



中策資本控股有限公司 CSC Holdings Limited

(Incorporated in Hong Kong with limited liability)
(Stock Code: 235)

Interim Report 2026

INVESTMENT





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Abbreviations

In this interim report, the following abbreviations have the following meanings unless otherwise specified:

“Board”	Board of Directors
“Company”	CSC Holdings Limited
“Director(s)”	director(s) of the Company
“Group”	the Company and its subsidiaries
“Hong Kong Companies Ordinance”	Companies Ordinance (Chapter 622 of the Laws of Hong Kong)
“Hong Kong Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Listing Rules”	Rules Governing the Listing of Securities on the Hong Kong Stock Exchange
“Model Code”	Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules
“SFO”	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
“HK\$” and “HK cent(s)”	Hong Kong dollars and cent(s)
“%”	per cent.

The Chinese version of this interim report is a translation of the English version and is for reference only, in case of any discrepancies or inconsistencies between the English version and the Chinese version, the English version shall prevail.

Corporate Information

BOARD OF DIRECTORS

Non-executive Director

Dr. Or Ching Fai *SBS, JP (Chairman)*

Executive Directors

Mr. Chow Man Wai, Tony *(Chief Executive Officer)*

Mr. Chow Kam Wah

Independent Non-executive Directors

Ms. Ma Yin Fan

Mr. Leung Hoi Ying

Mr. Lam Kin Fung, Jeffrey *GBM, GBS, JP*

AUDIT COMMITTEE

Ms. Ma Yin Fan *(Chairlady)*

Mr. Leung Hoi Ying

Mr. Lam Kin Fung, Jeffrey *GBM, GBS, JP*

REMUNERATION COMMITTEE

Mr. Lam Kin Fung, Jeffrey *GBM, GBS, JP (Chairman)*

Ms. Ma Yin Fan

Mr. Leung Hoi Ying

NOMINATION COMMITTEE

Dr. Or Ching Fai *SBS, JP (Chairman)*

Ms. Ma Yin Fan

Mr. Leung Hoi Ying

EXECUTIVE COMMITTEE

Mr. Chow Man Wai, Tony *(Chairman)*

Mr. Chow Kam Wah

INVESTMENT & CREDIT COMMITTEE

Mr. Chow Man Wai, Tony *(Chairman)*

Mr. Chow Kam Wah

COMPANY SECRETARY

Ms. Cheng Sze Wan

REGISTERED OFFICE

Rooms 3206-3210, 32nd Floor

China Resources Building

26 Harbour Road

Wanchai, Hong Kong

PRINCIPAL BANKERS

The Hongkong and Shanghai Banking
Corporation Limited

Bank of China (Hong Kong) Limited

Hang Seng Bank Limited

Bank of Communications Co., Ltd., Hong Kong Branch

Bank of Communications (Hong Kong) Limited

LEGAL ADVISER

CFN Lawyers

AUDITOR

Deloitte Touche Tohmatsu

Certified Public Accountants

Registered Public Interest Entity Auditors

SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited

17/F, Far East Finance Centre

16 Harcourt Road

Hong Kong

TRADING OF SHARES

The Stock Exchange of Hong Kong Limited
(Stock Code: 235)

WEBSITE

<https://www.cscholdings.com>

Management Discussion and Outlook

BUSINESS REVIEW

During the six months ended 30 June 2026 (“**HY2026**”), the Group continued to principally engage in the businesses of investment in securities, trading, money lending as well as securities brokerage. Concurrently, the Group expanded its service offerings to include asset management during the period under review, with these activities now operating under the securities brokerage and asset management segment.

During HY2026, the Group continued to navigate its operations through a complex global economic landscape and ongoing geopolitical tensions. Despite these external challenges, the Group successfully resumed its trading business, which effectively established a fresh revenue stream and supported the overall turnover for HY2026. In the meantime, the Group remained committed to driving its strategic expansion in Southeast Asia to participate in the management of the banking asset, Citystate Savings Bank, Inc. (“**Citystate**”), following the completion of the acquisition in September 2025. To further support this regional growth, the Group completed the initial subscription of equity interest in AccX Limited and its subsidiaries (“**AccX Group**”) during the period under review. This milestone aligns with the Group’s ongoing initiative to expand its financial services sector, create strong regional synergies, and build a more comprehensive financial services portfolio for long-term growth. Throughout the review period, the Group remained steadfastly focused on reinforcing its business foundations, optimising resource allocation, and driving long-term strategic growth through a cautious and disciplined management approach.

For HY2026, the Group recorded a slight increase in revenue by 4% to HK\$21,031,000 (30 June 2025: HK\$20,205,000), mainly due to the increase in income from trading business of HK\$6,835,000 which has been resumed during period under review though it was partly offset by the decrease in interest income from the money lending operation. However, the Group recorded an increase in loss attributable to owners of the Company to HK\$21,826,000 (30 June 2025: HK\$11,812,000). Such increase in loss was mainly the combined effect of (i) the decrease in the operating profit, after provision of expected credit loss (“**ECL**”), recorded by the money lending business to HK\$1,152,000 (30 June 2025: HK\$7,139,000); and (ii) the increase in other expenses to HK\$24,375,000 (30 June 2025: HK\$17,833,000), which was primarily driven by additional expenses incurred for the purposes of business development and compliance. The basic loss per share attributable to owners of the Company for the interim period was HK0.11 cent (30 June 2025: HK0.06 cent).

Management Discussion and Outlook

Investment in Securities

The Group generally acquires securities listed on the Hong Kong Stock Exchange or other recognised stock exchanges and over-the-counter markets with good liquidity that can facilitate swift execution of securities transactions, and sometimes directly from target companies.

For making investment or divestment decision on securities of an individual target company, references will usually be made to the latest financial information, news and announcements issued by the target company, investment analysis reports that the Company has access to, as well as industry or macroeconomic news. Meanwhile, for making investment decisions on equity-linked fixed coupon notes through the over-the-counter market to optimise capital returns under volatile market conditions, the Group primarily evaluates the creditworthiness of the issuing financial institutions, the coupon rates, and the conversion terms instead of individual corporate financial disclosures.

When deciding on acquiring securities to be held for long-term purpose, particular emphasis will be placed on the past financial performance of the target company including its sales and profit growth, financial healthiness, dividend policy, business prospects, industry and macroeconomic outlook. When deciding on acquiring securities to be held other than for long-term purpose, in addition to the factors mentioned, references will also be made to prevailing market sentiments in different sectors of the investment markets.

In terms of return, for long-term securities investments, the Company mainly emphasises on return of investment in the form of capital appreciation and dividend/interest income. While for securities investments held other than for long-term holding, the Company mainly emphasises on return of investment in the form of trading gains, particularly for unlisted equity-linked notes held for interest income until settlement, the Company mainly emphasises on obtaining stable and predictable fixed coupon returns.

At 30 June 2026, the Group's securities investments comprised (i) a financial asset at fair value through profit or loss ("**FVTPL**") portfolio valued at HK\$301,085,000 in total including unlisted equity-linked fixed coupon notes ("**FCN**") valued at HK\$292,076,000 and unlisted equity securities in the United States of HK\$9,009,000 (31 December 2025: HK\$9,009,000 comprised only unlisted equity securities in the United States of HK\$9,009,000); and (ii) a debt instrument at fair value through other comprehensive income ("**FVTOCI**") portfolio comprising debt securities listed on overseas stock exchange which had been fully impaired during 2024 with no carrying value (31 December 2025: nil). As a whole, the Group's securities investments recorded a revenue of HK\$2,080,000 (30 June 2025: nil) and a profit of HK\$927,000 (30 June 2025: HK\$341,000).

Management Discussion and Outlook

Financial assets at FVTPL

At 30 June 2026, the Group's financial asset at FVTPL portfolio of HK\$301,085,000 measured at market/fair value, comprised (i) equity securities of an unlisted banking company operating in the United States of HK\$9,009,000; and (ii) unlisted equity-linked FCN issued by creditworthy financial institutions of HK\$292,076,000. During HY2026, the portfolio generated a revenue of HK\$2,080,000 (30 June 2025: nil) representing interest income from unlisted equity-linked FCN. The Group recognised a loss on financial assets at FVTPL of HK\$1,204,000 which represented unrealised loss attributed to the decrease in fair value of the Group's unlisted equity-linked FCN portfolio held at the period end (30 June 2025: net gain of HK\$292,000, which comprised (i) unrealised gain of HK\$53,000 attributed to the increase in fair value of the Group's listed equity securities portfolio at the period end; and (ii) net realised gain of HK\$239,000 attributed to the net gain on sales of listed equity securities during the period).

During the period under review, the Group invested HK\$368,160,000 unlisted equity-linked FCN, of which HK\$74,880,000 was early redeemed. These unlisted equity-linked FCN were acquired in the over-the-counter markets with the underlying assets covering liquid listed equity securities and carried fixed coupon rates ranging from 10.00% to 22.91% per annum, with all maturity dates falling within one year from the end of the reporting period.

The Group is committed to closely monitoring the financial performance of its financial asset at FVTPL portfolio through making investment and divestment decisions on individual securities from time to time based on, amongst others, the internal assessments on prospects of the individual securities and publicly available information of the investee companies.

Debt instruments at FVTOCI

At 30 June 2026, the Group's debt instrument at FVTOCI portfolio was measured at market/fair value. During HY2026, the Group had not acquired or disposed of any debt securities and the debt securities held by the Group were corporate bonds issued by a property company based in the Chinese Mainland. According to the contractual maturity profile of the debt securities, the debt instruments at FVTOCI were in default during 2024 and were fully impaired with no carrying amount (31 December 2025: nil). During HY2026, the Group's debt instrument at FVTOCI portfolio did not generate any revenue (30 June 2025: nil).

For HY2026, there had been no significant change in the market/fair value of the debt instrument at FVTOCI portfolio from the prior year end and no fair value change was recognised (30 June 2025: nil).

Management Discussion and Outlook

For HY2026, there was no significant change in the expected loss given default of the debt instruments at FVTOCI portfolio (30 June 2025: nil). The expected loss given default of the debt instruments had increased owing to the defaults of the bond issuer in making interest and principal payments for its indebtedness which ultimately affected the collection of contractual cash flows from its bonds in prior years. The Group had not recognised any reversal of impairment loss on debt instruments at FVTOCI since its full impairment in 2024.

The Group performs impairment assessment on the debt instruments held under the ECL model. The measurement of ECL is a function of the probability of default and loss given default (i.e., the magnitude of the loss if there is a default), with the assessments of the probability of default and loss given default are based on historical data and forward-looking information. In determining the ECL on the Group's debt instruments for the period, the management had taken into account factors including the defaults of the bond issuer in making payments of interest and principal for its indebtedness, and forward-looking information including the future macroeconomic conditions affecting the operations of the bond issuer. There had been no change in the method used in determining the impairment loss on debt instruments at FVTOCI from the prior financial year.

Trading

During HY2026, the Group successfully resumed its trading operation which had been suspended for several years. Operating through Max Talent Investments Limited, a wholly-owned subsidiary of the Company, the Group successfully restarted its commodity trading business with an initial focus on the trading of high-purity limestone. For HY2026, this newly resumed business achieved a strong momentum, generating a fresh revenue stream of HK\$6,835,000 (30 June 2025: nil). However, despite the significant growth in revenue, the segment profit decreased slightly by 2% to HK\$3,867,000 (30 June 2025: HK\$3,957,000). This solid performance was primarily driven by the healthy profit margin generated from the newly resumed trading operations, which successfully offset a slight decrease in the interest income earned from the pledged bank deposits.

During HY2026, the Group's strategic entry into the trading of limestone was driven by the compelling demand for high-purity and low-silica limestone in fast-growing emerging economies. Recognising the structural supply gap for such premium industrial materials, the Group focuses on sourcing high-purity limestone that meets rigorous industrial standards. This repositioning allows the Group to effectively capture sustainable market opportunities.

Management Discussion and Outlook

Money Lending

The Group's money lending business is conducted through CS Credit Limited, U Credit (HK) Limited and Chap Yik Limited, all are wholly-owned subsidiaries of the Company, and are licensed to conduct money lending activities under the Money Lenders Ordinance. The Group aims to make loans that could be covered by sufficient collateral, preferably commercial and residential properties in Hong Kong, and to borrowers with good credit history. The Group has a stable source of loan deals from its own business network and marketing agents.

For HY2026, the operation recorded a decrease in revenue by 44% to HK\$8,421,000 (30 June 2025: HK\$15,166,000) and recorded a decrease in profit by 84% to HK\$1,152,000 (30 June 2025: HK\$7,139,000). The decrease in revenue and profit for HY2026 was the result of the reduction in the average amount of performing loans advanced to borrowers during HY2026 arising from the repayment of loans by borrowers under the term of the corresponding loans.

The Group performs impairment assessment on loan receivables under the ECL model. The measurement of ECL is a function of the probability of default, the loss given default (i.e., the magnitude of the loss if there is a default) and the exposure at default (i.e., the magnitude of the loss after accounting for the value of the collateral if there is a default). The assessments of the probability of default and loss given default are based on historical data and forward-looking information, whilst the valuations of the properties and assets pledged to the Group as collateral are, where appropriate, performed by independent professional valuers engaged by the Group at each reporting date for the purpose of determining ECL. In accordance with the Group's loan impairment policy, the amount of ECL is updated at each reporting date to reflect the changes in credit risk on loan receivables since initial recognition. At the period end, the impairment allowance recognised primarily represented the credit risk involved in collectability of certain default and non-default loans determined under the Group's loan impairment policy, with reference to factors including the credit history and financial conditions of the borrowers, the ageing of the overdue balances, the realisation value of the collateral pledged to the Group, and forward-looking information including the future macroeconomic conditions affecting the borrowers.

The Group has a system in place to closely monitor the recoverability of its loan portfolio, its credit monitoring measures include regular collateral value review against market information and regular communication with the borrowers of their financial positions, through which the Group will be able to keep updated with the latest credit profile and risk associated with each individual borrower and could take appropriate actions for loan recovery at the earliest time. If circumstances require, the Group will commence legal actions against the borrowers for recovery of the overdue loans and take possession of the collateral pledged.

At 30 June 2026, the balance of impairment allowance decreased by 57% or HK\$106,124,000 to HK\$79,800,000 (31 December 2025: HK\$185,924,000), which comprised a sum of HK\$8,772,000 being impairment provision for the current period, a sum of HK\$2,566,000 being reversal of impairment provision owing to settlement of loans and improvement in credit quality of the borrowers, and a sum of HK\$112,330,000 being written off as the related loans were fully-impaired. There had been no change in the method used in determining the impairment allowance on loan receivables from the prior financial year.

Management Discussion and Outlook

The gross carrying amount of the Group's loan portfolio amounted to HK\$211,803,000 (31 December 2025: HK\$486,800,000), decreased by 56% or HK\$274,997,000 from the prior year end as certain loans were settled and written off during the period under review. The net carrying amount of the loan portfolio, after impairment allowance, amounted to HK\$132,003,000 (31 December 2025: HK\$300,876,000) at the period end, and details of the portfolio are as follows:

Category of borrowers	Approximate weighting to the carrying amount of the Group's loan portfolio %	Interest rate per annum %	Maturity
Individual	5.20	12.00 – 13.00	Within one year
Corporate	94.80	8.00 – 15.00	Within one year
	100.00		

At 30 June 2026, 100% (31 December 2025: 97%) of the carrying amount of the loan portfolio (after impairment allowance) was secured by collateral including properties in Hong Kong, listed equity securities and debt securities, with none (31 December 2025: 3%) being unsecured. At the period end, all the loans made to borrowers of carrying amount of HK\$132,003,000 (31 December 2025: HK\$300,876,000) were term loans and due within one year. The loan(s) made to the largest borrower and the five largest borrowers represented 15% (31 December 2025: 39%) and 70% (31 December 2025: 74%) respectively of the Group's loan portfolio (on a net of impairment allowance basis) at the period end. At 30 June 2026, loans were granted to 10 (31 December 2025: 14) borrowers who are Hong Kong residents and companies incorporated in Hong Kong, British Virgin Islands and Seychelles.

The Group has clear credit policies, guidelines, controls and procedures in place which cover every aspect of a lending process including (i) information verification; (ii) credit assessment; (iii) execution of loan documentation; (iv) continuous loan monitoring; and (v) collection, recovery and enforcement. Before granting loans to potential customers, the Group performs credit assessment process to assess the potential borrowers' credit quality individually and defines the credit limits granted to the borrowers. The credit assessment process encompasses detailed assessment on the credit history and financial background of the borrowers, as well as the value and characteristics of the collateral to be pledged. The credit limit of loans successfully granted to the borrowers will be subject to regular credit review by the management as part of the ongoing loan monitoring process.

Management Discussion and Outlook

The following is a summary of the key internal controls of the Group's money lending operation:

Information Verification

Information provided by the loan applicant including financial statements and income proof will be checked and verified by the designated loan officer, where appropriate, legal, credit and bankruptcy search on the loan applicant, and land search and site visit on the property offered as collateral, will be conducted.

Credit Assessment

Detailed assessment on the credit history and financial background of the loan applicant, as well as the value and characteristics of the collateral to be pledged, will be conducted. There will be credit assessment including analysis on the repayment ability and credit history of the loan applicant, and analysis on the potential recovery upon realisation of the collateral. The credit assessment process will be conducted by the designated loan officer and reviewed by the designated loan manager.

Execution of Loan Documentation

If a loan application is approved by the respective board of directors of the Group's money lending subsidiaries, the designated loan officer and loan manager will arrange preparation and proper execution of the loan documentation, usually with the support of professional lawyers.

Continuous Loan Monitoring

There will be continuous monitoring on the repayments from borrower, regular communication with the borrower, and regular review on credit limit of the loan granted and market value of the collateral pledged performed by the designated loan officer and manager.

Collection, Recovery and Enforcement

Reminder and legal demand letter will be issued to the borrower if there is overdue repayment. Where appropriate, legal action will be initiated against the borrower for recovery of the amount due and taking possession of the collateral pledged.

Management Discussion and Outlook

All loans will be granted under the approval of the respective board of directors of the Group's money lending subsidiaries and with the endorsement of the Company's Investment & Credit Committee.

Securities Brokerage and Asset Management

For HY2026, the Group expanded its business to include asset management and updated its segmental classification to securities brokerage and asset management segment to reflect the new service offerings. The Group continued to strategically invest in fintech infrastructure to further digitalise its licensed financial service. Centered on enhancing client experience and operational efficiency, the Group completed substantial upgrades to its digital service system and achieved tangible commercial outcomes.

During the period under review, the Group's securities brokerage business was conducted through CS Wealth Securities Limited, a wholly-owned subsidiary of the Company licensed by the Hong Kong Securities and Futures Commission ("**SFC**") to engage in dealing in securities activities (i.e., Type 1 regulated activity). This subsidiary continued to offer comprehensive securities brokerage services, extend margin financing to clients, as well as facilitate the trading and distribution of over-the-counter financial products. Leveraging the existing securities brokerage business and showcasing the fintech commitment, the Group developed and launched a proprietary mobile application to unify client trading, portfolio management and data visualisation functions. The platform features real-time portfolio performance tracking, enabling clients to efficiently monitor their investment positions and profit-and-loss dynamics.

In the meantime, the Group's asset management business was conducted through CS Wealth Asset Management Limited, a wholly-owned subsidiary of the Company licensed by the SFC to engage in advising on securities and asset management activities (i.e., Type 4 and 9 regulated activities). This newly expanded arm is dedicated to offering tailored fund management and investment advisory services to maximise risk-adjusted returns for the clients.

For HY2026, the overall revenue of the operation decreased by 27% to HK\$3,695,000 (30 June 2025: HK\$5,039,000) and its result experienced a turnaround and recorded a loss of HK\$2,182,000 (30 June 2025: profit of HK\$1,844,000). The decrease in revenue of the operation was the combined effect of the decrease in interest income from margin financing by 37% to HK\$2,577,000 (30 June 2025: HK\$4,084,000), mainly due to the lower average amount of margin loans advanced to clients during the period, which was partly offset by a 5% increase in brokerage commission income to HK\$1,000,000 (30 June 2025: HK\$955,000) and a new income stream generated from the asset management business of HK\$118,000 (30 June 2025: nil). The operation's turnaround to a loss was primarily driven by the combined impact of the abovementioned revenue drop and the inclusion of staff cost of asset management subsidiary of HK\$2,682,000 upon its integration to the segment. These negative factors were partially mitigated by the increase in the operation's bank interest income by over three times to HK\$638,000 (30 June 2025: HK\$149,000), as well as the absence of a provision for impairment loss on trade receivables during the period under review (30 June 2025: provision of impairment loss of HK\$586,000).

Management Discussion and Outlook

Overall Results

For HY2026, the Group recorded an increase in loss attributable to owners of the Company by HK\$10,014,000 to HK\$21,826,000 (30 June 2025: HK\$11,812,000), and an increase in total comprehensive expense attributable to owners of the Company by HK\$13,265,000 to HK\$25,576,000 (30 June 2025: HK\$12,311,000), which included an exchange loss arising on translation of an associate of HK\$4,285,000 (30 June 2025: nil). The increase in loss results recorded by the Group was the combined effect of (i) the decrease in the operating profit, after provision of ECL, recorded by the money lending business of HK\$1,152,000 (30 June 2025: HK\$7,139,000); and (ii) the increase in other expenses to HK\$24,375,000 (30 June 2025: HK\$17,833,000), which was primarily driven by additional expenses incurred for the purposes of business development and compliance.

FINANCIAL REVIEW

Liquidity, Financial Resources and Capital Structure

For HY2026, the Group financed its businesses mainly by funds generated from operations and shareholders' funds. At the period end, the Group had current assets of HK\$2,165,613,000 (31 December 2025: HK\$2,279,914,000) and liquid assets comprising bank balances and cash (excluding clients' money held relating to the Group's securities brokerage business) of HK\$1,518,486,000 (31 December 2025: HK\$1,693,405,000). The Group's current ratio, calculated based on current assets over current liabilities of HK\$118,530,000 (31 December 2025: HK\$206,857,000), was at a strong ratio of about 18.3 (31 December 2025: 11.0) with the ratio significantly increased by 66%. At 30 June 2026, trade payable to margin clients decreased significantly by HK\$97,124,000 to HK\$23,186,000 (31 December 2025: HK\$120,310,000) as the margin clients withdrawn the funds subsequent to disposal of their investment securities.

At 30 June 2026, the Group's trade and other receivables amounted to HK\$113,751,000 (31 December 2025: HK\$89,120,000), which mainly comprised trade receivables from margin clients of the securities brokerage business of HK\$98,262,000 (31 December 2025: HK\$77,624,000). At the period end, the market value of the securities pledged by the clients to the Group as collateral for margin financing amounted to HK\$2,061,958,000 (31 December 2025: HK\$1,490,608,000). Since the market value of those pledged securities exceeded the margin client receivables on an individual basis, no impairment loss allowance was provided on these receivables. At the period end, the Group had deferred tax assets amounting to HK\$998,000 (31 December 2025: HK\$860,000), which were principally related to the allowance for ECL of loan receivables at the period end.

At 30 June 2026, the equity attributable to owners of the Company amounted to HK\$2,176,171,000 (31 December 2025: HK\$2,201,747,000) and was equivalent to an amount of approximately HK10.68 cents (31 December 2025: HK10.80 cents) per share of the Company. The decrease in equity attributable to owners of the Company of HK\$25,576,000 was mainly due to the loss recognised by the Group during the period.

Management Discussion and Outlook

The Group's gearing ratio, calculated on the basis of total liabilities of HK\$121,618,000 (31 December 2025: HK\$211,889,000) divided by total equity of HK\$2,176,370,000 (31 December 2025: HK\$2,201,747,000), was at a low level of about 6% (31 December 2025: 10%).

The increase in the Group's finance costs to HK\$1,312,000 (30 June 2025: HK\$570,000) was primarily attributable to the interest on the unlisted equity-linked FCN issued by the Group of HK\$995,000 (30 June 2025: nil), which was partly offset by the decrease in interest on lease liabilities to HK\$317,000 (30 June 2025: HK\$570,000).

With the amount of liquid assets on hand, the management is of the view that the Group has sufficient financial resources to meet its ongoing operational requirements.

Foreign Currency Management

The monetary assets and liabilities as well as business transactions of the Group are mainly denominated in Hong Kong dollars and United States dollars. During HY2026, the Group had not experienced any significant exposure to exchange rate fluctuations, as such, the Group had not entered into any foreign currency forward contracts, currency swaps or other financial derivatives for hedging purposes.

Contingent Liability

At 30 June 2026, the Group had no significant contingent liability (31 December 2025: nil).

Pledge of Assets

At 30 June 2026, the Group had not pledged any assets (31 December 2025: nil).

Capital Commitment

At 30 June 2026, the Group had no significant capital commitment (31 December 2025: nil).

HUMAN RESOURCES AND REMUNERATION POLICY

At 30 June 2026, the Group had 48 (30 June 2025: 45) employees including directors of the Company, 43 (30 June 2025: 40) employees were stationed in Hong Kong and 5 (30 June 2025: 5) employees were stationed in the Philippines. Staff costs (including directors' emoluments) for the period amounted to HK\$18,683,000 (30 June 2025: HK\$17,736,000). The remuneration packages for directors and staff are normally reviewed annually and are structured by reference to prevailing market terms and individual competence, performance and experience.

The Group operates a Mandatory Provident Fund Scheme (the "**MPF Scheme**") for its employees in Hong Kong. The Group's contributions to the MPF Scheme are calculated as a percentage of the employees' relevant income and vest fully and immediately with the employees, thus there are no forfeited contributions available to the Group to reduce the existing level of contributions to the MPF Scheme.

Management Discussion and Outlook

The Group does not have an established retirement plan for its employees in the Philippines but conforms to the minimum regulatory benefit under the Retirement Pay Law (Republic Act No. 7641) in providing a retirement benefit equal to at least one-half (1/2) of monthly salary for every year of credited service. The regulatory benefit is paid in a lump sum upon retirement of an eligible employee.

The Group provides other employee benefits including medical insurance, training subsidy, discretionary bonus and participation in the Company's share option scheme.

PROSPECTS

The Group remains committed to cultivating sustainable growth drivers over the medium to long term, backed by the solid macroeconomic fundamentals of Hong Kong and Southeast Asia. While global markets remain subject to uncertainties arising from persistent geopolitical tensions and international trade frictions, the Group is well-positioned to navigate these headwinds through its diversified business model and disciplined risk management.

For the money lending business, the Group will continue to drive its loan operations with enhanced risk control and refined customer management to secure high-quality, sustainable profitability. Capitalising on the recent stabilisation within the local property market, the Group has successfully reactivated its property mortgage business, leveraging strategic referrals from external mortgage intermediaries to capture solid market opportunities. Driven by the Group's enhanced sales and marketing team and the strong background and business network of the Group's senior management, it is anticipated that more loan applications with attractive interest rates will be processed in the second half of 2026. Demonstrating strong execution under this growth strategy, the Group successfully entered into new loan facilities with independent borrowers with principal amount totalling HK\$270,000,000. Details of which are set out in the announcement of the Company dated 30 June 2026. Moving forward, the Group will continue to actively expand its mortgage and credit financing portfolio to broaden its income stream while maintaining a cautious and disciplined risk framework.

For the securities brokerage business, the Group has successfully transitioned from a traditional brokerage model into an over-the-counter specialist financial service provider and significantly enhanced the digital financial ecosystem and user experience that aims at optimising client acquisition and driving commission income growth. Following the successful launch of our new mobile application, the Group will continue to expand its active user base and enhance platform engagement, which are expected to serve as a powerful catalyst to drive sustainable growth in brokerage commission income.



Management Discussion and Outlook

For asset management business, the Group has commenced the fund management service. The Group will continue to extend its expertise and invest in high-growth technology sectors and artificial intelligence segments in the second half of 2026 to further cultivate alternative revenue streams and deliver sustainable returns. To capture burgeoning market opportunities, the Group is channeling dedicated capital, operational resources, and top-tier talent directly into the platform. This strategic focus ensures the infrastructure can scale efficiently through the second half of 2026 and beyond.

For investment in securities business, the Group has been allocating financial resources into high-quality, short-term structured financial products, maintaining unlisted equity-linked FCN as its core investment vehicle to yield stable and predictable returns. The Group will continue its strategy on tactical capital deployment to structured products linked to low-risk blue-chip equities or stable market indices characterised by strong fundamentals, high liquidity, and robust market presence. By maintaining this cautious and defensive equilibrium, the Group is well-positioned to effectively optimise capital returns and safeguard liquidity under volatile market conditions. To deepen the Group's strategic footprint and reaffirm the long-term commitment to innovation of financial technology, the Group has started preparatory work for the next-generation financial data service platform. Capitalising on Hong Kong's strategic position as a global financial hub and its vibrant ecosystem, the Group expects to attract and mobilise top-tier financial, data, and technology talents, as well as cutting-edge capabilities from both Chinese Mainland and Hong Kong. This new platform is poised to unlock profound synergies with the Group's existing securities brokerage business, enhance the overall customer ecosystem, and boost user stickiness.

For trading business, the Group has successfully revitalised its mercantile operations, marking a significant strategic turning point during the review period. Throughout the period of inactivity on trading business in the past three financial years, management of the Group remained resolutely committed to preserving and ultimately reviving the Group's trading business. Rather than abandoning the trading business, the Company used the transition period to conduct extensive market research, evaluate ESG (environmental, social and governance)-compliant commodity alternatives, and restructure its commercial network. These efforts culminated in a strategic pivot from coke to limestone trading and a focused program of commercial, operational, and financing initiatives to restart activity on a sustainable basis. To ensure continuity and commercial stability for its limestone trading operations, the Group has proactively engaged with top tier limestone mine owners in the Chinese Mainland and structured multi supplier arrangements to secure reliable annual volumes while retaining operational flexibility. Looking ahead into the second half of 2026, while the Group continues to scale its limestone trading volumes to leverage this established stronghold, it will explore and evaluate alternative, high-growth commodities to further diversify its product portfolio, optimise international trade channels, and continually enhance the segment's long-term profitability and asset returns.

Management Discussion and Outlook

Recognising the participation in the management of the banking associate, Citystate, since September 2025, and the recent completion of the initial share subscription in AccX Group, the Group's innovative payment technology venture, it is expected that AccX Group could provide comprehensive automated and digital operational upgrades for Citystate, which demonstrates powerful regional synergies across these interconnected platforms and drives innovation within fintech space.

Moving forward, in addition to the principal business segments of the Group, the Group will continue to prioritise fintech innovation and artificial intelligence capability building as core strategic drivers to empower its full-spectrum financial services. The Group will also enhance the intelligent client operation system, realise refined client profiling and lifecycle management, and continuously improve user stickiness and service professionalism through technological empowerment. The Group is well-positioned to capture industry development opportunities, drive sustainable business growth and create long-term value for clients and shareholders.

Through the collaboration among our different business teams, the Group aims to leverage their mutual strengths to create powerful synergies. No matter how market conditions shift, management will maintain a strictly disciplined approach in overseeing all operations while actively seizing new business opportunities. By remaining cautious and financially resilient, we are confident in our ability to navigate global market uncertainties, expand our business footprint, and deliver stable, sustainable benefits to our shareholders and stakeholders in the years to come.

Report on Review of Condensed Consolidated Financial Statements

The Deloitte logo, consisting of the word "Deloitte" in a bold, black, sans-serif font, followed by a small grey circle.The Chinese characters "德勤" (Deloitte) in a bold, black, sans-serif font.

TO THE BOARD OF DIRECTORS OF CSC HOLDINGS LIMITED

中策資本控股有限公司

(Incorporated in Hong Kong with limited liability)

Introduction

We have reviewed the condensed consolidated financial statements of CSC Holdings Limited (the **"Company"**) and its subsidiaries (collectively referred to as the **"Group"**) set out on pages 18 to 45, which comprise the condensed consolidated statement of financial position as of 30 June 2026 and the related condensed consolidated statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six-month period then ended, and notes to the condensed consolidated financial statements. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 *"Interim Financial Reporting"* (**"HKAS 34"**) as issued by the Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Scope of Review

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 *"Review of Interim Financial Information Performed by the Independent Auditor of the Entity"* issued by the Hong Kong Institute of Certified Public Accountants. A review of these condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements are not prepared, in all material respects, in accordance with HKAS 34.

Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong

25 August 2026

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 June 2026

		Six months ended 30 June	
	Notes	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Revenue	3	21,031	20,205
Interest income		13,078	19,250
Commission, handling income and others		1,118	955
Trading income		6,835	–
Purchase and related expenses		(6,355)	–
Other income	5	14,758	15,525
Other gain and loss, net	6	(1,775)	687
Staff costs		(18,683)	(17,736)
Other expenses		(24,375)	(17,833)
Net (loss) gain on financial assets at fair value through profit or loss	7	(1,220)	292
Provision for impairment losses under expected credit loss model, net of reversal	10	(6,206)	(10,896)
Share of results of an associate		749	–
Finance costs	8	(1,312)	(570)
Loss before tax		(23,388)	(10,326)
Income tax credit (expense)	9	132	(1,486)
Loss for the period	10	(23,256)	(11,812)
Other comprehensive (expense) income			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Share of other comprehensive expense of an associate		(75)	–
Exchange differences arising on translation of an associate		(4,285)	–
Exchange differences arising on translation of financial statements of foreign operations		610	(499)
Other comprehensive expense for the period		(3,750)	(499)
Total comprehensive expense for the period		(27,006)	(12,311)

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 June 2026

	Note	Six months ended 30 June	
		2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Loss for the period attributable to:			
Owners of the Company		(21,826)	(11,812)
Non-controlling interests		(1,430)	–
		(23,256)	(11,812)
Total comprehensive expense for the period attributable to:			
Owners of the Company		(25,576)	(12,311)
Non-controlling interests		(1,430)	–
		(27,006)	(12,311)
Loss per share attributable to owners of the Company			
– Basic	12	HK(0.11) cent	HK(0.06) cent

Condensed Consolidated Statement of Financial Position

At 30 June 2026

	Notes	At 30 June 2026 HK\$'000 (Unaudited)	At 31 December 2025 HK\$'000 (Audited)
Non-current assets			
Property, plant and equipment	13	9,019	11,053
Right-of-use assets		10,716	15,698
Goodwill		11,954	8,000
Club debentures		1,453	1,453
Interest in an associate	14	98,235	96,658
Deferred tax assets	15	998	860
Total non-current assets		132,375	133,722
Current assets			
Debt instruments at fair value through other comprehensive income	16	–	–
Loan receivables	17	132,003	300,876
Trade and other receivables	18	113,751	89,120
Income tax recoverable		195	195
Financial assets at fair value through profit or loss	19	305,802	23,808
Bank balances and cash	20	1,613,862	1,865,915
Total current assets		2,165,613	2,279,914
Current liabilities			
Trade and other payables	21	107,021	182,068
Financial liabilities designated at fair value through profit or loss	22	4,733	14,800
Lease liabilities		6,776	9,989
Total current liabilities		118,530	206,857
Net current assets		2,047,083	2,073,057
Total assets less current liabilities		2,179,458	2,206,779
Non-current liability			
Lease liabilities		3,088	5,032
Net assets		2,176,370	2,201,747
Capital and reserves			
Share capital	23	3,216,110	3,216,110
Reserves		(1,039,939)	(1,014,363)
Equity attributable to owners of the Company		2,176,171	2,201,747
Non-controlling interests		199	–
Total equity		2,176,370	2,201,747

Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 June 2026

	Attributable to owners of the Company					Non-controlling interests	Total
	Share capital	Shareholder's contribution reserve	Other reserve	Translation reserve	Accumulated losses		
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1 January 2025 (audited)	3,216,110	82,416	-	318	(1,082,232)	-	2,216,612
Loss for the period	-	-	-	-	(11,812)	-	(11,812)
Exchange differences arising on translation of financial statements of foreign operations	-	-	-	(499)	-	-	(499)
Total comprehensive expense for the period	-	-	-	(499)	(11,812)	-	(12,311)
At 30 June 2025 (unaudited)	3,216,110	82,416	-	(181)	(1,094,044)	-	2,204,301
At 1 January 2026 (audited)	3,216,110	82,416	89	(1,368)	(1,095,500)	-	2,201,747
Acquisition of a subsidiary (Note 24)	-	-	-	-	-	1,629	1,629
	3,216,110	82,416	89	(1,368)	(1,095,500)	1,629	2,203,376
Loss for the period	-	-	-	-	(21,826)	(1,430)	(23,256)
Share of other comprehensive expense of an associate	-	-	(75)	-	-	-	(75)
Exchange differences arising on translation of an associate	-	-	-	(4,285)	-	-	(4,285)
Exchange differences arising on translation of financial statements of foreign operations	-	-	-	610	-	-	610
Total comprehensive expense for the period	-	-	(75)	(3,675)	(21,826)	(1,430)	(27,006)
At 30 June 2026 (unaudited)	3,216,110	82,416	14	(5,043)	(1,117,326)	199	2,176,370

Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2026

		Six months ended 30 June	
	<i>Notes</i>	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Operating activities			
Loss before tax		(23,388)	(10,326)
Adjustments for:			
Bank interest income		(11,845)	(14,755)
Interest income from money lending business		(8,421)	(15,166)
Interest income from securities margin financing business		(2,577)	(4,084)
Interest income from financial assets at fair value through profit or loss		(2,080)	–
Share of results of an associate		(749)	–
Others		15,315	17,832
Operating cash flows before movements in working capital		(33,745)	(26,499)
(Increase) decrease in trade and other receivables		(15,045)	106,179
Decrease in loan receivables		160,289	62,288
Increase in financial assets at fair value through profit or loss		(283,198)	–
Decrease in financial liabilities designated at fair value through profit or loss		(10,067)	–
Others		(3,482)	(8,307)
Cash (used in) from operations		(185,248)	133,661
Income tax paid		(6)	(279)
Interest received		20,646	72,013
Net cash (used in) from operating activities		(164,608)	205,395
Investing activities			
Purchase of property, plant and equipment	13	(71)	(4,646)
Investment of additional interest in an associate	14	(5,188)	–
Net cash inflow from acquisition of a subsidiary	24	313	–
Net cash used in investing activities		(4,946)	(4,646)
Financing activities			
Repayments of lease liabilities		(4,913)	(4,999)
Interest paid		(1,312)	(570)
Cash used in financing activities		(6,225)	(5,569)
Net (decrease) increase in cash and cash equivalents		(175,779)	195,180
Cash and cash equivalents at the beginning of the period		1,693,405	1,496,646
Effect of foreign exchange rate changes		860	(552)
Cash and cash equivalents at the end of the period		1,518,486	1,691,274
Represented by:			
Bank balances and cash			
– General accounts and cash	20	1,518,486	1,691,274

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard (“**HKAS**”) 34 “*Interim Financial Reporting*” issued by the Hong Kong Institute of Certified Public Accountants (the “**HKICPA**”) as well as the applicable disclosure requirements of Appendix D2 to the Listing Rules.

The financial information relating to the year ended 31 December 2025 that is included in the condensed consolidated financial statements as comparative information does not constitute the Company’s statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

The Company has delivered the financial statements for the year ended 31 December 2025 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance.

The Company’s auditor has reported on those financial statements. The auditor’s report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance.

The condensed consolidated financial statements are presented in Hong Kong dollars (“**HK\$**”) which is the functional currency of the Company. All values are rounded to the nearest thousand (HK\$’000) unless otherwise indicated.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

2. ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis, except for certain financial instruments, which are measured at fair value.

Other than additional/change in accounting policies resulting from application of amendments to HKFRS Accounting Standards, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2026 are the same as those presented in the Group's annual consolidated financial statements for the year ended 31 December 2025.

Application of amendments to HKFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to HKFRS Accounting Standards issued by the HKICPA, for the first time, which are mandatorily effective for the annual period beginning on 1 January 2026 for the preparation of the condensed consolidated financial statements:

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11

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

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

3. REVENUE

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

	Six months ended 30 June	
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Trading of limestone	6,835	–
Commission, handling income and others from securities brokerage and asset management business	1,118	955
Revenue from contracts with customers	7,953	955
Interest income from securities margin financing business	2,577	4,084
Interest income from money lending business	8,421	15,166
Interest income from financial assets at fair value through profit or loss ("FVTPL")	2,080	–
	21,031	20,205

During the six months ended 30 June 2026 and 2025, the revenue is recognised at a point in time except for interest income which fall outside the scope of HKFRS 15.

4. SEGMENT INFORMATION

The following is an analysis of the Group's revenue and results by operating segments, based on information provided to the chief operating decision maker, for the purposes of allocating resources and assessment of segment performance. This is also the basis upon which the Group is arranged and organised.

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

- (i) Investment in securities
- (ii) Trading
- (iii) Money lending
- (iv) Securities brokerage and asset management (*Note*)

Note: During the current interim period, the Group has expanded its business to include asset management and renamed the securities brokerage segment into securities brokerage and asset management segment to reflect the new service offerings.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

4. SEGMENT INFORMATION (continued)

Segment revenue and results

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

	Investment in securities HK\$'000 (Unaudited)	Trading HK\$'000 (Unaudited)	Money lending HK\$'000 (Unaudited)	Securities brokerage and asset management HK\$'000 (Unaudited)	Total HK\$'000 (Unaudited)
Six months ended 30 June 2026					
Segment Revenue					
External sales/sources	2,080	6,835	8,421	3,695	21,031
Results					
Segment results	927	3,867	1,152	(2,182)	3,764
Other income					9,638
Other loss					(1,521)
Central administrative expenses					(34,706)
Share of results of an associate					749
Finance costs					(1,312)
Loss before tax					(23,388)
Income tax credit					132
Loss for the period					(23,256)
Six months ended 30 June 2025					
Segment Revenue					
External sales/sources	-	-	15,166	5,039	20,205
Results					
Segment results	341	3,957	7,139	1,844	13,281
Other income					8,165
Other gain					687
Central administrative expenses					(31,889)
Finance costs					(570)
Loss before tax					(10,326)
Income tax expense					(1,486)
Loss for the period					(11,812)

Segment profit (loss) represents profit earned/loss incurred by each segment without allocation of certain other income, certain other (loss) gain, central administrative expenses, share of results of an associate, finance costs and income tax credit (expense).

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

4. SEGMENT INFORMATION (continued)

Segment assets and liabilities

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

	At 30 June 2026 HK\$'000 (Unaudited)	At 31 December 2025 HK\$'000 (Audited)
Segment assets		
Investment in securities	307,713	9,110
Trading	247,493	243,558
Money lending	483,362	775,912
Securities brokerage and asset management	313,797	447,719
Total segment assets	1,352,365	1,476,299
Property, plant and equipment	9,019	11,053
Right-of-use assets	10,716	15,698
Interest in an associate	98,235	96,658
Bank balances and cash	800,296	783,245
Other unallocated assets	27,357	30,683
Consolidated assets	2,297,988	2,413,636
Segment liabilities		
Investment in securities	–	10
Trading	66	20
Money lending	1,010	1,139
Securities brokerage and asset management	95,610	173,011
Total segment liabilities	96,686	174,180
Lease liabilities	9,864	15,021
Other unallocated liabilities	15,068	22,688
Consolidated liabilities	121,618	211,889

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

- all assets are allocated to operating segments other than property, plant and equipment, right-of-use assets, interest in an associate, certain bank balances and cash and certain other assets; and
- all liabilities are allocated to operating segments other than lease liabilities and certain other liabilities.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

5. OTHER INCOME

	Six months ended 30 June	
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Bank interest income	11,845	14,755
Others	2,913	770
	14,758	15,525

6. OTHER GAIN AND LOSS, NET

	Six months ended 30 June	
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Exchange (loss) gain	(1,775)	687

7. NET (LOSS) GAIN ON FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	Six months ended 30 June	
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Unrealised (loss) gain on financial assets at FVTPL	(1,204)	53
Net realised (loss) gain on sales of financial assets at FVTPL	(16)	239
	(1,220)	292

8. FINANCE COSTS

	Six months ended 30 June	
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Interest on lease liabilities	317	570
Others	995	–
	1,312	570

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

9. INCOME TAX CREDIT (EXPENSE)

	Six months ended 30 June	
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Tax credit (charge) comprises:		
Current tax	(6)	(6)
Deferred tax (Note 15)	138	(1,480)
Income tax credit (expense) recognised in profit or loss	132	(1,486)

Under the two-tiered profits tax rates regime of Hong Kong Profits Tax, the first HK\$2 million of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. The profits of the group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%. Accordingly, the Hong Kong Profits Tax of the qualifying group entity is calculated at 8.25% on the first HK\$2 million of the estimated assessable profits and at 16.5% on the estimated assessable profits above HK\$2 million.

10. LOSS FOR THE PERIOD

Loss for the period has been arrived at after charging the following items:

	Six months ended 30 June	
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Provision for impairment loss on loan receivables (Note 17)	6,206	10,310
Provision for impairment loss on trade receivables (Note 18)	–	586
Total impairment losses	6,206	10,896
Depreciation of property, plant and equipment	1,827	1,359
Depreciation of right-of-use assets	4,766	5,060

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

11. DIVIDEND

No dividends were paid, declared or proposed during the current interim period (30 June 2025: nil). The directors of the Company have determined that no dividend will be paid in respect of the current interim period.

12. LOSS PER SHARE

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

	Six months ended 30 June	
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Loss:		
Loss for the period attributable to owners of the Company for the purpose of calculating basic loss per share	21,826	11,812

	Six months ended 30 June	
	2026 '000	2025 '000
Number of shares:		
Weighted average number of ordinary shares for the purpose of calculating basic loss per share	20,385,254	20,385,254

Diluted loss per share for the six months ended 30 June 2026 and 2025 are not presented as there were no dilutive potential ordinary shares in issue during both periods.

13. PROPERTY, PLANT AND EQUIPMENT

During the current interim period, the Group acquired property, plant and equipment of HK\$71,000 (30 June 2025: HK\$4,646,000).

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

14. INTEREST IN AN ASSOCIATE

	At 30 June 2026 HK\$'000 (Unaudited)	At 31 December 2025 HK\$'000 (Audited)
Cost of listed investment in an associate	104,640	99,452
Share of post-acquisition losses and other comprehensive income	(1,148)	(1,822)
Exchange adjustment	(5,257)	(972)
	98,235	96,658
Fair value of the listed investment (<i>Note</i>)	84,746	97,736

Included in the interest in an associate are goodwill of HK\$14,739,000 (31 December 2025: HK\$15,569,000) and intangible assets of HK\$34,216,000 (31 December 2025: HK\$36,142,000) arising on acquisition of an associate.

During the current interim period, the Group subscribed for additional shares issued by the associate amounting to HK\$5,188,000 (30 June 2025: nil).

Note: The fair value of the listed investment is determined based on the quoted market bid price available on the stock exchange of Philippines. As at 30 June 2026, the fair value of the investment in the listed associate was lower than its carrying amount. The management conducted impairment assessment by comparing the recoverable amount with its carrying amount. Since the recoverable amount, which was determined based on its value in use, exceeds the carrying amount, no impairment was recognised for the period ended 30 June 2026.

Particulars of the Group's associate at the end of the reporting period are as follows:

Name	Place of registration and business	Proportion of ownership interest held by the Group		Proportion of voting rights held by the Group		Principal activities
		At 30 June 2026	At 31 December 2025	At 30 June 2026	At 31 December 2025	
Citystate Savings Bank, Inc.	Philippines	26.3%	26.3%	26.3%	26.3%	Banking business

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

15. DEFERRED TAX ASSETS

	At 30 June 2026 HK\$'000 (Unaudited)	At 31 December 2025 HK\$'000 (Audited)
Deferred tax assets	998	860

The movement of deferred tax assets (liabilities) for the period is as follows:

	Allowance for expected credit loss ("ECL") HK\$'000	Tax losses HK\$'000	Temporary difference related to unrealised gain on financial assets at FVTPL HK\$'000	Total HK\$'000
At 1 January 2025 (audited)	4,476	13,501	(13,501)	4,476
(Charged) credit to profit or loss	(3,616)	(806)	806	(3,616)
At 31 December 2025 and 1 January 2026 (audited)	860	12,695	(12,695)	860
Credit to profit or loss (Note 9)	138	–	–	138
At 30 June 2026 (unaudited)	998	12,695	(12,695)	998

16. DEBT INSTRUMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

At 30 June 2026 and 31 December 2025, the Group's debt instruments at fair value through other comprehensive income ("FVTOCI"), listed overseas with fixed interest at 9.50% per annum and contractual maturity date on 29 March 2024, were stated at fair values determined based on the quoted market closing price.

The Group assessed the ECL for debt instruments at FVTOCI by reference to the probability of default and loss given default of the debt instruments after taking into account forward-looking information available to the Group without undue cost or effort.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

16. DEBT INSTRUMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME (continued)

The following table shows reconciliation of the loss allowances that have been recognised for debt instruments at FVTOCI:

	Lifetime ECL (credit- impaired) HK\$'000
At 1 January 2025 and 31 December 2025 and 1 January 2026 (audited) and 30 June 2026 (unaudited)	312,000

17. LOAN RECEIVABLES

	At 30 June 2026 HK\$'000 (Unaudited)	At 31 December 2025 HK\$'000 (Audited)
Fixed-rate loan receivables	211,803	486,800
Less: impairment allowance	(79,800)	(185,924)
	132,003	300,876
Analysed as:		
Current portion	132,003	300,876
Analysed as:		
Secured	132,003	292,552
Unsecured	–	8,324
	132,003	300,876

At 30 June 2026, the range of interest rates and maturity dates attributed to the Group's performing loan receivables were 8% to 10% (31 December 2025: 8% to 13%) per annum and from 28 October 2026 to 5 May 2027 (31 December 2025: 11 February 2026 to 28 October 2026) respectively.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

17. LOAN RECEIVABLES (continued)

An analysis of the Group's fixed-rate loan receivables by their respective contractual maturity dates is as follows:

	At 30 June 2026 HK\$'000 (Unaudited)	At 31 December 2025 HK\$'000 (Audited)
Fixed-rate loan receivables:		
Within one year or on demand	132,003	300,876

Before granting loans to borrowers, the Group conducted internal credit assessment process to assess the potential borrowers' credit quality on an individual basis. The management has a credit policy in place and the exposures to credit risk are monitored on an ongoing basis.

At 30 June 2026, of the Group's loan receivables with a total gross carrying amount of HK\$211,803,000 (31 December 2025: HK\$486,800,000), (i) HK\$37,740,000 (31 December 2025: HK\$238,849,000) were not past due; (ii) HK\$58,075,000 (31 December 2025: HK\$10,802,000) had been past due for less than 30 days; (iii) HK\$12,243,000 (31 December 2025: HK\$11,573,000) had been past due for more than 30 days but less than 90 days; and (iv) HK\$103,745,000 (31 December 2025: HK\$225,576,000) had been past due for 90 days or more.

At 30 June 2026, loan receivables with carrying amount of HK\$132,003,000 (31 December 2025: HK\$292,552,000) were secured by collateral including properties, listed equity and debt securities. These collateral were taken into account when determining the loss given default for the loan receivables. There had been no significant changes in the quality of the collateral held for loan receivables during the period/year.

The Group provided impairment allowance of HK\$6,206,000 (30 June 2025: HK\$10,310,000) on loan receivables for the current interim period.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

17. LOAN RECEIVABLES (continued)

The following table shows reconciliation of the loss allowances that have been recognised for loan receivables:

	12-month ("12m") ECL HK\$'000	Lifetime ECL (not credit- impaired) HK\$'000	Lifetime ECL (credit- impaired) HK\$'000	Total HK\$'000
At 1 January 2025 (audited)	162	26,959	338,714	365,835
Changes due to financial instruments recognised at 1 January 2025:				
– Impairment losses recognised	–	–	21,743	21,743
– Impairment losses reversed	(26)	(21,883)	(6,046)	(27,955)
– Unwinding of discount	–	–	4,821	4,821
– Write off	–	–	(178,520)	(178,520)
At 31 December 2025 and 1 January 2026 (audited)	136	5,076	180,712	185,924
Changes due to financial instruments recognised at 1 January 2026:				
– Impairment losses recognised	682	294	7,796	8,772
– Impairment losses reversed	–	–	(2,566)	(2,566)
– Transfer from 12m ECL to lifetime ECL (credit-impaired)	(136)	–	136	–
– Write off	–	–	(112,330)	(112,330)
At 30 June 2026 (unaudited)	682	5,370	73,748	79,800

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

17. LOAN RECEIVABLES (continued)

During the current interim period, the changes in loss allowances mainly comprise:

- (i) loan receivables with gross carrying amount totalling HK\$21,231,000 had become credit-impaired for which lifetime ECL had been provided, resulted in recognition of ECL of HK\$7,511,000.
- (ii) loan receivables with gross carrying amount totalling HK\$82,514,000 continued to be credit-impaired for which lifetime ECL had been provided, resulted in recognition of ECL of HK\$285,000.
- (iii) loan receivables with gross carrying amount totalling HK\$30,563,000 were settled during the period, resulted in reversal of ECL of HK\$2,566,000.
- (iv) loan receivables with gross carrying amount totalling HK\$112,330,000 which were fully-impaired had been written off.

18. TRADE AND OTHER RECEIVABLES

	At 30 June 2026 HK\$'000 (Unaudited)	At 31 December 2025 HK\$'000 (Audited)
Trade receivables of securities brokerage business:		
– Cash clients (Note (i))	376	425
– Margin clients (Note (i))	98,262	77,624
– Hong Kong Securities Clearing Company Limited ("HKSCC") (Note (i))	–	139
	98,638	78,188
Other receivables (Note (ii))	15,113	10,932
	113,751	89,120

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

18. TRADE AND OTHER RECEIVABLES (continued)

Notes:

- (i) For the securities brokerage business, the normal settlement terms of trade receivables from cash clients and HKSCC are two trading days after trade date. The trade receivables from cash and margin clients and HKSCC with carrying amounts totalling HK\$98,638,000 (31 December 2025: HK\$78,188,000) were not past due at the end of the reporting period.

Margin clients are required to pledge securities as collateral to the Group in order to obtain the credit facilities for securities trading. The amount of credit facilities granted to them individually is determined based on a discount on the market value of the securities pledged to the Group. Any excess in lending ratio will trigger a margin call for which the client concerned has to make good the shortfall. At 30 June 2026, the market value of the securities pledged by the clients to the Group as collateral for margin financing amounted to HK\$2,061,958,000 (31 December 2025: HK\$1,490,608,000).

- (ii) Included in other receivables were unrestricted deposits of HK\$1,370,000 (31 December 2025: HK\$1,377,000) placed with securities brokers. The remaining balance of other receivables represented mainly interest receivables, prepayment and deposits for office use.

The Group did not provide impairment allowance on trade and other receivables for the current interim period (30 June 2025: impairment allowance on trade receivables of HK\$586,000).

The following table shows reconciliation of the loss allowances that have been recognised for trade receivables:

	Lifetime ECL (credit- impaired) HK\$'000
At 1 January 2025 (audited)	–
Changes due to financial instruments recognised at 1 January 2025:	
– Impairment losses recognised	586
– Write off	(586)
At 31 December 2025 and 1 January 2026 (audited) and 30 June 2026 (unaudited)	–

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

19. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	At 30 June 2026 HK\$'000 (Unaudited)	At 31 December 2025 HK\$'000 (Audited)
Unlisted investments, at fair value:		
– Unlisted equity securities (Note (i))	9,009	9,009
– Unlisted equity-linked fixed coupon notes (Note (ii))	296,793	14,799
	305,802	23,808
Analysed as:		
Current portion	305,802	23,808

Notes:

- (i) The fair values of the unlisted equity securities were determined with reference to the net asset value of the unlisted equity.
- (ii) The unlisted equity-linked fixed coupon notes are classified as current asset as the maturity of the notes are within twelve months from the end of the reporting period. The fair values of the unlisted equity-linked fixed coupon notes were determined with reference to the quoted price in the over-the-counter markets. As at 30 June 2026, unlisted equity-linked fixed coupon notes of HK\$4,717,000 and HK\$292,076,000 (31 December 2025: HK\$14,799,000 and nil) were held for hedging of the risk of economic exposure of the unlisted equity-linked fixed coupon notes issued by the Group to its customers (Note 22) and held for proprietary investment purposes, respectively.

20. BANK BALANCES AND CASH

	At 30 June 2026 HK\$'000 (Unaudited)	At 31 December 2025 HK\$'000 (Audited)
Bank balances and cash:		
– General accounts and cash (Note (i))	1,518,486	1,693,405
– Client accounts (Note (ii))	95,376	172,510
	1,613,862	1,865,915

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

20. BANK BALANCES AND CASH (continued)

Notes:

- (i) The amount represented cash and short-term bank deposits with original maturity of three months or less held by the Group, which comprised the cash and cash equivalents of the Group. The amounts carried interest ranging from 0.01% to 3.44% (31 December 2025: 0.01% to 3.38%) per annum.
- (ii) The Group's securities brokerage business receives and holds money deposited by clients during the course of conducting its regulated activities in its ordinary course of business. Such clients' monies are maintained in a segregated bank account. The Group has recognised the corresponding account payables to the respective clients.

21. TRADE AND OTHER PAYABLES

	At 30 June 2026 HK\$'000 (Unaudited)	At 31 December 2025 HK\$'000 (Audited)
Trade payables of securities brokerage business:		
– Cash clients (Note)	71,306	52,576
– Margin clients (Note)	23,186	120,310
– HKSCC (Note)	922	–
	95,414	172,886
Accrued charges and other payables	11,607	9,182
	107,021	182,068

Note: For securities brokerage business, the normal settlement terms of trade payables to cash and margin clients and HKSCC are two trading days after trade date.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

22. FINANCIAL LIABILITIES DESIGNATED AT FAIR VALUE THROUGH PROFIT OR LOSS

	At 30 June 2026 HK\$'000 (Unaudited)	At 31 December 2025 HK\$'000 (Audited)
Liabilities issued, at fair value:		
– Unlisted equity-linked fixed coupon notes (<i>Note</i>)	4,733	14,800
Analysed as:		
Current portion	4,733	14,800

Note: Unlisted equity-linked fixed coupon notes are issued in the form of fixed coupon notes of which the payouts at maturity are linked to the values of certain underlying listed equity investments. The risk of economic exposure on these fixed coupon notes is primarily hedged using financial assets as detailed in Note 19.

23. SHARE CAPITAL OF THE COMPANY

	Number of shares '000	Share capital HK\$'000
Issued and fully paid ordinary shares:		
At 1 January 2025, 30 June 2025, 31 December 2025, 1 January 2026 and 30 June 2026	20,385,254	3,216,110

24. ACQUISITION OF A SUBSIDIARY

On 5 March 2026, the Group subscribed 255,000 convertible preference shares of AccX Limited ("**AccX**"), at a consideration of approximately HK\$6,819,000 (equivalent to US\$874,000) pursuant to the share subscription agreement dated 25 September 2025 (the "**Share Subscription Agreement**"). Further details of the Share Subscription Agreement were set out in the announcements of the Company dated 25 September 2025 and 18 November 2025.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

24. ACQUISITION OF A SUBSIDIARY (continued)

Pursuant to the Share Subscription Agreement, the Group agreed to acquire an ultimate 51% equity interest in AccX, taking into account the issued share capital enlarged by the allotment and issuance of the subscription shares on an as-converted basis and the additional ordinary shares of AccX that may be issued pursuant to the AccX's Employee Share Option Program (the "ESOP") on a fully diluted basis. As at 5 March 2026 and 30 June 2026, the issued and outstanding shares of AccX was 400,000 shares as there is no ordinary shares issued under the ESOP. Consequently, the Group's interest in AccX was determined to be 63.75%. The remaining tranches of consideration will be payable by stages subject to the project progress and performance milestones specified in the Share Subscription Agreement. Any subsequent dilution from 63.75% to 51% upon the potential fulfillment of ESOP conditions in the future will be accounted for as an equity transaction among shareholders, without adjusting the initial goodwill.

The convertible preference shares carry all rights of the ordinary shares of AccX. In addition, the Group may convert the convertible preference shares into ordinary shares of AccX at any time at a 1:1 ratio. The Group obtained control over AccX based on the Group's 63.75% interest in AccX.

The share subscription has been accounted for as acquisition of business using the acquisition method. AccX and its subsidiaries (the "AccX Group") are principally engaged in the business of providing digital payment services in Southeast Asia. The purpose of the business acquisition is to allow the Group to further diversify and expand its business in the Southeast Asian financial services and payment markets, thereby creating strong strategic synergies.

Assets acquired and liabilities assumed at the date of acquisition were follows:

	HK\$'000
Other receivables	2,930
Bank balances and cash	7,132
Other payables	(5,568)
	4,494
Less: non-controlling interests	(1,629)
Add: goodwill	3,954
	6,819
Consideration transferred	

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

24. ACQUISITION OF A SUBSIDIARY (continued)

The non-controlling interests (36.25%) in AccX recognised at the acquisition date was measured by reference to the proportionate share of recognised amounts of net assets of AccX and amounted to HK\$1,629,000.

Goodwill arose on the acquisition because the cost of the combination included a control premium. In addition, the consideration paid for the combination effectively included amounts in relation to the benefit of expected synergies, assembled workforce and future market development of AccX Group.

None of the goodwill arising on this acquisition is expected to be deductible for tax purpose.

	HK\$'000
Net cash inflow on acquisition:	
Cash consideration paid	(6,819)
Bank balances and cash acquired	7,132
	313

Impact of acquisition on the results of the Group

Included in the loss for the period is HK\$2,515,000 attributable to the additional business generated by AccX Group and there is no revenue generated from AccX Group.

Had the acquisition of AccX Group been completed on 1 January 2026, revenue for the six months ended 30 June 2026 of the Group would have been HK\$21,031,000, and loss for the period would have been HK\$23,863,000. The pro forma information is for illustrative purposes only and is not necessarily an indication of revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed on 1 January 2026, nor is it intended to be a projection of future results.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

25. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Fair value measurements and valuation processes

The directors of the Company have closely monitored and determined the appropriate valuation techniques and inputs for fair value measurements.

In estimating the fair value of an asset or a liability, the Group uses market observable data to the extent it is available.

Information about the valuation techniques and inputs used in determining the fair value of various assets are disclosed below.

Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis

Some of the Group's financial assets and financial liabilities are measured at fair value at the end of each reporting period. The fair values of these financial assets and financial liabilities are determined (in particular, the valuation technique(s) and input(s) used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (Level 1 to 3), based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 fair value measurements are based on quoted prices (unadjusted) in active markets for identical assets;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset that are not based on observable market data (unobservable inputs).

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

25. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (continued)

Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis (continued)

The following table gives information about was the fair values of these financial assets and financial liabilities are determined (in particular, the valuation technique(s) and input(s) used).

Financial assets/financial liabilities	Fair value at		Fair value hierarchy	Valuation technique(s) and key input(s)
	30 June 2026 HK\$'000 (Unaudited)	31 December 2025 HK\$'000 (Audited)		
Financial assets at FVTPL				
Unlisted equity securities	9,009	9,009	Level 3	The fair value was determined with reference to the net asset value of the unlisted equity which is the deemed resale price of the investments (Note (i))
Unlisted equity-linked fixed coupon notes	296,793	14,799	Level 2	Quotes market prices in over-the-counter markets
Financial liabilities designated at FVTPL				
Unlisted equity-linked fixed coupon notes issued	4,733	14,800	Level 3	The fair value was determined using valuation techniques with one or more of the significant inputs not based on observable market data (Note (ii))

Notes:

- (i) In the opinion of the directors of the Company, the fluctuations in the key unobservable inputs in determining the fair value of the unlisted equity securities are not significant to the Group, accordingly, no sensitivity analysis is presented.
- (ii) In the opinion of the directors of the Company, the fluctuations in the key unobservable inputs in determining the fair value of the unlisted equity-linked fixed coupon notes issued are not significant to the Group, accordingly, no sensitivity analysis is presented.

There was no transfer between Level 1, 2 and 3 for the period ended 30 June 2026.

Notes to the Condensed Consolidated Financial Statements

For the six months ended 30 June 2026

25. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (continued)

Fair value of financial assets and financial liabilities that are not measured at fair value on a recurring basis

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities at amortised cost recognised in the condensed consolidated financial statements approximate their fair values.

26. RELATED PARTY DISCLOSURES

Compensation of key management personnel

The remuneration of the directors of the Company who are also identified as members of key management is as follows:

	Six months ended 30 June	
	2026 HK\$'000 (Unaudited)	2025 HK\$'000 (Unaudited)
Short-term benefits	2,725	2,703
Post-employment benefits	18	18
	2,743	2,721

The remuneration of directors and key executives of the Company are determined by the Remuneration Committee having regard to the competence, performance and experience of the individuals and prevailing market terms.

27. EVENT AFTER REPORTING PERIOD

In July 2026, the Group advanced loan facilities of principal amounts totalling HK\$270,000,000 to three individual independent borrowers pursuant to the respective loan agreements entered into between U Credit (HK) Limited, an indirect wholly-owned subsidiary of the Company, and each of the three independent borrowers on 30 June 2026. For details, please refer to the announcement of the Company dated 30 June 2026.

Other Information

INTERIM DIVIDEND

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

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 30 June 2026, the interests and short positions of the directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept by the Company pursuant to section 352 of the SFO or as otherwise notified to the Company and the Hong Kong Stock Exchange pursuant to the Model Code were as follows:

Long positions in the shares of the associated corporation of the Company:

Name of director	Name of associated corporation	Capacity and nature of interest	Interest in common shares	Approximate percentage of the issued common shares (Note)
Dr. Or Ching Fai	Citystate Savings Bank, Inc.	Beneficial owner	100	0.0001%
Mr. Chow Man Wai, Tony	Citystate Savings Bank, Inc.	Beneficial owner	100	0.0001%

Note: The approximate percentage of the issued common shares was calculated on the basis of 173,865,000 common shares of the associated corporation of the Company in issue as at 30 June 2026.

Save as disclosed above, none of the directors and chief executive of the Company had or were deemed under the SFO to have any interests or short positions in the shares, underlying shares or 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 pursuant to section 352 of the SFO or as otherwise notified to the Company and the Hong Kong Stock Exchange pursuant to the Model Code as at 30 June 2026.

Other Information

SHARE OPTION SCHEME

The existing share option scheme of the Company (the **“Share Option Scheme”**) was adopted by the Company at the annual general meeting of the Company held on 29 June 2020. Unless otherwise cancelled or amended, the Share Option Scheme will be valid and effective for a period of ten years commencing on the date of adoption. It will expire on 28 June 2030. Unless the Directors otherwise determined and stated in the offer to the participant, there is no minimum period for which an option granted under the Share Option Scheme must be held before it can be exercised. The purpose of the Share Option Scheme is to enable the Company to grant options to participants as incentives or rewards for their contribution to the Company or any of the subsidiaries and associated companies of the Company.

In the annual general meeting of the Company held on 28 June 2021, the shareholders of the Company approved the refreshment of the scheme mandate limit (the **“Scheme Mandate Limit Refreshment”**). The total number of shares of the Company available for issue under the Share Option Scheme is 2,038,525,383 shares, representing approximately 10% of the issued shares of the Company as at the date of approval of the Scheme Mandate Limit Refreshment and the date of this interim report.

No share options were granted, exercised, cancelled or lapsed since its adoption and during the six months ended 30 June 2026. No share options were outstanding as at 30 June 2026 and 2025 and the number of share options available for grant under the Share Option Scheme was 2,038,525,383 shares.

Further details of the Share Option Scheme were set out in the Company’s 2025 Annual Report.

DIRECTORS’ RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save for the share option scheme of the Company as mentioned above, at no time during the six months ended 30 June 2026 was the Company or any of its subsidiaries a party to any arrangements to enable the directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate, and none of the directors of the Company or their spouse or minor children had any rights to subscribe for the securities of the Company, or had exercised any such rights during the period.

Other Information

INTERESTS AND SHORT POSITIONS OF SHAREHOLDERS DISCLOSEABLE UNDER THE SFO

As at 30 June 2026, the following interests of more than 5% of the issued shares of the Company were recorded in the register of interests required to be kept by the Company pursuant to section 336 of the SFO.

Long positions in the shares of the Company:

Name of shareholder	Capacity and nature of interest	Number of shares held	Approximate percentage of the Company's issued shares (Note (i))
Dr. Cheng Kar-Shun, Henry <i>GBM, GBS</i> ("Dr. Cheng")	Interest of controlled corporation	3,397,540,000 (Note (ii))	16.67%
Courage Star Global Limited ("Courage Star")	Beneficial owner	3,397,540,000 (Note (ii))	16.67%
Mr. Suen Cho Hung, Paul ("Mr. Suen")	Interest of controlled corporation	1,680,000,000 (Note (iii))	8.24%
Pioneer Success Development Limited ("Pioneer Success")	Beneficial owner	1,680,000,000 (Note (iii))	8.24%

Notes:

- (i) The approximate percentage of the Company's issued shares was calculated on the basis of 20,385,253,835 shares of the Company in issue as at 30 June 2026.
- (ii) These shares were held by Courage Star, a company which was wholly owned by Dr. Cheng. Accordingly, Dr. Cheng was deemed to be interested in 3,397,540,000 shares of the Company under the SFO.
- (iii) These shares were held by Pioneer Success, a company which was wholly owned by Mr. Suen. Accordingly, Mr. Suen was deemed to be interested in 1,680,000,000 shares of the Company under the SFO.

Other Information

The interests of Dr. Cheng and Courage Star in 3,397,540,000 shares of the Company referred to in Note (ii) above related to the same parcel of shares.

The interests of Mr. Suen and Pioneer Success in 1,680,000,000 shares of the Company referred to in Note (iii) above related to the same parcel of shares.

Save as disclosed above, the Company had not been notified of any other relevant interests or short positions in the shares and underlying shares of the Company as at 30 June 2026 as required to be recorded pursuant to section 336 of the SFO.

CORPORATE GOVERNANCE

The Company had complied with all the applicable code provisions of the Corporate Governance Code set out in Appendix C1 to the Listing Rules for the six months ended 30 June 2026.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS OF LISTED ISSUERS

The Company has adopted the Model Code as its own code of conduct regarding securities transactions by the directors of the Company. Having made specific enquiry with the directors, all of them confirmed that they had complied with the required standards set out in the Model Code during the six months ended 30 June 2026.

UPDATES ON DIRECTORS' INFORMATION

The following is updated information of the Directors required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules since the date of the Company's last published annual report up to 25 August 2026, being the date of this interim report:

- Mr. Lam Kin Fung, Jeffrey was appointed as chairperson of the board of directors of Hung Shui Kiu Industry Park Company Limited with effect from 1 June 2026.

Save as disclosed in this interim report, there is no other information that is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The Group's condensed consolidated financial statements for the six months ended 30 June 2026 have not been audited, but have been reviewed by the Audit Committee and the Company's auditor, Deloitte Touche Tohmatsu, in accordance with Hong Kong Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants. The report on review of condensed consolidated financial statements by the auditor is set out on page 17 of this interim report.

Other Information

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

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

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

By Order of the Board

Dr. Or Ching Fai
Chairman

Hong Kong, 25 August 2026