaries are set out in Note 29 to the consolidated financial statements.

7. 附屬公司之投資

主要附屬公司之詳情載於綜合財務報表附註29。

8. Investments in associates

8. 於聯營公司之投資

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
At 1 January	於一月一日	5,425,218	5,387,008
Dividend from an associate	來自一家聯營公司的股息	(35,880)	(18,141)
Share of (loss)/profit of associates	應佔聯營公司(虧損)/盈利	(48,356)	56,351
At 31 December	於十二月三十一日	5,340,982	5,425,218

As of 31 December 2025 and 2024, the balances included investment in Everwell City Limited (“Everwell City”). Everwell City holds commercial properties and shopping centers, plazas and carparks in Hong Kong.

截至二零二五年及二零二四年十二月三十一日，結餘包括於Everwell City Limited（「Everwell City」）之投資。Everwell City於香港持有商業物業以及購物中心、廣場及停車場。

Summarised financial information for the material associate

Set out below is the summarised financial information for Everwell City as at 31 December 2025, which is accounted for using the equity method. In the opinion of the Directors, Everwell City is material to the Group.

重大聯營公司之財務資料概要

下文載列Everwell City於二零二五年十二月三十一日之財務資料概要，其乃以權益法入賬。董事認為，Everwell City對本集團而言屬重大。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

8. Investments in associates (Continued)

Summarised financial information for the material associate (Continued)

Summarised balance sheet

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Non-current assets	非流動資產	32,002,606	32,108,379
Current assets	流動資產	416,374	423,030
Non-current liabilities	非流動負債	(24,473,994)	(24,325,493)
Current liabilities	流動負債	(435,647)	(414,435)
		7,509,339	7,791,481

Summarised statement of comprehensive income

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Revenue	收益	1,269,517	1,257,177
(Loss)/profit and total comprehensive (loss)/ income for the year	全年(虧損)/盈利及 全面(虧損)/收入總額	(162,142)	187,085

8. 於聯營公司之投資（續）

重大聯營公司之財務資料概要（續）

資產負債表概要

全面收益表概要

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

8. Investments in associates (Continued)

Summarised financial information for the material associate (Continued)

Reconciliation of summarised financial information

8. 於聯營公司之投資（續）

重大聯營公司之財務資料概要（續）

財務資料概要對賬表

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
(Loss)/profit and total comprehensive income for the year	全年（虧損）／盈利及全面收入總額	(162,142)	187,085
Less: Net loss/(profit) attributable to non-controlling interest of Everwell City's subsidiaries	減：Everwell City附屬公司非控股權益應佔淨虧損／（盈利）	26,993	(30,152)
		(135,149)	156,933
Group's shareholdings	本集團股權	35.78%	35.78%
Group's share of net (loss)/profit attributable to equity holders (Note (i))	本集團應佔歸屬於權益持有人之淨（虧損）／盈利（附註(i)）	(48,356)	56,150
		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Net assets attributable to equity holders of the associate	歸屬於聯營公司權益持有人之資產淨值	6,276,864	6,512,297
Group's shareholdings	本集團之股權	35.78%	35.78%
Group's share of net assets attributable to equity holders (Note (i))	本集團應佔歸屬於權益持有人之資產淨值（附註(i)）	2,245,919	2,330,155
Shareholders' loan	股東貸款	3,095,063	3,095,063
Carrying amount	賬面值	5,340,982	5,425,218

Note:

- (i) The effective share of profits of the Group from each of the subsidiaries incorporated in Hong Kong of Everwell City remains at approximately 29.9%.

附註：

- (i) 本集團來自Everwell City於香港註冊成立的各附屬公司之實際應佔盈利維持於約29.9%。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

9. Amount due from an intermediate holding company

The amount is unsecured, interest-free, repayable on demand and trading in nature. The Company will demand repayment within twelve months from the balance sheet date.

9. 應收中間控股公司之款項

該款項為無抵押、免息、按要求償還及貿易性質。本公司將於結算日起十二個月內要求還款。

10. Accounts receivable

An ageing analysis of accounts receivable as at the end of the reporting year is as follows:

10. 應收賬款

於報告年度末，應收賬款之賬齡分析如下：

		2025 二零二五年		2024 二零二四年	
		Balance 結餘 HK\$'000 港幣千元	Percentage 百分比 %	Balance 結餘 HK\$'000 港幣千元	Percentage 百分比 %
Current	即期	3,150	92.4	3,689	81.0
Less than 30 days past due	逾期少於三十日	65	1.9	734	16.1
31 to 60 days past due	逾期三十一日至 六十日	32	0.9	105	2.3
61 to 90 days past due	逾期六十一日至 九十日	20	0.6	-	-
Over 90 days past due	逾期多於九十日	143	4.2	26	0.6
		3,410	100.0	4,554	100.0
Allowance for impairment	減值撥備	(27)		(23)	
Total	總計	3,383		4,531	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

10. Accounts receivable (Continued)

Below is an ageing analysis of accounts receivable (net of allowance for impairment) that are past due as at the reporting date but not impaired:

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Less than 30 days past due	逾期少於三十日	65	731
31 to 60 days past due	逾期三十一日至六十日	32	99
61 to 90 days past due	逾期六十一日至九十日	20	-
Over 90 days past due	逾期多於九十日	116	12
Total accounts receivable past due but not impaired	已逾期但未減值之應收賬款總額	233	842

Accounts receivable past due represent balances that the Group considered not in default based on past experience. For the credit risk management of the accounts receivable, please refer to Note 28(d).

The movements in the allowance for impairment during the year are as follows:

10. 應收賬款 (續)

以下為於報告日期已逾期但未出現減值之應收賬款 (扣除減值撥備) 之賬齡分析：

已逾期之應收賬款指本集團根據以往經驗認為並無違約之結餘。有關應收賬款的信貸風險管理，請參閱附註28(d)。

年內減值撥備之變動如下：

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
At 1 January	於一月一日	23	44
Impairment/(reversal) provision made	已作出減值／(撥回) 撥備	21	(21)
Accounts written off as uncollectible	無法收回而撇銷的賬目	(17)	-
At 31 December	於十二月三十一日	27	23

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

11. Prepayments, deposits and other receivables

As at 31 December 2025, the balance represents mainly the utility and management fee deposits of HK\$3,789,000 (as at 31 December 2024: HK\$3,782,000) and rent-free receivables of HK\$1,493,000 (as at 31 December 2024: HK\$6,720,000).

For the financial risk management on credit risk, refer to Note 28(d).

12. Deferred tax

Deferred tax are calculated in full on temporary differences under the liability method. The following are the deferred tax assets/(deferred income tax liabilities) recognised and movements thereon during the current and prior years:

11. 預付費用、按金及其他應收款項

於二零二五年十二月三十一日，結餘主要為水電及管理費按金3,789,000港元（於二零二四年十二月三十一日：3,782,000港元）及免租應收款項1,493,000港元（於二零二四年十二月三十一日：6,720,000港元）。

有關信貸風險的財務風險管理，請參閱附註28(d)。

12. 遞延稅項

遞延稅項採用負債法就暫時差額作全數計算。下文載列本年度及過往年度所確認遞延稅項資產／（遞延所得稅負債）及變動：

		Accelerated tax depreciation 加速稅項折舊
		HK\$'000 港幣千元
At 1 January 2024	於二零二四年一月一日	(18,137)
Credited to loss for the year	本年度計入虧損	14
At 31 December 2024	於二零二四年十二月三十一日	(18,123)
Charged to profit for the year	本年度自盈利扣除	(2,599)
At 31 December 2025	於二零二五年十二月三十一日	(20,722)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

12. Deferred tax (Continued)

Deferred tax assets and deferred income tax liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and they relate to the same tax authority. The following amounts, determined after appropriate offsetting, are shown in the consolidated balance sheet:

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Deferred tax asset	遞延稅項資產	104	104
Deferred income tax liabilities	遞延所得稅負債	(20,826)	(18,227)
		(20,722)	(18,123)

Deferred tax assets are recognised for tax loss carried forwards to the extent that the realisation of the related tax benefit through future taxable profits is probable. The Group has unrecognised tax losses of HK\$36,779,000 (2024: HK\$34,460,000) to carry forward against future taxable income and the expiry dates of these tax losses are shown as follows:

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
After the fifth year	第五年後	36,779	34,460
		36,779	34,460

The Group has not recognised such tax losses and deferred tax assets of HK\$6,069,000 (2024: HK\$5,686,000) as the realisation of the related tax benefit is not probable.

12. 遞延稅項 (續)

遞延稅項資產及遞延所得稅負債於有合法可執行權利以即期稅項資產抵銷即期稅項負債，且與同一稅務機關相關時予以抵銷。以下金額經適當抵銷後釐定，列示於綜合資產負債表：

僅當與結轉之稅項虧損相關之稅項利益很可能會透過未來應課稅盈利來實現時，遞延稅項資產方會被確認。本集團可結轉用作與未來應課稅收入抵銷之未確認稅項虧損為36,779,000港元(二零二四年：34,460,000港元)及該等稅項虧損之屆滿日期如下：

本集團並未確認相關稅項虧損及遞延稅項資產6,069,000港元(二零二四年：5,686,000港元)，乃因不太可能實現相關稅項利益。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

13. Bank borrowing

13. 銀行借貸

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Current	即期		
Bank loan (Note (a))	銀行貸款 (附註(a))	-	849,457

Note:

- (a) The loan is denominated in HK\$ with interest rate at Hong Kong Interbank Offered Rate plus 1.2% per annum and has been fully repaid on 23 May 2025.
- (b) As at 31 December 2025, the Group has terminated the undrawn banking facility. The termination resulted in the release of collateral for the banking facilities, which included pledged investment property and bank deposits.

The carrying amount of bank borrowing approximates the fair value, and is denominated in the following currency:

附註：

- (a) 貸款以港元計值，年利率為香港銀行同業拆息加1.2%，並已於二零二五年五月二十三日悉數償還。
- (b) 於二零二五年十二月三十一日，本集團已終止尚未提取的銀行融資。終止後釋出銀行融資的抵押品，包括已抵押的投資物業及銀行存款。

銀行借貸之賬面值與其公平值相若，並按以下貨幣計值：

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
HK\$	港元	-	849,457

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

14. Loans from an intermediate holding company

In November 2024, China Great Wall AMC (International) Holdings Company Limited (“Great Wall International”), an intermediate holding company, had agreed to modify and restructure certain existing term loan (“Term Loan A”) with accumulated accrued interest and provide a new Term Loan A in principal amount of HK\$4,760,000,000 for one year with interest rate at Hong Kong Interbank Offered Rate plus 2% per annum, and was repayable by November 2025.

In November 2025, Great Wall International and the Company reached an agreement to modify and restructure certain terms of Term Loan A with the outstanding principal and outstanding interest. The new Term Loan A has a principal amount of HK\$4,860,000,000 for one year with interest rate at Hong Kong Interbank Offered Rate plus 2% per annum. The new Term Loan A is denominated in HK\$, unsecured and is repayable by November 2026.

In May 2025, Great Wall International agreed to provide a new term loan facility in the principal amount of HK\$900,000,000 for one year with interest rate at Hong Kong Interbank Offered Rate plus 1.4% per annum. As at 31 December 2025, the Group withdrew HK\$850,000,000 from the loan facility to repay the matured bank borrowing with amount of HK\$850,000,000. The new term loan is repayable in May 2026.

The Directors of the Company consider the loans are on normal commercial terms. The carrying values of the loans approximate their fair values.

14. 來自中間控股公司之貸款

於二零二四年十一月，中間控股公司中國長城資產(國際)控股有限公司(「長城國際」)已同意修改及重組若干現有定期貸款(「定期貸款A」)及累計應計利息，並提供一筆新的定期貸款A，本金額為4,760,000,000港元，為期一年，年利率為香港銀行同業拆息利率加2%，並須於二零二五年十一月償還。

於二零二五年十一月，長城國際與本公司達成協議，以修改及重組定期貸款A(包括未償還本金及未償還利息)的若干條款。新定期貸款A的本金額為4,860,000,000港元，為期一年，年利率為香港銀行同業拆息利率加2%。新定期貸款A以港元計值，無抵押，並須於二零二六年十一月償還。

於二零二五年五月，長城國際同意提供一筆新的定期貸款融資，本金額為900,000,000港元，為期一年，年利率為香港銀行同業拆息利率加1.4%。於二零二五年十二月三十一日，本集團已從該貸款融資中提取850,000,000港元，用以償還到期銀行借款850,000,000港元。新定期貸款須於二零二六年五月償還。

本公司董事認為該等貸款乃按一般商業條款訂立。貸款之賬面值與其公平值相若。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

15. Other payables and accrued liabilities

15. 其他應付款項及應計負債

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Interest payable	應付利息	28,303	42,232
Deposits received from tenants	已收租戶按金	22,070	26,171
Other payables and accrued expenses	其他應付款項及應計費用	11,955	13,585
Rental received in advance	預收租金	3,657	2,458
Others	其他	1,817	1,598
		67,802	86,044
Represented by:	呈列為：		
Non-current portion	非流動部分	5,886	1,532
Current portion	流動部分	61,916	84,512
		67,802	86,044

16. Share capital

16. 股本

		31 December 2025 二零二五年十二月三十一日		31 December 2024 二零二四年十二月三十一日	
		Number of shares 股數	Amount 金額 HK\$'000 港幣千元	Number of shares 股數	Amount 金額 HK\$'000 港幣千元
Authorised:	法定：				
Ordinary shares of HK\$0.10 each	每股面值0.10港元之 普通股	5,000,000,000	500,000	5,000,000,000	500,000
Issued and fully paid:	已發行及繳足：				
Ordinary shares of HK\$0.10 each	每股面值0.10港元之 普通股	1,567,745,596	156,775	1,567,745,596	156,775

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

17. Reserves

(a) Group

Movements of the Group's reserves for the years ended 31 December 2025 and 2024 are presented in the consolidated statement of changes in equity on page 167.

The contributed surplus of the Group represents the excess of the nominal value of the shares of subsidiaries acquired over the nominal value of the Company's Shares issued in exchange during the Group reorganisation in 1990, less dividend distributions.

The Group's other reserves consist of the following components:

17. 儲備

(a) 本集團

本集團截至二零二五年及二零二四年十二月三十一日止年度之儲備變動情況呈列於第167頁之綜合權益變動表內。

本集團之繳入盈餘乃指一九九零年本集團重組時購入附屬公司之股份面值超出本公司所發行之交換股份的面值，減除股息分派之數額。

本集團其他儲備包括以下組成部分：

		Asset revaluation reserve	Translation reserve	Total
		資產重估儲備	匯兌儲備	總計
		HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元
Balance as at 31 December 2024	於二零二四年 十二月三十一日 結餘	334,065	(620)	333,445
Balance as at 1 January 2025 and 31 December 2025	於二零二五年 一月一日及二零 二五年十二月 三十一日結餘	334,065	(620)	333,445

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

17. Reserves (Continued)

(b) Company

		Share premium	Contributed surplus	Accumulated losses	Total
		股份溢價	繳入盈餘	累積虧損	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元
At 1 January 2024	於二零二四年一月一日	50,382	588,719	(756,029)	(116,928)
Loss for the year	全年虧損	-	-	(220,838)	(220,838)
At 31 December 2024	於二零二四年十二月三十一日	50,382	588,719	(976,867)	(337,766)
At 1 January 2025	於二零二五年一月一日	50,382	588,719	(976,867)	(337,766)
Loss for the year	全年虧損	-	-	(230,165)	(230,165)
At 31 December 2025	於二零二五年十二月三十一日	50,382	588,719	(1,207,032)	(567,931)

Loss for the year of the Company mainly comes from finance cost of HK\$231,408,000 (2024: HK\$289,344,000), legal and professional fees of HK\$2,900,000 (2024: HK\$4,022,000), rental expense of HK\$8,756,000 (2024: HK\$14,534,000) and staff costs of HK\$5,397,000 (2024: HK\$7,197,000).

The contributed surplus of the Company arose as a result of the Group reorganisation in 1990 and represents the difference between the nominal value of the Company's Shares so allotted and the consolidated net asset value of the acquired subsidiaries and associate less dividends distribution. Under Bermuda law, the contributed surplus is distributable to shareholders under certain circumstances.

In addition, the Company's share premium of HK\$50,382,000 (2024: HK\$50,382,000) can be distributed as fully paid-up bonus shares or applied towards eliminating the accumulated losses of the Company.

17. 儲備 (續)

(b) 本公司

本公司年內虧損主要來自財務成本231,408,000港元(二零二四年：289,344,000港元)，法律及專業費用2,900,000港元(二零二四年：4,022,000港元)，租金及公用事業開支8,756,000港元(二零二四年：14,534,000港元)及員工成本5,397,000港元(二零二四年：7,197,000港元)。

本公司之繳入盈餘乃因一九九零年本集團重組所產生，指本公司配發之股份面值與所收購之附屬公司及聯營公司之合併資產淨值之差額減除股息分派後之差額。根據百慕達法例，繳入盈餘可於若干情況下分派予股東。

此外，本公司之股份溢價50,382,000港元(二零二四年：50,382,000港元)可作悉數繳足紅股分派，或用於抵銷本公司之累積虧損。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

18. Staff costs

18. 員工成本

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Staff costs (including directors' remuneration)	員工成本 (包括董事酬金)		
Wages, salaries and bonuses	工資、薪金及花紅	4,328	6,134
Defined contribution plan (note)	界定供款計劃 (附註)	130	245
Directors' fee	董事袍金	940	934
		5,398	7,313

Note: No forfeited contributions to defined contribution retirement plan have been applied by the Group to reduce its existing level of contributions for the years ended 31 December 2025 and 2024.

附註：截至二零二五年及二零二四年十二月三十一日止年度，本集團概無動用已沒收的界定供款退休計劃的供款，以降低其現有供款水平。

(a) Five highest paid individuals

(a) 五位最高薪酬人士

Details of the remuneration of the five highest paid individuals during the year are set out below:

年內，五位最高薪酬人士之酬金詳情載列如下：

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Salaries, allowances and benefits in kind	薪金、津貼及非現金利益	3,967	4,899
Retirement scheme contributions	退休計劃供款	266	270
		4,233	5,169

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

18. Staff costs (Continued)

(a) Five highest paid individuals (Continued)

The remuneration of the five (2024: five) highest paid individuals fell within the following bands:

		2025 二零二五年	2024 二零二四年
HK\$nil – HK\$1,000,000	零港元 – 1,000,000港元	3	3
HK\$1,000,001 – HK\$1,500,000	1,000,001港元 – 1,500,000港元	2	1
HK\$1,500,001 – HK\$2,000,000	1,500,001港元 – 2,000,000港元	–	1
		5	5

The success of the Group hinges on the performance and commitment of our employees. As the Group continues to grow, the Group's compensation philosophy is designed to provide employees with the opportunity to excel and grow, while aligning with our business strategies and values. The Group's remuneration policy aims to recognise outstanding performance, retain and attract key talents and ensure alignment with the interests of our businesses, and thereby enhancing shareholder value.

18. 員工成本 (續)

(a) 五位最高薪酬人士 (續)

五位 (二零二四年：五位) 最高薪酬人士之酬金介乎下列範圍：

本集團之成功與員工之表現及承擔息息相關。因應本集團業務繼續擴展，本集團之薪酬待遇理念乃為僱員提供發揮所長及發展的機會，且與我們的業務策略及價值觀相輔相成。本集團之薪酬政策旨在肯定員工之優秀表現、挽留及吸納重要人才並確保與本集團業務利益一致，從而提升股東價值。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

18. Staff costs (Continued)

(b) Directors' and Chief Executive Officer's remuneration

The remuneration of every director and the chief executive is set out below:

For the year ended 31 December 2025:

18. 員工成本 (續)

(b) 董事及行政總裁酬金

各董事及行政總裁之酬金載列如下：

截至二零二五年十二月三十一日止年度：

Name	姓名	Emoluments paid or receivable in respect of a person's services as a director, whether of the Company or its subsidiary undertaking; 就擔任董事(無論為本公司或其附屬公司事務)獲支付或應收之酬金：							Emoluments paid or receivable in respect of director's other services in connection with the management of the affairs of the Company or its subsidiary undertaking 就董事管理本公司或其附屬公司事務的其他服務獲支付或應收酬金	Total
		Fees	Salary	Discretionary bonuses	Housing allowance	Estimated money value of other benefits	Employer's contribution to a retirement benefit scheme	Remuneration paid or receivable in respect of accepting office as director		
		袍金 HK\$'000 港幣千元	薪金 HK\$'000 港幣千元	酌情花紅 HK\$'000 港幣千元	住房津貼 HK\$'000 港幣千元	其他福利的 估計貨幣價值 HK\$'000 港幣千元	僱主對 退休福利 計劃的供款 HK\$'000 港幣千元	就接受委任為 董事獲支付 或應收酬金 HK\$'000 港幣千元	獲支付或 應收酬金 HK\$'000 港幣千元	總計 HK\$'000 港幣千元
Non-executive Director	非執行董事									
Ren Zhiqiang	任志強	-	-	-	-	-	-	-	-	-
Independent Non-executive Directors	獨立非執行董事									
Song Ming (note (i)(1))	宋敏 (附註(i)(1))	-	37	-	-	-	-	-	-	37
Sun Mingchun (note (i)(2))	孫明春 (附註(i)(2))	-	37	-	-	-	-	-	-	37
Liu Yan (note (i)(3))	劉艷 (附註(i)(3))	-	37	-	-	-	-	-	-	37
Xie Wensi (note (i)(4))	解文斯 (附註(i)(4))	-	143	-	-	-	-	-	-	143
Li Li Hua (note (i)(5))	黎利華 (附註(i)(5))	-	143	-	-	-	-	-	-	143
Moy Yee Wo Matthew (note (i)(6))	梅以和 (附註(i)(6))	-	143	-	-	-	-	-	-	143
Executive Directors	執行董事									
Wang Hai	王海	-	200	-	-	-	-	-	-	200
Wang Zuomin	王作民	-	200	-	-	-	-	-	-	200
		-	940	-	-	-	-	-	-	940

Note:

No director received any emolument from the Group as an inducement to join or leave the Group or compensation for loss of office.

附註：

概無董事從本集團收取任何酬金作為加入或離開本集團的獎勵或作為離職補償。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

18. Staff costs (Continued)

(b) Directors' and Chief Executive Officer's remuneration (Continued)

Note: (Continued)

- (i) On 15 March 2025, the following changes are effective:
- (1) Dr. Song Ming resigned as an Independent Non-executive Director, chairman of the Remuneration Committee, a member of the Audit Committee and a member of the Nomination Committee of the Company.
 - (2) Dr. Sun Mingchun resigned as an Independent Non-executive Director, a member of the Remuneration Committee and a member of the Nomination Committee of the Company.
 - (3) Ms. Liu Yan resigned as an Independent Non-executive Director and chairlady of the Audit Committee of the Company.
 - (4) Dr. Xie Wensi was appointed as an Independent Non-executive Director and a member of the Remuneration Committee of the Company.
 - (5) Ms. Li Li Hua was appointed as an Independent Non-executive Director, a member of the Audit Committee, chairlady of the Remuneration Committee and a member of the Nomination Committee of the Company.
 - (6) Mr. Moy Yee Wo Matthew was appointed as an Independent Non-executive Director, chairman of the Audit Committee and a member of the Nomination Committee of the Company.

18. 員工成本（續）

(b) 董事及行政總裁酬金（續）

附註：（續）

- (i) 以下變更於二零二五年三月十五日生效：
- (1) 宋敏博士辭任本公司獨立非執行董事、薪酬委員會主席、審核委員會成員及提名委員會成員。
 - (2) 孫明春博士辭任本公司獨立非執行董事、薪酬委員會成員及提名委員會成員。
 - (3) 劉艷女士辭任本公司獨立非執行董事及審核委員會主席。
 - (4) 解文斯博士獲委任為本公司獨立非執行董事及薪酬委員會成員。
 - (5) 黎利華女士獲委任為本公司獨立非執行董事、審核委員會成員、薪酬委員會主席及提名委員會成員。
 - (6) 梅以和先生獲委任為本公司獨立非執行董事、審核委員會主席及提名委員會成員。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

18. Staff costs (Continued)

(b) Directors' and Chief Executive Officer's remuneration (Continued)

The remuneration of every director and the chief executive is set out below: (Continued)

For the year ended 31 December 2024:

Emoluments paid or receivable in respect of a person's services as a director, whether of the Company or its subsidiary undertaking;
就擔任董事(無論為本公司或其附屬公司事務)獲支付或應收之酬金:

Name	姓名	Fees	Salary	Discretionary bonuses	Housing allowance	Estimated money value of other benefits	Employer's contribution to a retirement benefit scheme	Remuneration paid or receivable in respect of accepting office as director	Emoluments paid or receivable in respect of director's other services in connection with the management of the affairs of the Company or its subsidiary undertaking	Total
		袍金 HK\$'000 港幣千元	薪金 HK\$'000 港幣千元	酌情花紅 HK\$'000 港幣千元	住房津貼 HK\$'000 港幣千元	其他福利的 估計貨幣價值 HK\$'000 港幣千元	僱主對 退休福利 計劃的供款 HK\$'000 港幣千元	就接受委任為 董事獲支付 或應收酬金 HK\$'000 港幣千元	的其他服務 獲支付或 應收酬金 HK\$'000 港幣千元	總計 HK\$'000 港幣千元
Non-executive Director 非執行董事										
Yu Xianqing (note (i)(4))	余先慶 (附註(i)(4))	-	-	-	-	-	-	-	-	-
Ren Zhiqiang (note (i)(2))	任志強 (附註(i)(2))	-	-	-	-	-	-	-	-	-
Independent Non-executive Directors 獨立非執行董事										
Song Ming	宋敏	-	180	-	-	-	-	-	-	180
Sun Mingchun	孫明春	-	180	-	-	-	-	-	-	180
Liu Yan	劉艷	-	180	-	-	-	-	-	-	180
Executive Directors 執行董事										
Wang Hai	王海	-	200	-	-	-	-	-	-	200
Wang Zuomin (note (i)(1))	王作民 (附註(i)(1))	-	67	-	-	-	-	-	-	67
Huang Wei (note (i)(3))	黃蔚 (附註(i)(3))	-	127	-	-	-	-	-	-	127
		-	934	-	-	-	-	-	-	934

Note:

No director received any emolument from the Group as an inducement to join or leave the Group or compensation for loss of office.

(i) On 20 August 2024, the following changes are effective:

- (1) Mr. Wang Zuomin was appointed as an Executive Director, the Chief Executive Officer, member of the Remuneration Committee and the Authorised Representatives of the Company.

18. 員工成本 (續)

(b) 董事及行政總裁酬金 (續)

各董事及行政總裁之酬金載列如下: (續)

截至二零二四年十二月三十一日止年度:

Emoluments paid or receivable in respect of a person's services as a director, whether of the Company or its subsidiary undertaking;
就擔任董事(無論為本公司或其附屬公司事務)獲支付或應收之酬金:

Name	姓名	Fees	Salary	Discretionary bonuses	Housing allowance	Estimated money value of other benefits	Employer's contribution to a retirement benefit scheme	Remuneration paid or receivable in respect of accepting office as director	Emoluments paid or receivable in respect of director's other services in connection with the management of the affairs of the Company or its subsidiary undertaking	Total
		袍金 HK\$'000 港幣千元	薪金 HK\$'000 港幣千元	酌情花紅 HK\$'000 港幣千元	住房津貼 HK\$'000 港幣千元	其他福利的 估計貨幣價值 HK\$'000 港幣千元	僱主對 退休福利 計劃的供款 HK\$'000 港幣千元	就接受委任為 董事獲支付 或應收酬金 HK\$'000 港幣千元	的其他服務 獲支付或 應收酬金 HK\$'000 港幣千元	總計 HK\$'000 港幣千元
Non-executive Director 非執行董事										
Yu Xianqing (note (i)(4))	余先慶 (附註(i)(4))	-	-	-	-	-	-	-	-	-
Ren Zhiqiang (note (i)(2))	任志強 (附註(i)(2))	-	-	-	-	-	-	-	-	-
Independent Non-executive Directors 獨立非執行董事										
Song Ming	宋敏	-	180	-	-	-	-	-	-	180
Sun Mingchun	孫明春	-	180	-	-	-	-	-	-	180
Liu Yan	劉艷	-	180	-	-	-	-	-	-	180
Executive Directors 執行董事										
Wang Hai	王海	-	200	-	-	-	-	-	-	200
Wang Zuomin (note (i)(1))	王作民 (附註(i)(1))	-	67	-	-	-	-	-	-	67
Huang Wei (note (i)(3))	黃蔚 (附註(i)(3))	-	127	-	-	-	-	-	-	127
		-	934	-	-	-	-	-	-	934

附註:

概無董事從本集團收取任何酬金作為加入或離開本集團的獎勵或作為離職補償。

(i) 以下變更於二零二四年八月二十日生效:

- (1) 王作民先生獲委任為本公司執行董事、行政總裁、薪酬委員會成員及授權代表。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

18. Staff costs (Continued)

(b) Directors' and Chief Executive Officer's remuneration (Continued)

Note: (Continued)

(i) On 20 August 2024, the following changes are effective: (Continued)

(2) Mr. Ren Zhiqiang was appointed as a Non-executive Director and a member of the Audit Committee of the Company.

(3) Mr. Huang Wei was resigned as an Executive Director, the Chief Executive Officer, member of the Remuneration Committee and the Authorised Representatives of the Company.

(4) Mr. Yu Xianqing was resigned as a Non-executive Director and a member of the Audit Committee of the Company.

The Director's fee per annum of each of the independent non-executive Directors of HK\$180,000 (2024: HK\$180,000) is fixed by the Board of Directors pursuant to the authority granted by the Shareholders at the Company's annual general meeting. Each non-executive Director, including independent non-executive Director, serving on the Board Committees does not receive any additional fee (2024: Nil).

The Directors' remunerations are determined with reference to directors' remunerations paid by other companies in Hong Kong.

18. 員工成本 (續)

(b) 董事及行政總裁酬金 (續)

附註：(續)

(i) 以下變更於二零二四年八月二十日生效：(續)

(2) 任志強先生獲委任為本公司非執行董事及審核委員會成員。

(3) 黃蔚先生辭任本公司執行董事、行政總裁、薪酬委員會成員及授權代表。

(4) 余先慶先生辭任本公司非執行董事及審核委員會成員。

各獨立非執行董事之年度董事袍金180,000港元(二零二四年：180,000港元)由董事會根據股東於本公司股東週年大會授予之權力所釐定。參與董事會轄下委員會之每位非執行董事(包括獨立非執行董事)不會收取任何額外袍金(二零二四年：無)。

董事酬金乃參照香港其他公司所付董事酬金而釐定。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

19. Other operating expenses

Other operating expenses represent the following:

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Staff costs (Note 18)	員工成本 (附註18)	5,398	7,313
Legal and professional fee	法律及專業費用	3,552	4,816
Asset management fee	資產管理費	6,174	6,174
Leasing fee	租賃費	728	1,039
Telecommunication expenses	電信開支	103	138
Others	其他	13,027	12,246
		28,982	31,726

Asset management fee and leasing fee represent the fee charged by an independent third party for managing one of the investment properties and for entering into new and renewed leases with tenants respectively.

The remuneration of the Directors and the chief executives is included in the staff costs (Note 18).

Auditor's remuneration (included in the legal and professional fee) for the current year amounted to HK\$1,120,000 (2024: HK\$1,200,000).

19. 其他經營開支

其他經營開支列示如下：

資產管理費及租賃費指獨立第三方就管理其中一項投資物業以及與租戶訂立新的及續訂租約收取的費用。

董事及行政總裁的薪酬計入員工成本 (附註18)。

本年度核數師酬金 (計入法律及專業費用) 為1,120,000港元 (二零二四年：1,200,000港元)。

20. Net finance cost

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Finance cost/(income)	財務成本／(收入)		
– Interest expense on the loans from an intermediate holding company (Note 14)	–來自中間控股公司之貸款之利息支出 (附註14)	249,862	313,176
– Interest expense on bank borrowing (Note 13)	–銀行借貸利息開支 (附註13)	18,194	29,476
– Interest income from bank	–銀行利息收入	(3,115)	(3,704)
		264,941	338,948

20. 財務成本淨額

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

21. Income tax expense

Hong Kong profits tax has been provided for at the rate of 16.5% (2024: 16.5%) on the estimated assessable profit for the year.

21. 所得稅開支

香港利得稅乃以年內估計應課稅盈利按16.5% (二零二四年：16.5%) 稅率撥備。

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Current income tax	即期所得稅		
– Hong Kong profits tax	– 香港利得稅	4,434	5,263
Deferred income tax	遞延所得稅		
– Deferred tax expense/(credit) (Note 12)	– 遞延稅項開支/(抵免) (附註12)	2,599	(14)
		7,033	5,249

The taxation on the loss before income tax differs from the theoretical amount that would arise using the taxation rates applicable to the places of operation of the Company and its subsidiaries as follows:

除所得稅前虧損所產生之稅項與假若採用本公司及其附屬公司經營地點適用稅率計算所產生之理論性金額有所不同，詳情如下：

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Loss before income tax	除所得稅前虧損	(469,287)	(78,889)
Calculated at a taxation rate of 16.5% (2024: 16.5%)	按稅率16.5% (二零二四年：16.5%) 計算	(77,432)	(13,017)
Income not subject to taxation	毋須課稅收入	(2,962)	(16,438)
Effect of share of loss/(profit) of associates	應佔聯營公司虧損/(盈利)之影響	7,979	(9,298)
Tax losses not recognised	未確認之稅項虧損	383	362
Expenses not deductible for taxation purposes	未能作出稅項扣減之開支	79,065	43,640
Income tax expense	所得稅開支	7,033	5,249

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

21. Income tax expense (Continued)

Pillar Two income taxes

Effective 1 January 2025, the Hong Kong jurisdictions in which the Group operates, implemented the Pillar Two rules as issued by the Organization for Economic Co-operation and Development (OECD). These rules introduce a 15% minimum effective tax rate under the Global AntiBase Erosion (GloBE) framework. Where the jurisdictional GloBE effective tax rate falls below the minimum, a top-up tax is levied to bridge the difference. For the year ended 31 December 2025, the Group is in the process of making an assessment of the Group's exposure from the enactment of the Pillar Two model rules published by the OECD and considers that the enactment of the rules is unlikely to have a significant impact on the consolidated financial statements.

22. Dividends

The Board has resolved not to declare any interim dividend for the six months ended 30 June 2025 and 2024 or to recommend any final dividend for the years ended 31 December 2025 and 2024.

23. Loss per share

The calculation of basic loss per share is based on the loss attributable to shareholders for the year ended 31 December 2025 of HK\$476,320,000 (loss attributable to shareholders for the year ended 31 December 2024: HK\$84,138,000) and the weighted average of 1,567,745,596 shares in issue (2024: 1,567,745,596 shares in issue) during the year.

Diluted loss per share was the same as basic loss per share as there were no dilutive potential ordinary shares outstanding for the year ended 31 December 2025 (for the year ended 31 December 2024: Nil).

21. 所得稅開支（續）

支柱二所得稅

本集團經營業務所屬的香港司法權區已實施由經濟合作暨發展組織頒布的《支柱二》規則，自二零二五年一月一日起生效。該等規則根據《全球反稅基侵蝕》框架，引入 15% 的最低有效稅率。倘該司法權區的《全球反稅基侵蝕》有效稅率低於最低稅率，則將徵收補足稅以填補差額。截至二零二五年十二月三十一日止年度，本集團正就經濟合作暨發展組織頒布的《支柱二》模型規則生效後對本集團的影響進行評估，並認為實施該等規則預計或不會對綜合財務報表產生重大影響。

22. 股息

董事會議決不宣派截至二零二五年及二零二四年六月三十日止六個月之任何中期股息，亦不建議派發截至二零二五年及二零二四年十二月三十一日止年度之任何末期股息。

23. 每股虧損

每股基本虧損乃根據截至二零二五年十二月三十一日止年度股東應佔之虧損476,320,000港元（截至二零二四年十二月三十一日止年度股東應佔之虧損：84,138,000港元）及年內1,567,745,596股加權平均已發行股份（二零二四年：1,567,745,596股已發行股份）計算。

截至二零二五年十二月三十一日止年度，由於並無已發行的攤薄潛在普通股，因此每股攤薄虧損與每股基本虧損相同（截至二零二四年十二月三十一日止年度：無）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

24. Notes to the Consolidated Statement of Cash Flows

24. 綜合現金流量表附註

(a) Reconciliation of operating (loss)/profit to cash generated from operations:

(a) 經營(虧損)/盈利與經營產生之現金對賬表：

		Notes 附註	2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Operating (loss)/profit	經營(虧損)/盈利		(155,990)	203,708
Fair value loss/(gain) on investment properties	投資物業公平值虧損/(收益)	6	213,465	(131,648)
Depreciation	折舊	5	5,753	6,828
Revaluation loss arising from transfer of property, plant and equipment to investment properties	因將物業、機器及設備轉撥為投資物業而產生的重估虧損		12,409	-
Decrease in accounts receivable	應收賬款減少		1,148	1,648
Decrease in prepayments, deposits and other receivables	預付費用、按金及其他應收款項減少		5,220	4,242
Increase in amount due from an intermediate holding company	應收中間控股公司款項增加		(446)	-
(Decrease)/increase in other payables and accrued liabilities	其他應付款項及應計負債(減少)/增加		(4,313)	1,165
Cash generated from operations	經營產生之現金		77,246	85,943

(b) Cash and cash equivalents

(b) 現金及現金等值

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Cash at bank and in hand	銀行及手頭現金	129,929	78,246
Short-term bank deposits with original maturity of less than three months	存款期為三個月以下的短期銀行存款	19,750	131,022
		149,679	209,268

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

24. Notes to the Consolidated Statement of Cash Flows (Continued)

(c) Net debt reconciliation

This section sets out the movements in net debt for each of the periods presented.

		Bank borrowing*	Loans from an intermediate holding company*	Amount due to an intermediate holding company	Total liabilities from financing activities
		銀行借貸*	來自中間 控股公司 的貸款*	應付中間 控股公司 款項	融資活動 負債總額
		HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元
As at 1 January 2024	於二零二四年一月一日	-	(5,408,637)	(6,710)	(5,415,347)
Cash flow	現金流量	(819,981)	919,581	5,309	104,909
Other non-cash movement	其他非現金變動	(29,476)	(313,176)	-	(342,652)
As at 31 December 2024	於二零二四年十二月三十一日	(849,457)	(4,802,232)	(1,401)	(5,653,090)
As at 1 January 2025	於二零二五年一月一日	(849,457)	(4,802,232)	(1,401)	(5,653,090)
Cash flow	現金流量	867,651	(686,209)	139	181,581
Other non-cash movement	其他非現金變動	(18,194)	(249,862)	-	(268,056)
As at 31 December 2025	於二零二五年十二月三十一日	-	(5,738,303)	(1,262)	(5,739,565)

* Interest payable (included in other payables and accrued liabilities) are included for the purpose of reconciliation of liabilities from financing activities.

25. Capital risk management

The Group's primary objective when managing capital is to safeguard the Group's ability to continue its businesses as a going concern, so that it can continue to provide returns for Shareholders and benefits for other stakeholders.

The Group structures its capital with due consideration to risk. The Group manages and adjusts its capital structure in the light of the changes in economic conditions and risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to Shareholders, repurchase Shares of the Company from Shareholders, issue new Shares, or increase or reduce borrowings.

24. 綜合現金流量表附註 (續)

(c) 淨負債對賬

本節載列各所示期間的淨負債變動。

		Bank borrowing*	Loans from an intermediate holding company*	Amount due to an intermediate holding company	Total liabilities from financing activities
		銀行借貸*	來自中間 控股公司 的貸款*	應付中間 控股公司 款項	融資活動 負債總額
		HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元
As at 1 January 2024	於二零二四年一月一日	-	(5,408,637)	(6,710)	(5,415,347)
Cash flow	現金流量	(819,981)	919,581	5,309	104,909
Other non-cash movement	其他非現金變動	(29,476)	(313,176)	-	(342,652)
As at 31 December 2024	於二零二四年十二月三十一日	(849,457)	(4,802,232)	(1,401)	(5,653,090)
As at 1 January 2025	於二零二五年一月一日	(849,457)	(4,802,232)	(1,401)	(5,653,090)
Cash flow	現金流量	867,651	(686,209)	139	181,581
Other non-cash movement	其他非現金變動	(18,194)	(249,862)	-	(268,056)
As at 31 December 2025	於二零二五年十二月三十一日	-	(5,738,303)	(1,262)	(5,739,565)

* 出於對賬融資活動所產生負債目的納入應付利息 (計入其他應付款項及應計負債)。

25. 資本風險管理

本集團管理資本之首要目標乃確保本集團有能力持續經營其業務，從而使其能夠繼續為股東提供回報及為其他利益相關人士提供利益。

本集團經審慎考慮風險後方確定其資本結構。本集團視乎經濟狀況之變化及相關資產之風險特徵管理及調整其資本架構。為維持或調整其資本架構，本集團會調整派付予股東之股息金額、向股東購回本公司股份、發行新股或增加或減少貸款。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

25. Capital risk management (Continued)

For the purpose of calculating the net debt-to-capital ratio, the Group defines net debt as total debt (which includes the loans from an intermediate holding company and amount due to an intermediate holding company (2024: loans from an intermediate holding company, bank borrowing and amount due to an intermediate holding company)) less cash and bank balances, and capital with all components of equity. The Group monitors capital on the basis of the net debt-to-capital ratio.

The net debt-to-capital ratio at 31 December 2025 was as follows:

25. 資本風險管理（續）

就計算淨負債資本比率而言，本集團將淨負債定義為債務總額（包括來自中間控股公司之貸款及應付中間控股公司款項）（二零二四年：來自中間控股公司之貸款、銀行借貸及應付中間控股公司款項）減現金及銀行結餘，以及資本連同權益之所有組成部分。本集團根據淨負債資本比率監控資本。

於二零二五年十二月三十一日之淨負債資本比率如下：

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Total borrowings	貸款總額	5,711,262	5,610,858
Less: cash and cash equivalents	減：現金及現金等值	(149,679)	(209,268)
Net debt	淨負債	5,561,583	5,401,590
Total equity	總權益	3,441,088	3,917,408
Total capital	總資本	9,002,671	9,318,998
Net debt-to-capital ratio	淨負債資本比率	61.8%	58.0%

The slight increase in debt-to-capital ratio is mainly due to the drop in shareholders' funds as a result of the share of profits of associates dropped during the year.

負債資本比率微幅上升乃主要由於年內應佔聯營公司盈利下跌導致股東資金下跌所致。

26. Capital commitments

26. 資本承擔

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Contracted, but not provided for	已訂約但未撥備		
– Capital expenditures on investment properties	– 投資物業之資本承擔	640	640

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

27. Balance sheet of the Company

27. 本公司資產負債表

		Notes 附註	2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
ASSETS	資產			
Non-current assets	非流動資產			
Property, plant and equipment	物業、機器及設備		1,877	2,407
Investments in subsidiaries	於附屬公司之投資		4,554,221	4,617,619
			4,556,098	4,620,026
Current assets	流動資產			
Prepayments, deposits and other receivables	預付費用、按金及其他應收款項		936	845
Cash and cash equivalents	現金及現金等值		72,434	145,814
			73,370	146,659
Total assets	總資產		4,629,468	4,766,685
Current liabilities	流動負債			
Loan from an intermediate holding company	來自中間控股公司之貸款		4,860,000	4,760,000
Amounts due to subsidiaries	應付附屬公司款項		149,968	147,261
Other payable and accrued expenses	其他應付款項及應計費用		30,656	40,415
			5,040,624	4,947,676
Total liabilities	總負債		5,040,624	4,947,676
EQUITY	權益			
Capital and reserves	資本及儲備			
Share capital	股本		156,775	156,775
Reserves	儲備	17(b)	(567,931)	(337,766)
Total equity	總權益		(411,156)	(180,991)
Total equity and liabilities	總權益及負債		4,629,468	4,766,685

The balance sheet of the Company was approved by the Board of Directors on 27 February 2026 and was signed on its behalf.

本公司資產負債表由董事會於二零二六年二月二十七日批准並由以下人士代表董事會簽署。

Mr. Wang Hai
王海先生
Chairman
主席

Mr. Wang Zuomin
王作民先生
Director
董事

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

28. Financial risk management

28. 金融風險管理

Categories of financial instruments

金融工具分類

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Financial assets	金融資產		
Financial assets at amortised cost:	按攤銷成本計量之金融資產：		
– Accounts receivable	– 應收賬款	3,383	4,531
– Deposits and other receivables	– 按金及其他應收款項	5,282	10,502
– Amount due from an intermediate holding company	– 應收中間控股公司款項	608	162
– Pledged bank deposits	– 已抵押銀行存款	–	12,419
– Cash and bank balances	– 現金及銀行結餘	149,679	209,268
		158,952	236,882
Financial liabilities	金融負債		
Financial liabilities at amortised cost:	按攤銷成本計量之金融負債：		
– Other payables and accrued liabilities	– 其他應付款項及應計負債	64,145	83,586
– Loans from an intermediate holding company	– 來自中間控股公司之貸款	5,710,000	4,760,000
– Bank borrowing	– 銀行借貸	–	849,457
– Amount due to an intermediate holding company	– 應付中間控股公司款項	1,262	1,401
		5,775,407	5,694,444

The Group's major financial instruments include accounts receivable, deposits and other receivables, amount due from an intermediate holding company, pledged bank deposits, cash and bank balances, other payables and accrued liabilities, loans from an intermediate holding company, bank borrowing and amount due to an intermediate holding company. Details of the financial instruments are disclosed in respective notes.

The Group's activities expose it to a variety of financial risks, particularly liquidity and credit risks. Where appropriate, the Group's risk management policies seek to minimise potential adverse effects of these risks on the financial performance of the Group. The policies for managing these risks are summarised below.

本集團主要金融工具包括應收賬款、按金及其他應收款項、應收中間控股公司款項、已抵押銀行存款、現金及銀行結餘、其他應付款項及應計負債、來自中間控股公司之貸款、銀行借貸及應付中間控股公司款項。金融工具詳情於各自的附註中披露。

本集團之業務面對多種金融風險，特別是流動資金及信貸等風險。本集團之風險管理政策旨在於適當情況下，尋求把該等風險對本集團財務表現之潛在負面影響降至最低。該等風險管理政策概述如下。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

28. Financial risk management (Continued)

(a) Cash flow interest rate risk

The Group's cash flow interest rate risk arises from cash balances placed with authorised financial institutions, variable-rate loans from an intermediate holding company and the bank which generate interest income and incur interest expense for the Group. The Group manages its interest rate risk for cash balances by placing such balances on various maturities and interest rate terms.

At 31 December 2025, the Group had loans from an intermediate holding company of HK\$5,710,000,000 (2024: HK\$4,760,000,000) and no bank borrowing (2024: HK\$849,457,000). It is estimated that a general increase/decrease of 100 basis points in interest rates, with all other variables held constant, would increase/decrease the Group's loss for the year and total equity by approximately HK\$56,200,000 (2024: HK\$53,891,000).

The sensitivity analysis above has been determined assuming that the change in interest rates had occurred at the balance sheet date and had been applied to the interest-bearing financial instruments in existence at that date.

(b) Liquidity risk

Liquidity risk refers to the risk that the Group will encounter difficulty in meeting its obligations associated with financial liabilities. The Group's objective in managing this risk is to maintain a balance between the continuity and the flexibility of funding through the use of bank loans and overdraft, if necessary, and the loan from group companies.

The following table details the remaining contractual maturities of the Group's financial liabilities at the balance sheet date, which are based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on rates as at the balance sheet date) and the earliest date on which the Group can be required to pay. The balance includes the accrued interest for the loans from an intermediate holding company. For details, please refer to Note 14.

28. 金融風險管理（續）

(a) 現金流利率風險

本集團之現金流利率風險來自存放於認可金融機構之現金結餘、來自中間控股公司及銀行之浮息貸款，其為本集團產生利息收入及引致利息支出。本集團透過將該等結餘以不同年期及利率條款作存放管理其現金結餘之利率風險。

於二零二五年十二月三十一日，本集團有來自中間控股公司之貸款5,710,000,000港元（二零二四年：4,760,000,000港元）及無銀行借貸（二零二四年：849,457,000港元）。據估計，在所有其他變數維持不變之情況下，利率整體上升／下降100個基點將令本集團全年虧損及總權益增加／減少約56,200,000港元（二零二四年：53,891,000港元）。

上述敏感度分析乃假設利率變動已於結算日發生，並已應用於該日存在之計息金融工具。

(b) 流動資金風險

流動資金風險指本集團於履行與金融負債相關之義務時遭遇困難之風險。本集團管理該風險之目標乃透過使用銀行貸款及透支，維持資金連續性與靈活性之平衡（倘需要）及來自集團公司之貸款。

下表列示於結算日本集團金融負債之餘下合約期限詳情，乃基於按合約未折現之現金流量（包括採用合約利率計算之利息付款，或若為浮動利率，則基於結算日之利率）及本集團須支付款項之最早日期。餘額包括來自中間控股公司之貸款之應計利息。詳情請參閱附註14。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

28. Financial risk management (Continued)

(b) Liquidity risk (Continued)

		Bank borrowings*		Other payables and accrued liabilities		Loans from an intermediate holding company*	
		銀行借貸*		其他應付款項及應計負債		來自中間控股公司之貸款*	
		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元	2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元	2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Within 1 year or on demand	一年內或按要求	-	867,695	33,584	41,354	5,955,824	4,853,507
More than 1 but less than 2 years	超過一年但少於兩年	-	-	2,258	-	-	-
More than 2 but less than 5 years	超過兩年但少於五年	-	-	-	-	-	-
More than 5 years	超過五年	-	-	-	-	-	-
Total undiscounted cash flows	未貼現現金流量總額	-	867,695	35,842	41,354	5,955,824	4,853,507
Carrying amount	賬面值	-	849,457	35,842	41,354	5,738,303	4,802,232

* Interest payable (included in other payables and accrued liabilities) are included for the purpose of reconciliation.

* 出於對賬目的計入應付利息 (計入其他應付款項及應計負債)。

(c) Currency risk

Currency risk arises on account of monetary assets and liabilities denominated in a currency that is not the functional currency. There is no non-monetary exposure on the Group.

The financial assets and financial liabilities of the Group are denominated predominantly in HK\$. The Group's only significant exposure to foreign exchange risk arises from its cash at bank in Renminbi ("RMB") and cash at bank in United States Dollars ("US\$").

As at 31 December 2025, the Group had cash at bank in RMB of HK\$92,000 (2024: HK\$92,000) and cash at bank in US\$ of HK\$19,626,000 (2024: HK\$19,738,000).

28. 金融風險管理 (續)

(b) 流動資金風險 (續)

		Bank borrowings*		Other payables and accrued liabilities		Loans from an intermediate holding company*	
		銀行借貸*		其他應付款項及應計負債		來自中間控股公司之貸款*	
		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元	2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元	2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Within 1 year or on demand	一年內或按要求	-	867,695	33,584	41,354	5,955,824	4,853,507
More than 1 but less than 2 years	超過一年但少於兩年	-	-	2,258	-	-	-
More than 2 but less than 5 years	超過兩年但少於五年	-	-	-	-	-	-
More than 5 years	超過五年	-	-	-	-	-	-
Total undiscounted cash flows	未貼現現金流量總額	-	867,695	35,842	41,354	5,955,824	4,853,507
Carrying amount	賬面值	-	849,457	35,842	41,354	5,738,303	4,802,232

* 出於對賬目的計入應付利息 (計入其他應付款項及應計負債)。

(c) 貨幣風險

貨幣風險來自以功能貨幣以外貨幣計值之貨幣資產及負債的賬目。本集團並無非貨幣風險。

本集團之金融資產及金融負債均主要以港元計值。本集團在外匯承受之唯一重大風險來自其以人民幣 (「人民幣」) 計值之銀行現金及以美元 (「美元」) 計值之銀行現金。

於二零二五年十二月三十一日，本集團有以人民幣計值之銀行現金92,000港元 (二零二四年：92,000港元) 及以美元計值之銀行現金19,626,000港元 (二零二四年：19,738,000港元)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

28. Financial risk management (Continued)

(c) Currency risk (Continued)

If the RMB had strengthened/weakened by 10% against HK\$ with all other variables held constant, it would decrease/increase the loss for the year by HK\$9,000 (2024: increase/decrease the profit for the year by HK\$9,000). As US\$ is pegged to HK\$, the Group does not expect any significant movement in the US\$/HK\$ exchange rate.

The sensitivity analysis above has been determined assuming that the change in exchange rate had occurred at the balance sheet date.

(d) Credit risk

The Group's credit risk arises mainly from its deposits with banks, pledged bank deposits, accounts receivable and other receivables and deposits.

Bank deposits are mainly placed with high-credit-quality financial institutions. The credit quality of bank deposits can be assessed by reference to external credit ratings (if available) as follows:

28. 金融風險管理 (續)

(c) 貨幣風險 (續)

在所有其他變數維持不變之情況下，倘人民幣兌港元升值／貶值10%，年內虧損將減少／增加9,000港元（二零二四年：年內盈利增加／減少9,000港元）。由於美元與港元掛鈎，本集團預計美元兌港元匯率不會出現任何重大變動。

上述敏感度分析乃假設匯率變動已於結算日發生。

(d) 信貸風險

本集團之信貸風險主要來自其銀行存款、已抵押銀行存款、應收賬款以及其他應收款項及按金。

銀行存款主要存放於信用良好的高質素金融機構。銀行存款的信貸質素可參照以下外部信貸評級 (如有) 評估：

		2025 二零二五年 %	2024 二零二四年 %
AA-	AA-	22.1	14.8
A+	A+	46.5	44.5
A	A	0.5	7.1
BBB+	BBB+	21.5	9.0
BBB	BBB	—	24.6
BBB-	BBB-	9.4	—
		100.0	100.0

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

28. Financial risk management (Continued)

(d) Credit risk (Continued)

The Group manages its credit risk associated with accounts receivable through the application of credit approvals and credit ratings.

In respect of credit exposures to tenants, management conducts credit evaluations on prospective tenants before lease agreements are entered into with tenants. The Group also has policies in place to ensure that rental security deposits are required from tenants prior to commencement of leases. It also has other monitoring procedures to ensure that follow-up actions are taken to recover overdue debts. In addition, the Group regularly reviews the recoverable amount of each individual trade receivable to ensure that adequate provision for impairment losses is made for irrecoverable amounts.

As at 31 December 2025, the total accounts receivable are from 38 customers (2024: 38 customers) only.

28. 金融風險管理 (續)

(d) 信貸風險 (續)

本集團透過採用信貸審批及信貸評級，管理其應收賬款相關之信貸風險。

就租戶的信貸風險而言，管理層在與租戶訂立租賃協議前會對潛在租戶進行信用評估。本集團亦已制定政策，以確保租戶於租賃開始前須繳納租金保證金。其亦設有其他監控程序以確保採取後續行動來收回逾期債務。此外，本集團定期檢討各項貿易應收賬款的可收回金額，以確保就不可收回金額計提足夠的減值虧損撥備。

於二零二五年十二月三十一日，應收賬款總額僅來自38名客戶 (二零二四年：38名客戶)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

28. Financial risk management (Continued)

(d) Credit risk (Continued)

To assess whether there is a significant increase in credit risk the Group compares the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. It considers available reasonable and supportive forwarding-looking information. Indicators including actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the tenants' ability to meet its obligations and if changes in the payment status of tenants is noted. A significant increase in credit risk is defined by management as any contractual payment which is more than 30 days past due. Any contractual payment which is more than 90 days past due is considered credit impaired.

The Group considers that accounts receivable is financial instrument that have not exposed to a significant increase in credit risk since initial recognition ("stage 1"). The Group has applied the simplified approach in HKFRS 9 to measure the loss allowance at lifetime ECL. The Group determines the expected credit losses by individual assessment. During the year ended 31 December 2025, the amounts of impairment loss of HK\$21,000 (2024: reversal of impairment loss of HK\$21,000) on accounts receivable was recognised.

As at 31 December 2025, the accounts receivable subjected to significant increase in credit risk is limited. The impairment of accounts receivable, if any, that is in stage 2 and 3 are immaterial to the Group.

28. 金融風險管理 (續)

(d) 信貸風險 (續)

為評估信貸風險有否大幅增加，本集團比較資產於報告日期的違約風險與於初步確認日期的違約風險，並考慮可得合理及具理據支持的前瞻性資料。指標包括業務、財務或經濟狀況的實際或預期的重大不利變動，該等指標預期將導致租戶履行其義務的能力產生重大變動，以及注意到租戶的付款狀態是否有所變動。逾期超過三十天的任何合約付款被管理層界定為信貸風險顯著增加。逾期超過九十天的任何合約付款被視為信貸減值。

本集團認為應收賬款為自初步確認以來，信貸風險並無顯著增加之金融工具（「第1階段」）。本集團已應用香港財務報告準則第9號簡化法計量全期預期信貸虧損之虧損撥備。本集團按個別評估釐定預期信貸虧損。截至二零二五年十二月三十一日止年度，確認應收賬款減值虧損金額21,000港元（二零二四年：減值虧損撥回21,000港元）。

於二零二五年十二月三十一日，信貸風險顯著增加的應收賬款有限。第2階段及第3階段的應收賬款減值（如有）對本集團而言並不重大。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

28. Financial risk management (Continued)

(d) Credit risk (Continued)

The Group considers that deposits and other receivables are financial instruments that have not exposed to a significant increase in credit risk since initial recognition (“stage 1”) and considers the probability of default of deposits and other receivables as at 31 December 2025 and 2024 to be close to zero as the counterparties have strong capacity to meet their contractual obligations in the near term. As a result, no loss allowance has been recognised based on 12-month ECL as any such impairment would be insignificant to the Group.

No significant changes to estimating techniques or assumptions were made during the reporting period.

Further quantitative disclosures in respect of the Group’s exposure to credit risk arising from accounts receivable are set out in Note 10 to the consolidated financial statements.

(e) Fair value estimation

The Group classifies fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The directors consider that the carrying amount of the Group’s financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values. Such fair values have been determined in accordance with generally accepted pricing models based on a discounted cash flow analysis.

28. 金融風險管理（續）

(d) 信貸風險（續）

本集團認為按金及其他應收款項乃為自初步確認以來，信貸風險並無顯著增加之金融工具（「第1階段」），並認為因交易對手有強大能力在短期內履行合約義務，於二零二五年及二零二四年十二月三十一日之按金及其他應收款項的違約或然率趨近於零。因此，由於任何此類減值對本集團而言均不重大，故並無根據12個月預期信貸虧損確認虧損撥備。

於報告期間，概無估值技術或假設的重大變動。

有關本集團所面臨之應收賬款之信貸風險以數量形式的進一步披露，載於綜合財務報表附註10。

(e) 公平值估計

本集團以反映計量所用之輸入資料之重要性之公平值計量架構分類公平值計量。公平值計量架構的分級如下：

- 相同資產或負債之活躍市場報價（未經調整）（第1級）。
- 除包含於第1級之報價外，資產或負債之直接（即價格）或間接（即源自價格者）可觀察輸入數值（第2級）。
- 並非根據可觀察市場數據釐定之資產或負債之輸入數值（即不可觀察輸入數值）（第3級）。

董事認為，本集團按攤銷成本於綜合財務報表列賬的金融資產及金融負債的賬面值與其公平值相若。該等公平值乃基於貼現現金流量分析根據公認定價模型釐定。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

29. Subsidiaries and associates

Particulars of the Company's principal subsidiaries and the Group's material associates as at 31 December 2025 and 31 December 2024 are as follows:

Subsidiaries

Company 公司名稱	Place of incorporation/ registration and operations (Kind of legal entity) 註冊成立/註冊及營業地區 (法定企業類別)	Nominal value of issued/registered share capital 已發行/註冊股本面值	Proportion held 持有比率		Nature of business 業務性質
			Direct 直接	Indirect 間接	
Great Wall Pan Asia Asset Management Limited 長城環亞資產管理有限公司	Hong Kong (limited liability company) 香港(有限公司)	Ordinary HK\$25,560,000 普通股25,560,000港元	-	100%	Asset management services 資產管理服務
Lyton Investment Limited	The Commonwealth of The Bahamas/Hong Kong (limited liability company) 巴哈馬共和國/香港 (有限公司)	Ordinary US\$2 普通股2美元	-	100%	Property holding 物業持有
Macheer Properties Limited	The British Virgin Islands/ Hong Kong (limited liability company) 英屬維爾京群島/香港 (有限公司)	Ordinary US\$1 普通股1美元	-	100%	Property holding 物業持有
Nanchao Yau Tong Limited	The British Virgin Islands/ Hong Kong (limited liability company) 英屬維爾京群島/香港 (有限公司)	Ordinary US\$1 普通股1美元	-	100%	Property holding 物業持有
Sunny Bright Development Limited 新利輝發展有限公司	Hong Kong (limited liability company) 香港(有限公司)	Ordinary HK\$2 普通股2港元	-	100%	Property holding 物業持有
Sunny Success Development Limited 新利成發展有限公司	Hong Kong (limited liability company) 香港(有限公司)	Ordinary HK\$2 普通股2港元	-	100%	Property holding 物業持有
Ray Glory Limited 頂煌有限公司	Hong Kong (limited liability company) 香港(有限公司)	Ordinary HK\$1 普通股1港元	-	100%	Property holding 物業持有

29. 附屬公司及聯營公司

於二零二五年十二月三十一日及二零二四年十二月三十一日，本公司的主要附屬公司及本集團的重大聯營公司詳情如下：

附屬公司

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註 (續)

29. Subsidiaries and associates (Continued)

Associates

Company	Place of incorporation/ registration and operations (Kind of legal entity) 註冊成立／註冊及營業地區 (法定企業類別)	Nominal value of issued/registered share capital 已發行／註冊股本面值	Percentage of equity attributable to the Group	Nature of business
公司名稱			本集團應佔股本百分比	業務性質
Everwell City Limited [#]	The British Virgin Islands (limited liability company) 英屬維爾京群島(有限公司)	Ordinary HK\$10,001 普通股10,001港元	35.78%	Investment holding 投資控股

[#] The financial statements of these company were not audited by BDO Limited or the member firms of BDO Limited.

The above table lists the subsidiaries of the Company and associates of the Group which, in the opinion of the Directors, principally or materially affected the results of the year or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries and associates would, in the opinion of the Directors, result in particulars of excessive length.

29. 附屬公司及聯營公司 (續)

聯營公司

[#] 該等公司之財務報表並非由香港立信德豪會計師事務所有限公司或香港立信德豪會計師事務所有限公司之成員公司審核。

董事認為，上表載列之本公司附屬公司及本集團之聯營公司對本集團年內業績有主要或重大影響，或佔本集團資產淨值重大比例。董事認為，載列其他附屬公司之詳細資料會使所需篇幅過分冗長。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

30. Related party transactions

As at the balance sheet date, the Directors regard Great Wall Pan Asia (BVI) Holding Limited as the immediate holding company of the Company, Great Wall International as an intermediate holding company of the Company and GWAMCC as the ultimate holding company of the Company.

(a) Transactions with GWAMCC and its group of subsidiaries

Significant transactions with GWAMCC and its group of subsidiaries are as follow:

30. 關聯方交易

於結算日，董事視Great Wall Pan Asia (BVI) Holding Limited為本公司之直接控股公司，長城國際為本公司之中間控股公司，而中國長城資產為本公司之最終控股公司。

(a) 與中國長城資產及其附屬公司之交易

與中國長城資產及其附屬公司之重大交易如下：

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Lease of investment properties to an intermediate holding company	租賃投資物業予中間控股公司		
– Rental income	– 租金收入	8,756	14,714
Loans from an intermediate holding company	來自中間控股公司之貸款		
– Interest expense (Note 14)	– 利息開支 (附註14)	249,862	313,176

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

綜合財務報表附註（續）

30. Related party transactions (Continued)

(a) Transactions with GWAMCC and its group of subsidiaries (Continued)

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Amount due from an intermediate holding company	應收中間控股公司款項	608	162
Loans from an intermediate holding company	來自中間控股公司之貸款		
– Loan payable	– 應付貸款	5,710,000	4,760,000
– Interest payable	– 應付利息	28,303	42,232
Amount due to an intermediate holding company	應付中間控股公司款項	1,262	1,401

(b) Key management personnel compensation

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Salaries and other short-term employee benefits	薪金及其他短期僱員福利	940	1,766

31. Subsequent events

There is no significant subsequent event after the reporting period.

32. Approval of the consolidated financial statements

The consolidated financial statements were approved by the Board of Directors on 27 February 2026.

30. 關聯方交易（續）

(a) 與中國長城資產及其附屬公司之交易（續）

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Amount due from an intermediate holding company	應收中間控股公司款項	608	162
Loans from an intermediate holding company	來自中間控股公司之貸款		
– Loan payable	– 應付貸款	5,710,000	4,760,000
– Interest payable	– 應付利息	28,303	42,232
Amount due to an intermediate holding company	應付中間控股公司款項	1,262	1,401

(b) 主要管理人員之酬金

		2025 二零二五年 HK\$'000 港幣千元	2024 二零二四年 HK\$'000 港幣千元
Salaries and other short-term employee benefits	薪金及其他短期僱員福利	940	1,766

31. 期後事項

於報告期後概無重大期後事項。

32. 綜合財務報表之批准

本綜合財務報表已於二零二六年二月二十七日獲董事會批准。

FIVE-YEAR FINANCIAL SUMMARY

五年財務摘要

SELECTED FINANCIAL DATA

經揀選財務數據

		Year ended 31 December 截至十二月三十一日止年度				
		2025	2024	2023	2022	2021
(in HK\$ millions, unless otherwise stated)	(百萬港元, 除另有說明外)	二零二五年	二零二四年	二零二三年	二零二二年	二零二一年
OPERATING RESULTS	經營業績					
Revenue	收益	115	122	122	121	120
Adjusted operating profit/(loss)***	經調整經營盈利/(虧損)***	57	72	68	58	44
Fair value gain/(loss) on investment properties	投資物業公平值收益/(虧損)	(213)	132	75	(35)	97
Operating profit/(loss)	經營盈利/(虧損)	(156)	204	143	23	141
Share of profits of associates	應佔聯營公司盈利	(48)	56	426	466	774
Income tax expense	所得稅開支	(7)	(5)	(5)	(7)	(8)
Net (loss)/profit attributable to Shareholders	股東應佔淨(虧損)/盈利	(476)	(84)	285	318	760
PER SHARE OF COMMON STOCK	每股普通股					
Adjusted operating profit/(loss) per share (in HK cents)	每股經調整經營盈利/(虧損)(港仙)	3.66	4.58	4.37	3.68	2.75
Basic (loss)/earnings per share (in HK cents)	每股基本(虧損)/盈利(港仙)	(30.38)	(5.37)	18.17	20.26	48.46
Diluted adjusted operating profit/(loss) per share (in HK cents)	每股攤薄經調整經營盈利/(虧損)(港仙)	3.66	4.58	4.37	3.68	2.75
Diluted (loss)/earnings per share (in HK cents)	每股攤薄(虧損)/盈利(港仙)	(30.38)	(5.37)	18.17	20.26	48.46
Dividend per share (in HK cents)	每股股息(港仙)	-	-	-	-	-
Net asset value per share (in HK\$)	每股資產淨值(港元)	2.19	2.50	2.55	2.37	2.17
FINANCIAL POSITION	財務狀況					
Property, plant and equipment	物業、機器及設備	489	504	510	517	524
Total assets	總資產	9,244	9,636	9,480	8,970	8,727
Loans from an intermediate holding company	來自中間控股公司之貸款	(5,710)	(4,760)	(5,370)	(5,180)	(4,750)
Loan from a non-controlling Shareholder	來自一名非控制性股東之貸款	-	-	-	-	-
Total liabilities	總負債	(5,803)	(5,718)	(5,479)	(5,253)	(5,326)
Net assets attributable to Shareholders	股東應佔資產淨值	3,441	3,917	4,002	3,717	3,401
Number of Shares in issue	已發行股份數目	1,567,745,796	1,567,745,796	1,567,745,596	1,567,745,596	1,567,745,596
KEY RATIOS	重要比率					
Adjusted operating profit/(loss) to revenue	經調整經營盈利/(虧損)佔收益比率	50%	59%	56%	48%	37%
Return on average equity	平均股本回報率	-12.80%	-2.12%	7.38%	8.92%	25.15%
Return on average total assets	平均總資產回報率	-5.09%	-0.88%	3.09%	3.59%	9.17%
Gearing	資產負債比率	61.8%	58.0%	56.2%	57.2%	56.5%
Current assets to current liabilities	流動資產對比流動負債	3%	4%	5%	5%	7%

*** Adjusted operating profit/(loss) is defined as operating profit/(loss) before other income and fair value gain/(loss) on investment properties.

*** 經調整經營盈利/(虧損) 界定為未計其他收入及投資物業公平值收益/(虧損) 之經營盈利/(虧損)。

GLOSSARY

詞彙

In this report, unless the context otherwise requires, the following glossaries shall have the following meanings:
於本報告內，除文義另有所指外，下列詞彙具有以下涵義：

“Board” 「董事會」	指	the board of directors of the Company 本公司董事會
“Bye-Laws” 「公司細則」	指	the Bye-Laws of the Company, as amended from time to time 本公司經不時修訂之公司細則
“China” or “PRC” 「中國」	指	the People’s Republic of China 中華人民共和國
“Company” 「本公司」或「長城環亞控股」	指	Great Wall Pan Asia Holdings Limited, an exempted company incorporated in Bermuda with limited liability, the issued Shares of which are listed on the Main Board of the Stock Exchange (Stock Code: 583) 長城環亞控股有限公司*，一家於百慕達註冊成立的獲豁免有限公司，其已發行股份於聯交所主板上市（股份代號：583）
“Corporate Governance Code” 「企業管治守則」	指	the Corporate Governance Code set out in Appendix C1 of the Listing Rules 上市規則附錄C1所載的《企業管治守則》
“Director(s)” 「董事」	指	(a) director(s) of the Company 本公司董事
“Great Wall International” 「長城國際」	指	China Great Wall AMC (International) Holdings Company Limited, a company incorporated under the laws of Hong Kong with limited liability and a controlling Shareholder of the Company 中國長城資產（國際）控股有限公司，一家根據香港法例註冊成立的有限公司及本公司之控股股東
“Group”, “we”, or “our” 「本集團」或「我們」	指	the Company and its subsidiaries from time to time 本公司及其不時之附屬公司
“GWAMCC” 「中國長城資產」	指	China Great Wall Asset Management Co., Ltd., a financial conglomerate engaged in a broad range of integrated financial services and an ultimate controlling Shareholder of the Company 中國長城資產管理股份有限公司，一間從事廣泛綜合金融服務之金融集團及本公司之最終控股股東
“HK\$” 「港元」	指	Hong Kong dollar, the lawful currency of Hong Kong, China 港元，中國香港法定貨幣

* For identification purpose only

* 僅供識別

GLOSSARY

詞彙

“Hong Kong” 「香港」	指	the Hong Kong Special Administrative Region of the PRC 中國香港特別行政區
“Latest Practicable Date” 「最後實際可行日期」	指	20 March 2026 二零二六年三月二十日
“Listing Rules” 「上市規則」	指	the Rules Governing the Listing of Securities on the Stock Exchange (as amended from time to time) 聯交所證券上市規則 (經不時修訂)
“Main Board” 「主板」	指	the stock exchange (excluding the option market) operated by the Stock Exchange which is independent of and operated in parallel with the GEM of the Stock Exchange 聯交所經營的證券交易所 (不包括期權市場) , 其獨立於並與聯交所GEM並行運作
“Memorandum of Association and Bye-Laws” 「組織章程大綱及公司細則」	指	the Memorandum of Association and Bye-Laws of the Company, as amended from time to time 本公司經不時修訂之組織章程大綱及公司細則
“Model Code” 「標準守則」	指	the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 of the Listing Rules 上市規則附錄C3所載的《上市發行人董事進行證券交易的標準守則》
“SFC” 「證監會」	指	the Securities and Futures Commission of Hong Kong 香港證券及期貨事務監察委員會
“SFO” 「證券及期貨條例」	指	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (as amended, supplemented or otherwise modified from time to time) 香港法例第571章證券及期貨條例 (經不時修訂、補充或以其他方式修改)
“Share(s)” 「股份」	指	ordinary share(s) of HK\$0.10 each in the capital of the Company 本公司股本中每股面值0.10港元之普通股
“Shareholder(s)” 「股東」	指	holder(s) of Share(s) from time to time 不時之股份持有人
“Stock Exchange” 「聯交所」	指	The Stock Exchange of Hong Kong Limited 香港聯合交易所有限公司
“US\$” 「美元」	指	United States dollars, the lawful currency of the United States of America 美元, 美利堅合眾國法定貨幣



長城環亞控股有限公司*
GREAT WALL PAN ASIA HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)
(於百慕達註冊成立之有限公司)
(Stock Code 股份代號：583)

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僅供識別