



# 2025

Annual Report  
年報

Harbour Equine Holdings Limited  
維港育馬控股有限公司

(Incorporated in the Cayman Islands with limited liability)  
(於開曼群島註冊成立的有限公司)

Stock Code 股份代號 : 8377

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# Corporate Information

## 公司資料

### BOARD OF DIRECTORS

#### Executive Directors

Mr. Wong Kwok Wai, Albert (*Chairman*)  
Mr. Chan Yiu Tung, Enoch  
Mr. Leung King Yue, Alex  
Mr. Leung Tat Chi

#### Non-executive Director

Ms. Ho Wing Shan

#### Independent Non-executive Directors

Mr. Tang Chun Hei  
Mr. Huen, Felix Ting Cheung  
(appointed on 1 January 2026)  
Ms. Yim Bui Lam  
(appointed on 1 January 2026)  
Mr. Chan Tsun Choi, Arnold  
(resigned on 31 December 2025)  
Mr. Chow Chin Hang, Joel  
(resigned on 31 December 2025)

### COMPLIANCE OFFICER

Mr. Chan Yiu Tung, Enoch

### AUTHORISED REPRESENTATIVES

Mr. Leung King Yue, Alex  
Mr. Leung Tat Chi

### COMPANY SECRETARY

Mr. Lee Tak Shing

### 董事會

#### 執行董事

黃國偉先生(主席)  
陳耀東先生  
梁景裕先生  
梁達志先生

#### 非執行董事

何穎珊女士

#### 獨立非執行董事

鄧鎮晞先生  
禰廷彰先生  
(於二零二六年一月一日獲委任)  
嚴銀琳女士  
(於二零二六年一月一日獲委任)  
陳進財先生  
(於二零二五年十二月三十一日辭任)  
周展恒先生  
(於二零二五年十二月三十一日辭任)

### 合規主任

陳耀東先生

### 授權代表

梁景裕先生  
梁達志先生

### 公司秘書

李德成先生

# Corporate Information (Continued)

## 公司資料(續)

### AUDIT COMMITTEE

Mr. Huen, Felix Ting Cheung (*Chairman*)  
(appointed on 1 January 2026)  
Ms. Yim Bui Lam  
(appointed on 1 January 2026)  
Mr. Tang Chun Hei  
Mr. Chan Tsun Choi, Arnold  
(resigned on 31 December 2025)  
Mr. Chow Chin Hang, Joel  
(resigned on 31 December 2025)

### REMUNERATION COMMITTEE

Mr. Tang Chun Hei (*Chairman*)  
(appointed on 1 January 2026)  
Mr. Huen, Felix Ting Cheung  
(appointed on 1 January 2026)  
Ms. Yim Bui Lam  
(appointed on 1 January 2026)  
Mr. Chan Tsun Choi, Arnold  
(resigned on 31 December 2025)  
Mr. Chow Chin Hang, Joel  
(resigned on 31 December 2025)

### NOMINATION COMMITTEE

Mr. Wong Kwok Wai, Albert (*Chairman*)  
Mr. Tang Chun Hei  
Ms. Ho Wing Shan  
(appointed on 12 September 2025)  
Mr. Huen, Felix Ting Cheung  
(appointed on 1 January 2026)  
Ms. Yim Bui Lam  
(appointed on 1 January 2026)  
Mr. Chan Tsun Choi, Arnold  
(resigned on 31 December 2025)  
Mr. Chow Chin Hang, Joel  
(resigned on 31 December 2025)

### AUDITOR

Asian Alliance (HK) CPA Limited  
Certified Public Accountants  
Registered Public Interest Entity Auditors

### 審核委員會

禰廷彰先生(*主席*)  
(於二零二六年一月一日獲委任)  
嚴銀琳女士  
(於二零二六年一月一日獲委任)  
鄧鎮晞先生  
陳進財先生  
(於二零二五年十二月三十一日辭任)  
周展恒先生  
(於二零二五年十二月三十一日辭任)

### 薪酬委員會

鄧鎮晞先生(*主席*)  
(於二零二六年一月一日獲委任)  
禰廷彰先生  
(於二零二六年一月一日獲委任)  
嚴銀琳女士  
(於二零二六年一月一日獲委任)  
陳進財先生  
(於二零二五年十二月三十一日辭任)  
周展恒先生  
(於二零二五年十二月三十一日辭任)

### 提名委員會

黃國偉先生(*主席*)  
鄧鎮晞先生  
何穎珊女士  
(於二零二五年九月十二日獲委任)  
禰廷彰先生  
(於二零二六年一月一日獲委任)  
嚴銀琳女士  
(於二零二六年一月一日獲委任)  
陳進財先生  
(於二零二五年十二月三十一日辭任)  
周展恒先生  
(於二零二五年十二月三十一日辭任)

### 核數師

久安(香港)會計師事務所有限公司  
執業會計師  
註冊公眾利益實體核數師

# Corporate Information (Continued)

## 公司資料(續)

### PRINCIPAL BANK

The Hongkong and Shanghai Banking Corporation Limited

### 主要往來銀行

香港上海滙豐銀行有限公司

### REGISTERED OFFICE

Windward 3, Regatta Office Park  
PO Box 1350  
Grand Cayman KY1-1108  
Cayman Islands

### 註冊辦事處

Windward 3, Regatta Office Park  
PO Box 1350  
Grand Cayman KY1-1108  
Cayman Islands

### HEADQUARTERS AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Unit A, 16/F, Wah Kit Commercial Centre  
300 Des Voeux Road  
Hong Kong

### 總部及香港主要營業地點

香港  
德輔道中300號  
華傑商業中心16樓A室

### HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

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

### 香港股份過戶登記分處

卓佳證券登記有限公司  
香港  
夏慤道16號  
遠東金融中心17樓

### PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Ocorian Trust (Cayman) Limited  
Windward 3, Regatta Office Park  
PO Box 1350  
Grand Cayman KY1-1108  
Cayman Islands

### 主要股份過戶登記處

Ocorian Trust (Cayman) Limited  
Windward 3, Regatta Office Park  
PO Box 1350  
Grand Cayman KY1-1108  
Cayman Islands

### COMPANY'S WEBSITE

[www.harbourequine.com](http://www.harbourequine.com)

### 公司網址

[www.harbourequine.com](http://www.harbourequine.com)

### STOCK CODE

8377

### 股份代號

8377

# Chairman's Statement

## 主席致辭

Dear Shareholders,

On behalf of the board of director of the Company (the "**Board**"), I am delighted to present the annual report of the Company and its subsidiaries (collectively, the "**Group**") for the year ended 31 December 2025.

### BUSINESS REVIEW

For the year ended 31 December 2025, the Group's revenue decreases to approximately HK\$21.7 million, representing a decrease of approximately 67.6%, as compared to revenue of approximately HK\$67.1 million for the year ended 31 December 2024. The Group's net loss for the year 2025 amounted to approximately HK\$3.3 million for the year ended 31 December 2025 while the Group's net loss for the year 2024 amounted to approximately HK\$37.0 million. Such loss decrease was primarily due to the disposal gain of subsidiaries.

The Group is principally engaged in the manufacturing and selling of sewing threads and board categories of garment accessories, provision of interior design, interior decoration and furnishing services, provision of trading of bloodstock, stallion services and equine handling services and provision of securities, advising on securities, corporate finance and asset management services. During the year ended 31 December 2025, the Board resolved to discontinue the operating segment of provision of advising on securities, corporate financial advisory services and asset management services in the Hong Kong due to the reallocation and concentration of resources to other business sectors.

各位股東：

本人謹代表本公司董事會(「**董事會**」)欣然提呈本公司及其附屬公司(統稱「**本集團**」)截至二零二五年十二月三十一日止年度之年度報告。

### 業務回顧

截至二零二五年十二月三十一日止年度，本集團的收益下降至約21,700,000港元，降幅約為67.6%，而截至二零二四年十二月三十一日止年度的收益則約為67,100,000港元。截至二零二五年十二月三十一日止年度，本集團於二零二五年的虧損淨額約為3,300,000港元，而本集團於二零二四年的虧損淨額約為37,000,000港元。有關虧損減少主要是由於出售附屬公司之增益所致。

本集團主要從事縫紉線和各類服裝輔料生產及銷售，提供室內設計、室內裝飾及室內陳設服務、提供純種馬買賣、種馬服務及馬匹管理服務、提供證券、企業融資諮詢及資產管理服務。截至二零二五年十二月三十一日，由於資源重新分配及集中至其他業務領域，董事會議決，終止在香港提供證券諮詢、企業融資諮詢服務及資產管理服務的經營分部。

# Chairman's Statement (Continued)

## 主席致辭(續)

The production facilities of the Group, where the sewing threads manufacturing process was conducted, are located in Liwan, Guangzhou (the "**Guangzhou Production Facilities**"). The major operating subsidiaries of this segment had been disposed on 27 January 2025.

For the business line of interior design, fitting out and decoration services, the Group considers that there is a growing popularity of interior design, fitting-out and decoration in commercial, residential and public sectors in Hong Kong and the Greater Bay Area to seek individuality and style.

For the segment of equine business, we disposed all stock in order to reduce our future upkeeping and maintenance costs. A certain level of loss has been recorded as a result.

For the finance and asset management business, it was disposed to an independent third party on 20 March 2026.

本集團的生產設施位於廣州荔灣區(「**廣州生產基地**」)，縫紉線的製造流程均於該設施中進行。該分部的主要營運附屬公司已於二零二五年一月二十七日出售。

有關室內設計、裝修及裝飾服務業務線，本集團認為，室內設計、裝修及裝飾在追求個性化與品味的香港及大灣區商業、住宅及公共領域愈受青睞。

就馬匹業務分部，我們出售所有種畜，以減少未來的維護保養成本，因此已入賬一定數額的虧損。

就金融及資產管理業務而言，其已於二零二六年三月二十日出售予一名獨立第三方。

# Chairman's Statement (Continued)

## 主席致辭(續)

### APPRECIATION

I wish to take this opportunity to extend my sincere thanks to our shareholders, business partners, customers and suppliers for their continuous support. I would also like to express my deep gratitude to my fellow Directors and the Group's management team and staff for their efforts and dedication to the Group during the past year.

**HARBOUR EQUINE HOLDINGS LIMITED**

**Wong Kwok Wai, Albert**

*Chairman, chief executive officer and executive Director*

Hong Kong, 30 March 2026

### 致謝

本人謹藉此機會真誠感謝股東、業務夥伴、客戶及供應商的持續支援。本人亦謹此感激董事及本集團管理層團隊及員工於過往年度的努力及對本集團的貢獻。

維港育馬控股有限公司

主席、行政總裁兼執行董事

黃國偉

香港，二零二六年三月三十日

# Management Discussion and Analysis

## 管理層討論及分析

### INTRODUCTION

The Group is principally engaged in the manufacturing and trading of sewing threads and board categories of garment accessories, provision of interior design, fitting out and decoration services, equine services and provision of securities, advising on corporate finance and assets management during the year. The business review are set out in the above Chairman's Statement.

### FINANCIAL REVIEW

#### Revenue

The revenue was generated from the segment of manufacturing and trading of threads product, interior design and decoration, equine services and financial services. The following table sets out a breakdown of the Group's revenue attributable to four segments of the Group of the years ended 31 December 2025 and 2024:

### 緒言

本集團年內主要從事縫紉線和各類服裝輔料生產及貿易，提供室內設計、裝修及裝飾服務、馬匹服務及提供證券、就機構融資提供意見及資產管理。業務回顧載於上文主席致辭。

### 財務回顧

#### 收益

收益乃由縫紉線生產及貿易、室內設計及裝修、馬匹服務及金融服務分部產生。下表載列本集團於截至二零二五年及二零二四年十二月三十一日止年度本集團四個分部應佔收益明細：

		Year ended 31 December 截至十二月三十一日止年度				Rate of change 變動比率
		2025 二零二五年		2024 二零二四年		
		HK\$'000	% of total revenue	HK\$'000	% of total revenue	%
		千港元	佔總 收益%	千港元	佔總 收益%	
Continuing Operations	持續經營業務					
Manufacturing and trading of threads	縫紉線生產及貿易	1,226	5.1	8,035	11.7	(84.7)
Interior design and decoration	室內設計及裝修	20,404	85.8	52,517	76.6	(61.1)
Equine services	馬匹服務	75	0.3	6,519	9.5	(98.8)
Discontinued operation	已終止經營業務					
Finance and asset management	金融及資產管理	2,084	8.8	1,510	2.2	38.0
		23,789	100	68,581	100	(65.3)

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### CONTINUING OPERATIONS

#### Manufacturing and trading of threads

The revenue attributable to the manufacturing and trading of threads decreased to approximately HK\$1.2 million for the year ended 31 December 2025 from approximately HK\$8 million for the year ended 31 December 2024, representing a decrease of approximately 84.7%. The decrease in revenue was mainly due to the disposal of the major operating subsidiaries of this segment on 27 January 2025.

#### Interior design and decoration

The revenue attributable to the interior design and decoration decreased to approximately HK\$20.4 million for the year ended 31 December 2025 from approximately HK\$52.5 million for the year ended 31 December 2024, representing a decrease of approximately 61.1%. The revenue decrease was mainly due to the decrease in new projects in 2025. The Group will release more resources to expand this segment in 2026.

#### Equine Services

The revenue attributable to equine services decreased to approximately HK\$75,000 for the year ended 31 December 2025 from approximately HK\$6.5 million for the year ended 31 December 2024, representing a decrease of approximately 98.8%. The revenue decrease was mainly because management noticed price weakness in selected segments of the thoroughbreds market. As a result, decision was made to dispose all bloodstock to keep future operating expenses at a manageable level.

### DISCONTINUED OPERATION

#### Financial Services

The revenue attributable to the financial services was approximately HK\$2.1 million for the year ended 31 December 2025 and this segment was disposed to an independent third party on 20 March 2026.

### 持續經營業務

#### 縫紉線生產及貿易

縫紉線生產及貿易應佔收益減少至截至二零二五年十二月三十一日止年度的約1,200,000港元，較截至二零二四年十二月三十一日止年度的約8,000,000港元減少約84.7%。收益減少乃主要由於該分部的主要營運附屬公司已於二零二五年一月二十七日出售。

#### 室內設計及裝修

室內設計及裝修應佔收益減少至截至二零二五年十二月三十一日止年度的約20,400,000港元，較截至二零二四年十二月三十一日止年度的約52,500,000港元減少約61.1%。收益減少乃主要由於二零二五年新項目減少。本集團將於二零二六年投放更多資源以擴大此分部。

#### 馬匹服務

馬匹服務應佔收益減少至截至二零二五年十二月三十一日止年度約75,000港元，較截至二零二四年十二月三十一日止年度的約6,500,000港元減少約98.8%。收益減少乃主要由於管理層注意到純種馬市場中所選細分市場價格疲軟。因此，管理層已作出決定處置所有純種馬以將未來經營開支保持在可控水平。

### 已終止經營業務

#### 金融服務

截至二零二五年十二月三十一日止年度，金融服務應佔收益約為2,100,000港元，而此分部已於二零二六年三月二十日出售予一名獨立第三方。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### Cost of sales

The Group's cost of sales primarily consisted of direct material costs, processing fees, direct labour costs, welfare and social insurance, agistment costs, bloodstock insurance and direct cost of bloodstock. The following table sets out a breakdown of the Group's cost of sales attributable to three segments of the Group for the years ended 31 December 2025 and 2024:

### 銷售成本

本集團的銷售成本主要包括直接材料成本、加工費及直接勞工成本、福利及社會保險、代理成本、純種馬保險及純種馬直接成本。下表載列本集團於截至二零二五年及二零二四年十二月三十一日止年度本集團三個分部應佔銷售成本明細：

		Year ended 31 December 截至十二月三十一日止年度		Rate of change 變動比率
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	%
Manufacturing and trading of threads	縫紉線生產及貿易	891	11,725	(92.4)
Interior design and decoration	室內設計及裝修	23,185	46,336	(50.0)
Equine services	馬匹服務	520	11,244	(95.4)
		<b>24,596</b>	<b>69,305</b>	<b>(64.5)</b>

### Manufacturing and trading of threads

The cost of sales attributable to the manufacturing and trading of threads decrease to approximately HK\$891,000 for the year ended 31 December 2025 from approximately HK\$11.7 million for the year ended 31 December 2024, representing a decrease of 92.4%. The decrease in cost of sales for manufacturing and trading of threads was due to the disposal of the major operating subsidiaries of this segment on 27 January 2025.

### 縫紉線生產及貿易

縫紉線生產及貿易應佔銷售成本減少至截至二零二五年十二月三十一日止年度的約891,000港元，較截至二零二四年十二月三十一日止年度的約11,700,000港元減少92.4%。縫紉線生產及貿易銷售成本減少乃由於該分部的主要營運附屬公司已於二零二五年一月二十七日出售。

### Interior design and decoration

The cost of sales attributable to the interior design and decoration decrease to approximately HK\$23.2 million for the year ended 31 December 2025 from approximately HK\$46.3 million for the year ended 31 December 2024 representing decrease of 50.0%. The decrease in cost of sales for interior design and decoration was mainly due to decrease in sales for the year.

### 室內設計及裝修

室內設計及裝修應佔銷售成本減少至截至二零二五年十二月三十一日止年度的約23,200,000港元，較截至二零二四年十二月三十一日止年度的約46,300,000港元減少50.0%。室內設計及裝修銷售成本減少乃主要由於年內銷售減少。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### Equine services

The cost of sales attributable to the equine services decrease to approximately HK\$520,000 for the year ended 31 December 2025 from approximately HK\$11.2 million for the year ended 31 December 2024, representing a decrease of 95.4%. The decrease of cost of sales for equine services was mainly due to the disposal of all of the bloodstocks and stallions and therefore, the agistment cost generated from the bloodstocks and the direct cost of bloodstocks and stallions generated decreased compared with the preceding year.

### Gross loss and gross (loss) profit margin

The Group recorded a gross loss of HK\$2.9 million for the year ended 31 December 2025 as compared with a gross loss of HK\$2.2 million for the year ended 31 December 2024, representing an increase of HK\$0.7 million of gross loss compared with last year. The gross loss margin increased to 13.3% for the year end 31 December 2025 and gross loss margin was 3.3% for the year ended 31 December 2024. The gross profit margin of threads segment increased to 27.3% for the year ended 31 December 2025 while gross loss margin was 45.9% for the year ended 31 December 2024, the gross loss margin for the decoration segment is 13.6% for the year ended 31 December 2025 while gross profit margin was 11.8% for the year ended 31 December 2024, the gross loss margin for the equine services segment increased to 593% for the year ended 31 December 2025 while gross loss margin was 72.5% for the year ended 31 December 2024.

### Other income, gains and losses, net

The Group recorded other income, gains and losses, net of approximately HK\$18.6 million for the year ended 31 December 2025 as compared with other losses and expenses, net of approximately HK\$13.6 million for the year ended 31 December 2024. Such change was mainly due to the disposal gain of subsidiaries.

### 馬匹服務

馬匹服務應佔銷售成本減少至截至二零二五年十二月三十一日止年度的約520,000港元，較截至二零二四年十二月三十一日止年度的約11,200,000港元減少95.4%。馬匹服務的銷售成本減少主要是由於出售所有純種馬及種馬，因此純種馬產生的代理成本及純種馬與種馬產生的直接成本較去年減少。

### 毛損及毛(損)利率

本集團於截至二零二五年十二月三十一日止年度錄得毛損2,900,000港元，而截至二零二四年十二月三十一日止年度則錄得毛損2,200,000港元，較去年毛損增加700,000港元。截至二零二五年十二月三十一日止年度，毛損率增加至13.3%，而截至二零二四年十二月三十一日止年度的毛損率為3.3%。截至二零二五年十二月三十一日止年度，縫紉線分部的毛利率增加至27.3%，而截至二零二四年十二月三十一日止年度的毛損率為45.9%，截至二零二五年十二月三十一日止年度，裝修分部的毛損率增加至13.6%，而截至二零二四年十二月三十一日止年度的毛利率為11.8%，截至二零二五年十二月三十一日止年度，馬匹服務分部的毛損率增加至593%，而截至二零二四年十二月三十一日止年度的毛損率為72.5%。

### 其他收入、增益及虧損淨額

本集團於截至二零二五年十二月三十一日止年度錄得其他收入、增益及虧損淨額約18,600,000港元，而截至二零二四年十二月三十一日止年度則錄得其他虧損及開支淨額約13,600,000港元。有關變動主要由於出售附屬公司之增益所致。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### Selling and distribution expenses

Selling and distribution expenses mainly consisted of staff costs and transportation expenses for segment of manufacturing and trading of threads. Selling expenses decreased to approximately HK\$0.1 million for the year ended 31 December 2025 from approximately HK\$2.0 million for the year ended 31 December 2024, representing a decrease of approximately 95%. Such decrease was mainly due to the disposal of the major operating subsidiaries of this segment on 27 January 2025.

### Administrative expenses

Administrative expenses primarily consisted of staff costs, directors' remuneration and legal and professional fees. Administrative expenses decreased to approximately HK\$7.4 million for the year ended 31 December 2025 from approximately HK\$13.7 million for the year ended 31 December 2024, representing a decrease of approximately 45.9%. Such decrease was mainly attributable to the decrease in staff costs and directors' remuneration expense.

### Impairment losses

The Group recorded an impairment loss of approximately HK\$12.3 million during the year ended 31 December 2025 (the "Reporting Period"). The calculation of impairment loss on accounts trade receivables, contracts assets, deposits and other receivables, receivable, goodwill and right of use assets at the end of the Reporting Period. The Company has appointed an independent valuer to review the carrying value of related subsidiaries' profit forecast, so as to determine the impairment amount of the above assets. As of 31 December 2025, an impairment loss on goodwill and right of use assets of approximately HK\$7.4 million was recognised. In addition, the provision of impairment under expected credit loss model of the Group was approximately HK\$4.9 million. Set out below are the standard data for evaluating impairment test leading to the recognition of impairment loss during the Reporting Period.

### 銷售及分銷開支

銷售及分銷開支主要包括縫紉線生產及貿易分部員工成本及運輸費。銷售開支由截至二零二四年十二月三十一日止年度約2,000,000港元下跌至截至二零二五年十二月三十一日止年度約100,000港元，降幅約為95%。有關減少乃主要由於該分部的主要營運附屬公司已於二零二五年一月二十七日出售。

### 行政開支

行政開支主要包括員工成本、董事酬金以及法律及專業費用。行政開支由截至二零二四年十二月三十一日止年度約13,700,000港元，減少至截至二零二五年十二月三十一日止年度約7,400,000港元，降幅約45.9%。有關減少乃主要由於員工成本及董事酬金開支減少所致。

### 減值虧損

本集團於截至二零二五年十二月三十一日止年度(「報告期間」)錄得減值虧損約12.3百萬港元。本集團計算於報告期間末應收交易款項、合約資產、按金及其他應收款項、應收賬款、商譽及使用權資產之減值虧損。本公司已委聘獨立估值師審閱相關附屬公司溢利預測的賬面值，以釐定上述資產的減值金額。截至二零二五年十二月三十一日，已確認商譽及使用權資產的減值虧損約7.4百萬港元。此外，本集團於預期信貸虧損模式下的減值撥備約為4.9百萬港元。下文載列於報告期間導致確認減值虧損的減值測試評估之標準數據。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

Details in relation to independent valuation of impairment:

有關減值之獨立估值詳情：

### Impairment of goodwill and right of use assets

### 商譽及使用權資產減值

#### (a) Basic and assumption adopted for goodwill and right of use assets valuation in 2025:

#### (a) 於二零二五年商譽及使用權資產估值採用的基準及假設：

##### 1. Basic Assumption

##### 1. 基本假設

- There will be no major changes in China's political, legal, fiscal and economic environment currently;
- The expected development trend of the Company's industry and market will not deviate significantly;
- It is assumed that the current applicable interest rates and tax rates of the Company will not change significantly;
- Management has fully considered the reasonableness of each major assumption in the preparation of financial forecast;
- The Company has the ability to retain appropriate management personnel to support business operations; and
- The difference between the industrial trend and market conditions and the economic forecasts of the industry is not significant.

- 中國當前的政治、法律、財政及經濟環境不會有重大變動；
- 本公司所處行業及市場的預期發展趨勢不會出現重大偏離；
- 假設本公司現行適用利率及稅率不會有重大變動；
- 管理層於編製財務預測時已充分考慮各項主要假設的合理性；
- 本公司有能力挽留合適的管理人員以支持業務營運；及
- 行業趨勢及市況與行業經濟預測之間無重大差異。

##### 2. Scope of the Valuation

##### 2. 估值範圍

The scope of this valuation is management accounts as at 31 December 2025 and five year financial projection from year 2026 to 2030.

本次估值的範圍為於二零二五年十二月三十一日的管理賬目及二零二六年至二零三零年的五年財務預測。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### (b) Valuation method adopted in 2025 are as follows:

The independent valuer applied the value in use of the cash generation unit under the income approach by using the discounted cash flow (“DCF”) methodology, which requires various parameters including the business projections, working capital requirements and capital expenditure requirements. The essential elements of DCF are the: (1) Projected net cash flows, and (2) discount rate. The net cash flows were first estimated, followed by a discounting process to bring the future values back to their present values at an appropriate discount rate.

### Finance costs

The Group’s finance costs decreased to approximately HK\$1.9 million for the year ended 31 December 2025 from approximately HK\$3.5 million for the year ended 31 December 2024, representing a decrease of approximately 45.7%. Such decrease was mainly due to the decrease in borrowings.

### Loss before tax

As a result of the aforesaid, the Group recorded a loss before tax of approximately HK\$6.0 million for the year ended 31 December 2025 while loss before tax for the year ended 31 December 2024 was approximately HK\$35.0 million for the year ended 31 December 2024, representing a decrease of approximately 82.8%.

### (b) 於二零二五年採用的估值方法如下：

獨立估值師通過使用貼現現金流量(「貼現現金流量」)法採用收入法下的現金產生單位的使用價值，貼現現金流量法需要使用多項參數，包括業務預測、營運資金需求及資本支出需求。貼現現金流量的基本要素是：(1) 預測現金流量淨額，及(2) 貼現率。首先估計現金流量淨額，然後以適當的貼現率進行貼現，將未來價值折算為現值。

### 融資成本

本集團的融資成本由截至二零二四年十二月三十一日止年度約3,500,000港元，減少至截至二零二五年十二月三十一日止年度約1,900,000港元，減幅約為45.7%。有關減少乃主要由於借款減少。

### 除稅前虧損

由於前述各項，本集團於截至二零二五年十二月三十一日止年度錄得除稅前虧損約6,000,000港元，而截至二零二四年十二月三十一日止年度則錄得除稅前虧損約35,000,000港元，降幅約為82.8%。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### Income tax credit (expense)

The Group recorded income tax credit of approximately HK\$848,000 for the year ended 31 December 2025 and income tax expense of approximately HK\$171,000 for the year ended 31 December 2024. The income tax credit is generated from deferred tax.

### Total comprehensive expenses attributable to owners of Company

The total comprehensive expenses attributable to owners of the Company decreased to approximately HK\$10.8 million for the year ended 31 December 2025 from approximately HK\$34.6 million for the year ended 31 December 2024, representing a decrease of approximately 68.8%. Such decrease was mainly due to the disposal gain of subsidiaries.

### Basic and diluted loss per share

The Company's basic and diluted loss per share from continuing and discontinued operations for the year ended 31 December 2025 was approximately HK0.78 cents (2024: basic and diluted loss per share of HK9.05 cents), representing a decrease of approximately 91.4%, which was mainly due to the disposal gain of subsidiaries.

### Final dividend

The board did not recommend the payment of a final dividend for the year ended 31 December 2025 (2024: Nil).

### 所得稅抵免(開支)

本集團於截至二零二五年十二月三十一日止年度錄得所得稅抵免約848,000港元，而截至二零二四年十二月三十一日止年度所得稅開支約為171,000港元。所得稅抵免來自遞延稅項。

### 母公司擁有人應佔全面開支總額

母公司擁有人應佔全面開支總額由截至二零二四年十二月三十一日止年度約34,600,000港元，下降至截至二零二五年十二月三十一日止年度約10,800,000港元，減幅約為68.8%。有關減少乃主要由於出售附屬公司之增益所致。

### 每股基本及攤薄虧損

截至二零二五年十二月三十一日止年度，本公司來自持續及已終止經營業務的每股基本及攤薄虧損約為0.78港仙(二零二四年：每股基本及攤薄虧損9.05港仙)，降幅約為91.4%，乃主要由於出售附屬公司之增益所致。

### 末期股息

董事會不建議就截至二零二五年十二月三十一日止年度派付末期股息(二零二四年：無)。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### LIQUIDITY AND FINANCIAL RESOURCES

For the year ended 31 December 2025, the Group's operations were primarily financed through its operating and financing activities. The Directors believe that in the long term, the Group's operations will continue to be funded by a combination of cash generated from the Group's operating activities and financing activities.

The Group's cash and bank balances amounted to approximately HK\$1.9 million and approximately HK\$3.8 million as at 31 December 2025 and 2024, respectively. The functional currency of the Group is Hong Kong dollar. As at 31 December 2025, 98.8% of the Group's cash and bank balances were denominated in the Group's functional currency (31 December 2024: 94.1%) and the remaining 1.2% (31 December 2024: 5.9%) were denominated in other currencies, mainly Australian Dollars.

As at 31 December 2025, the Group has net current assets of approximately HK\$1 million as compared with net current assets of approximately HK\$0.2 million as at 31 December 2024. The current assets included trade receivables, contract assets, deposits and other receivables, inventories, biological assets, tax recoverable and cash, cash equivalents and assets classified as held for sale. The Group's current ratio increased to approximately 1.07 as at 31 December 2025 from approximately 1.01 as at 31 December 2024.

### GEARING RATIO

The Group's gearing ratio is calculated based on net debt (including borrowings, trade payables, other payables and accruals, lease liabilities, and retirement benefit obligations less cash and cash equivalents) divided by the total equity plus net debt at the respective reporting date. The gearing ratio is approximately 225.2% and approximately 173.1% as at 31 December 2025 and 2024, respectively. The increase of the gearing ratio was mainly attributable to the loss incurred during the year.

### 流動資金及財務資源

截至二零二五年十二月三十一日止年度，本集團主要透過其經營及融資活動為其營運提供資金。董事相信，長遠而言本集團將繼續以本集團經營活動及融資活動所產生現金的組合為其營運提供資金。

本集團於二零二五年及二零二四年十二月三十一日的現金及銀行結餘分別約為1,900,000港元及約為3,800,000港元。本集團的功能貨幣為港元。於二零二五年十二月三十一日，本集團98.8%（二零二四年十二月三十一日：94.1%）的現金及銀行結餘以本集團功能貨幣計值，而餘下1.2%（二零二四年十二月三十一日：5.9%）則以其他貨幣計值，主要為澳元。

於二零二五年十二月三十一日，本集團的流動資產淨值約為1,000,000港元，而二零二四年十二月三十一日的流動資產淨值則約為200,000港元。流動資產包括應收交易款項、合約資產、按金及其他應收款項、存貨、生物資產、可收回稅項、現金及現金等價物及分類為持作出售的資產。本集團的流動比率由二零二四年十二月三十一日約1.01增加至二零二五年十二月三十一日約1.07。

### 資產負債比率

本集團的資產負債比率乃以各報告日期的淨債務（包括借款、應付交易款項、其他應付款項及應計費用、租賃負債及退休福利責任，減現金及現金等價物）除以權益總額加淨債務之和計算。於二零二五年及二零二四年十二月三十一日，資產負債比率分別約為225.2%及173.1%。資產負債比率上升主要由於年內產生虧損所致。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### CAPITAL COMMITMENTS

As at 31 December 2025, the Group did not have any capital commitments (as at 31 December 2024: nil).

### CAPITAL STRUCTURE

On 22 September 2025, the Company entered into the subscription agreements with not less than six subscribers, pursuant to which the subscribers has conditionally agreed to subscribe for and the Company has conditionally agreed to allot and issue 81,800,000 new Shares for subscribers at the subscription price of HK\$0.10 per subscription share. Also, the placing agent and the Company entered into the placing agreement, pursuant to which the Company has conditionally agreed to place through the placing agent, on a best effort basis, up to 81,800,000 placing shares at the placing price of HK\$0.10 per placing share to not less than six placees who and whose beneficial owners shall be Independent of the Company. The subscriptions and placing of the new shares has been completed on 6 October 2025. Details of the subscription and placing of the new shares are set out in the announcements of the Company dated 22 September 2025 and 6 October 2025.

As at 31 December 2025, the Company's issued share capital amounted to approximately HK\$24.5 million, divided by 490,941,860 Shares of HK\$0.05 each.

### SIGNIFICANT INVESTMENTS

There were neither significant investment held as at 31 December 2025 nor material acquisitions during the year ended 31 December 2025.

### MATERIAL ACQUISITIONS OR DISPOSALS OF SUBSIDIARIES AND AFFILIATED COMPANIES

For the year ended 31 December 2025, the Group did not have any material acquisitions of subsidiaries and affiliated companies and the Group had disposed the major subsidiaries of the manufacture and selling of sewing threads segment on 27 January 2025.

### 資本承擔

於二零二五年十二月三十一日，本集團並無任何資本承擔(於二零二四年十二月三十一日：無)。

### 資本架構

於二零二五年九月二十二日，本公司與不少於六名認購人訂立認購協議，據此，認購人已有條件同意認購，而本公司已有條件同意為認購人配發及發行81,800,000股新股份，認購價為每股認購股份0.10港元。此外，配售代理與本公司訂立配售協議，據此，本公司已有條件同意透過配售代理按盡力基準以每股配售股份0.10港元的配售價向不少於六名承配人(其本身及其實益擁有人須為獨立於本公司)配售最多81,800,000股配售股份。認購及配售新股份已於二零二五年十月六日完成。認購及配售新股份的詳情載於本公司日期為二零二五年九月二十二日及二零二五年十月六日的公告。

於二零二五年十二月三十一日，本公司的已發行股本約為24,500,000港元，分為490,941,860股每股面值0.05港元的股份。

### 重大投資

於二零二五年十二月三十一日並無持有重大投資，截至二零二五年十二月三十一日止年度亦無重大收購。

### 重大收購或出售附屬公司及聯屬公司

截至二零二五年十二月三十一日止年度，本集團並無任何重大收購附屬公司及聯屬公司，且本集團已於二零二五年一月二十七日出售縫紉線生產及銷售分部的主要附屬公司。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

There was no plan for material investment or capital assets as at 31 December 2025.

### CONTINGENT LIABILITIES

As at 31 December 2025, the Group did not have material contingent liabilities (as at 31 December 2024: Nil).

### TREASURY POLICIES

The Group adopts a conservative approach towards its treasury policies. The Group strives to reduce exposure to credit risk by performing ongoing credit evaluation of the financial conditions of its clients and credit review of the Group's loan portfolio. To manage liquidity risk, the Board closely monitors the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities and commitments can meet its funding requirements.

### FOREIGN EXCHANGE EXPOSURE

The Group is exposed to foreign currency risk when it enters into transactions which are not denominated in the Group's functional currency. Such exposure mainly relates to the acquisition and disposal of broodmares and stallions and the equine services income in Australia. The Group currently does not have a foreign currency hedging policy. Yet, the Group's management monitors foreign exchange exposure closely and will consider hedging significant foreign currency exposure should the need arise.

### PLEDGE OF ASSETS

As at 31 December 2025 and 31 December 2024, no assets were pledged to lenders to secure certain borrowings granted to the Group.

### 重大投資及資本資產的未來計劃

於二零二五年十二月三十一日，並無重大投資或資本資產計劃。

### 或然負債

於二零二五年十二月三十一日，本集團並無重大或然負債(於二零二四年十二月三十一日：無)。

### 庫務政策

本集團採納審慎庫務政策。本集團致力透過對其客戶財務狀況進行持續信貸評估及對本集團貸款組合進行信貸評估，以減少信貸風險。為管理流動資金風險，董事會會密切監測本集團之流動資金水平，以確保本集團資產、負債及承擔之流動資金架構可符合其資金需求。

### 外匯風險

本集團於訂立並非以本集團功能貨幣計值的交易時承受外匯風險。有關風險主要與於澳洲的母馬及種馬收購及出售以及馬匹服務收益有關。本集團目前並無外幣對沖政策。然而，本集團管理層會密切監察外匯風險，並於有需要時將考慮對沖重大外幣風險。

### 資產抵押

於二零二五年十二月三十一日及二零二四年十二月三十一日，概無向貸款人抵押資產以擔保本集團獲授的若干借款。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### EMPLOYEES AND REMUNERATION POLICIES

As at 31 December 2025, the Group employed a total of 10 employees (as at 31 December 2024: 79, of whom 60 were located in the PRC and 19 were located in Hong Kong), all were located in Hong Kong. The Group's staff costs mainly comprised wages and salaries, social insurance, housing provident fund and severance payments. For the two years ended 31 December 2025 and 2024, the Group's total staff costs (excluding Directors' emoluments) amounted to approximately HK\$2.3 million and HK\$10.2 million, respectively. The Group offers remuneration packages comprising basic salaries, discretionary bonuses and allowances to its management and office staff. For the workers at the Guangzhou Production Facilities, the Group offers them salaries above the minimum wage, promotion opportunities and budgets for social events.

The Group operates a Mandatory Provident Fund Scheme (the "**MPF Scheme**") under the Mandatory Provident Fund Schemes Ordinance (Chapter 485 of the Laws of Hong Kong) for employees employed under the jurisdiction of the Employment Ordinance (Chapter 57 of the Laws of Hong Kong). The MPF Scheme is a defined contribution retirement plan administered by independent trustees. Under the MPF Scheme, the employer and its employees are each required to make contributions to the MPF Scheme at 5% of the employees' relevant income, subject to a cap of monthly relevant income of HK\$30,000. Contributions to the MPF Scheme vest immediately.

Pursuant to the relevant labour laws, rules and regulations in the PRC, the Group participates in defined contribution retirement benefit scheme (the "**Retirement Benefit Scheme**") organised by the relevant local government authorities in the PRC whereby the Group is required to make contributions to the Retirement Benefit Scheme at a certain rate of the standard wages determined by the relevant authorities in the PRC during the year. Contributions to the Retirement Benefit Scheme vest immediately.

There was no forfeited contribution under the MPF Scheme and Retirement Benefit Scheme which may be used by the Group to reduce the contribution payable in the future years.

### 僱員及薪酬政策

於二零二五年十二月三十一日，本集團共僱用10名僱員(於二零二四年十二月三十一日：79名，當中60人位於中國，19人位於香港)，全部均位於香港。本集團的員工成本主要包括工資及薪金、社會保險、住房公積金及遣散費。截至二零二五年及二零二四年十二月三十一日止兩個年度，本集團的總員工成本(不包括董事酬金)分別約為2,300,000港元及10,200,000港元。本集團向其管理層及辦公室員工所提供的薪酬組合包括基本薪金、酌情花紅及津貼。至於廣州生產基地的工人，本集團給予彼等高於最低工資的薪金及晉升機會，亦會向彼等提供津貼舉辦社交活動。

本集團根據香港法例第485章《強制性公積金計劃條例》為受香港法例第57章《僱傭條例》管轄之司法權區受聘之僱員設立強制性公積金計劃(「**強積金計劃**」)。強積金計劃是由獨立受託人管理之定額供款退休計劃。根據強積金計劃，僱主及僱員各自均須按僱員有關收入之5%向強積金計劃作出供款，而每月有關收入之上限為30,000港元。強積金計劃供款即時歸屬。

根據中國相關勞動法律、規則及規例，本集團參與由中國相關地方政府機構組織的定額供款退休福利計劃(「**退休福利計劃**」)，據此本集團須按年內中國有關部門釐定的標準工資的一定比率向退休福利計劃作出供款。向退休福利計劃作出的供款即時歸屬。

強積金計劃及退休福利計劃項下並無已沒收供款可供本集團用於減少未來年度應付的供款。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

The remuneration committee of the Company is responsible for reviewing and determining the remuneration packages of the Directors and senior management members with reference to the salaries paid by comparable companies, time commitment and responsibilities, employment conditions elsewhere in the Group and the desirability of performance-based remuneration. Any discretionary bonus and other merit payments are linked to the profit performance of the Group and the individual performance of the Directors and senior management members. The existing share option scheme of the Company (the “**Share Option Scheme**”) was adopted by the Company at the extraordinary general meeting of the Company held on 8 February 2023 and the previous share option scheme of the Company adopted on 24 November 2017 (the “**Old Share Option Scheme**”) was terminated on the same date. Under the Old Share Option Scheme and the Share Option Scheme the Company may grant options to, among others, any employees (full-time or part-time) or Directors with a view to rewarding them for their contributions to the Group, giving incentive to them for optimising their performance and efficiency and attracting as well as retaining those whose future contributions are important to the long-term growth and profitability of the Group. Since the adoption of the Share Option Scheme and up to the date of this annual report, no share options have been granted pursuant to the Share Option Scheme. Details of share granted under the Old Share Option Scheme are set out in Note 32 to the consolidated financial statements.

### COMPLIANCE WITH LAWS AND REGULATIONS

To the best of the Directors’ knowledge, information and belief, having made all reasonable enquiries, the Group has in all material respects complied with all relevant laws, rules and regulations that have a significant impact on the Group and its operations in Hong Kong, PRC and Australia.

本公司薪酬委員會負責審閱及釐定董事及高級管理層成員的薪酬組合，當中會參考可資比較公司所支付的薪金、所投放的時間及責任、本集團內其他職位的僱用條件，以及績效掛鈎酬金是否合適。任何酌情花紅及其他獎勵報酬乃與本集團的利潤表現及董事和高級管理層成員的個人表現掛鈎。本公司於二零二三年二月八日舉行的本公司股東特別大會上採納本公司現有購股權計劃（「**購股權計劃**」），而本公司於二零一七年十一月二十四日採納的先前購股權計劃（「**舊購股權計劃**」）於同日終止。根據舊購股權計劃及購股權計劃，本公司可向（其中包括）任何僱員（全職或兼職）或董事授出購股權，以就彼等對本集團所作出的貢獻給予獎勵、激勵彼等提升表現及效率，並吸引及挽留日後可對本集團的長遠增長及盈利能力作出重大貢獻的僱員及董事。自採納購股權計劃起及直至本年度報告日期，概無根據購股權計劃授出購股權。有關舊購股權計劃項下授出股份詳情載於綜合財務報表附註32。

### 遵守法例及法規

就董事於作出一切合理查詢後所深知、全悉及確信，本集團於所有重大方面均已遵守所有對本集團及其於香港、中國及澳洲的營運有重大影響的相關法律、規則及法規。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### ENVIRONMENTAL POLICIES AND PERFORMANCE

In order to better integrate the concept of social responsibility into the Group's strategy and decision-making and to further guide the Group to develop a socially responsible practice, the Group has established an environmental, social and governance ("ESG") report preparation team. While preparing the report, the Group strives to incorporate the notion of sustainable development into its daily operations.

Meanwhile, the Group has established a systematic stakeholder communication channel with the aim to facilitate positive interactions with the Group's stakeholders, actively respond to relevant litigation issues and promote quality, effective and sustainable growth. Throughout the year ended 31 December 2025, the Group has maintained its business integrity and dedication to environmental protection, while continuously striving to improve quality management and employee care.

For further information in relation to the Group's ESG practices, please refer to the Group's separate ESG report, which is published on the websites of the Stock Exchange and the Company.

### RELATIONSHIP WITH STAKEHOLDERS

Employees are considered to be one of the most important factors that contribute to the productivity of the Group. Employees of the Group are mainly provided with on-the-job training as well as remuneration packages and allowances.

The Group also communicates closely with its customers to obtain valuable feedback and provides them with information about the Group's products and trends in the sewing threads market. The Group has maintained business relationships with its five largest customers for a period ranging from approximately five to twenty years, respectively. Likewise, the Group has also established stable relationships with its suppliers. As such, the Directors believe that the Group has developed a trustworthy and reliable reputation as well as a strong partnership with its customers and suppliers.

### 環境政策及表現

為了更好地將社會責任理念融入本集團策略與決策，進一步指導本集團社會責任工作實踐，本集團建立了環境、社會及管治(「ESG」)報告編製小組。在報告編製的同時，本集團努力將可持續發展理念貫穿到日常營運中。

同時，本集團建立了系統化的持份者溝通機制，以實現與本集團持份者的良性互動、積極響應相關訴求，並促進有品質、有效益、可持續的增長。截至二零二五年十二月三十一日止整個年度內，本集團始終保持業務誠信，並致力於環境保護，同時不斷努力提升質量管理及僱員關懷。

有關本集團ESG實踐的進一步資料，請參閱本集團的獨立ESG報告，該報告在聯交所和本公司的網站刊登。

### 與持份者的關係

僱員被視為本集團生產力其中一個最重要的貢獻元素。本集團僱員主要獲提供在職培訓，以及薪酬組合及津貼。

本集團亦與客戶緊密聯繫以取得寶貴的反饋意見，並向彼等提供有關本集團產品及縫紉線市場趨勢的資料。本集團分別與五大客戶維持約五至二十年期間不等的業務關係。同樣，本集團亦與供應商建立穩定關係。因此，董事相信本集團已在客戶及供應商之間建立具信譽及可靠的聲譽，並與彼等建立穩健的合作關係。

# Management Discussion and Analysis (Continued)

## 管理層討論及分析(續)

### FUTURE PLANS AND PROSPECTS

For the existing principal business of manufacturing and selling of sewing threads, the Group has disposed on 27 January 2025 and shareholders can refer to the announcement on 2 October 2024.

For the business line of interior design, fitting out and decoration services, the Group considers that there is a growing popularity of interior design, fitting-out and decoration in commercial, residential and public sectors in Hong Kong and the Greater Bay Area to seek individuality and style. Hence, the Group expected this business line will become a principal business in our Group in 2026. The Group will release more resources to expand this segment and source more new higher profit margin customers in 2026.

For the equine services segment, the management will adopt prudent approach to consider the business opportunity and maintain lower operation costs for this segment in 2026.

For the finance and asset management services segment, it will be disposed to independent third party on 20 March 2026.

The Directors would continue to review the existing businesses of the Group from time to time with a view to improve the business operation and financial position of the Group. The Board considers that it is beneficial for the Group to seek suitable investment and disposal opportunities with a view to increase the value of the Group and maximise returns to the Shareholders.

### 未來計劃及展望

就現有縫紉線製造及銷售主要業務而言，本集團已於二零二五年一月二十七日出售，股東可參閱日期為二零二四年十月二日的公告。

有關室內設計、裝修及裝飾服務業務線，本集團認為，室內設計、裝修及裝飾在追求個性化與品味的香港及大灣區商業、住宅及公共領域愈受青睞。因此，本集團預期此業務線將於二零二六年成為本集團主營業務。本集團將於二零二六年投放更多資源以擴大此分部，並物色更多新的高利潤率客戶。

有關馬匹服務分部，管理層將於二零二六年採取審慎方針物色商機，維持此分部的低營運成本。

有關金融及資產管理服務分部，其將於二零二六年三月二十日出售予獨立第三方。

董事將持續不時檢討本集團現有業務，以改進本集團業務營運及財務狀況。董事會認為這有利於本集團尋覓合適的投資及出售機會，以提升本集團價值及為股東帶來最大回報。

# Biographical Details of Directors and Senior Management

## 董事及高級管理層的履歷詳情

### EXECUTIVE DIRECTORS

**Mr. Wong Kwok Wai, Albert (黃國偉) (“Mr. Wong”)**, aged 66, was appointed as a Director and the chairman of the Board on 18 August 2016 and re-designated as an executive Director on 23 June 2017. He is also the chief executive officer, the chairman of the nomination committee of the Company, one of the Group’s controlling shareholders. Mr. Wong is primarily responsible for the management and overall strategic planning and development of the Group. Mr. Wong has over 30 years of experience in accounting and assurances.

Mr. Wong obtained his higher diploma in accountancy from the Hong Kong Polytechnic (now known as the Hong Kong Polytechnic University) in November 1982. Mr. Wong was admitted as a fellow of the Hong Kong Institute of Certified Public Accountants and as a fellow member of the Institute of Chartered Accountants in England and Wales in November 1992 and February 2008, respectively.

Save as disclosed above, Mr. Wong did not hold other directorship in any other listed or public companies, of which the securities are listed on any securities market in Hong Kong or overseas in the three preceding years and understood his obligations as a director of a listed issuer.

Mr. Wong was appointed as an executive Director on 18 August 2016.

### 執行董事

黃國偉先生(「黃先生」)，66歲，於二零一六年八月十八日獲委任為董事兼董事會主席，並於二零一七年六月二十三日調任為執行董事。彼亦為本公司的行政總裁、提名委員會主席、本集團控股股東之一。黃先生主要負責本集團的管理和整體策略規劃及發展。黃先生有逾30年會計及鑑證經驗。

黃先生於一九八二年十一月獲得香港理工學院(現稱香港理工大學)會計高級文憑。黃先生於一九九二年十一月及二零零八年二月先後獲認可為香港會計師公會資深會員及英格蘭及威爾士特許會計師公會資深會員。

除上文披露者外，黃先生於過去三年概無於證券於香港或海外任何證券市場上市的任何其他上市或公眾公司擔任其他董事職務，並了解彼作為上市發行人的董事責任。

黃先生於二零一六年八月十八日獲委任為執行董事。

## Biographical Details of Directors and Senior Management (Continued) 董事及高級管理層的履歷詳情(續)

**Mr. Chan Yiu Tung, Enoch (陳耀東) (“Mr. Chan”)**, aged 59, was appointed as the company secretary, compliance officer and an executive Director of the Company on 18 August 2016, 23 June 2017 and 19 February 2020, respectively. Mr. Chan resigned as the company secretary on 31 August 2022. Mr. Chan obtained his bachelor’s degree of art in accountancy from City University of Hong Kong (formerly known as City Polytechnic of Hong Kong) in November 1992 and was admitted as a member of the Hong Kong Institute of Certified Public Accountants in February 1997 and a fellow of the Association of Chartered Certified Accountants in April 2001, respectively. From June 2006 to December 2011, Mr. Chan served as an executive director of the tax department of Ernst & Young, an international accounting firm, where he was primarily responsible for providing tax and business advisory services to both international and domestic companies operating in the PRC. Further, Mr. Chan served as a partner in the tax department of the Guangzhou Branch of Grant Thornton, an international accounting firm, from October 2012 to October 2015 where he was primarily responsible for developing the tax practice in Guangzhou. Mr. Chan has also been serving as an independent director of Natural Health Trends Corp. (stock code: NHTC), an international direct-selling and e-commerce company listed on the NASDAQ Stock Market LLC, since December 2015, and is responsible for supervising and providing independent advice to the board of the company.

Save as disclosed above, Mr. Chan did not hold other directorship in any other listed or public companies, of which the securities are listed on any securities market in Hong Kong or overseas in the three preceding years and understood his obligations as a director of a listed issuer.

Mr. Chan was appointed as an executive Director on 19 February 2020.

陳耀東先生(「陳先生」)，59歲，於二零一六年八月十八日、二零一七年六月二十三日及二零二零年二月十九日先後獲委任為本公司公司秘書、合規主任及執行董事。陳先生於二零二二年八月三十一日辭任公司秘書。陳先生於一九九二年十一月取得香港城市大學(前稱香港城市理工學院)會計學文學士學位，並先後於一九九七年二月獲認可為香港會計師公會會員及於二零零一年四月獲認可為特許公認會計師公會資深會員。自二零零六年六月至二零一一年十二月，陳先生擔任國際會計師事務所安永會計師事務所稅務部門執行主管，主要負責為於中國經營的國際及國內公司提供稅務及業務諮詢服務。此外，陳先生自二零一二年十月至二零一五年十月擔任國際會計師事務所致同會計師事務所廣州分所稅務部門合夥人，主要負責發展廣州稅務業務。陳先生自二零一五年十二月起亦一直擔任Natural Health Trends Corp. (股份代號：NHTC，於NASDAQ Stock Market LLC上市的國際直銷及電子商務公司)獨立董事，負責監督並向該公司董事會提供獨立意見。

除上文披露者外，陳先生於過去三年概無於證券於香港或海外任何證券市場上市之任何其他上市或公眾公司擔任其他董事職務，並了解彼作為上市發行人的董事責任。

陳先生於二零二零年二月十九日獲委任為執行董事。

## Biographical Details of Directors and Senior Management (Continued) 董事及高級管理層的履歷詳情(續)

**Mr. Leung King Yue, Alex (梁景裕) (“Mr. Leung”)**, aged 48, obtained his bachelor’s degree in commerce specialising in economics and finance from the University of Melbourne in Australia in 1999. Mr. Leung has over 20 years of experience in financial services sector, mainly in compliance and asset management.

Save as disclosed above, Mr. Leung did not hold other directorship in any other listed or public companies, of which the securities are listed on any securities market in Hong Kong or overseas in the three preceding years and understood his obligations as a director of a listed issuer.

Mr. Leung was appointed as an executive Director on 4 June 2020.

**Mr. Leung Tat Chi (梁達志)**, aged 53, has over 25 years’ experience in interior design and project management. He joined the Group in February 2021 and has since then served as a director of LMP International Limited (“LMP”), being an indirect wholly-owned subsidiary of the Company. Mr. Leung is primarily responsible for the management of business operations of LMP. Mr. Leung obtained a Higher National Diploma in Interior Design at Caledonian University which is accredited from Scottish Qualifications Authority in Glasgow. He was a member of Hong Kong General Chamber of Young Entrepreneurs and also the Vice President of Hong Kong Bio-Environment Energy Association (HKBEE) from 2017 to 2018.

Save as disclosed above, Mr. Leung Tat Chi did not hold other directorship in any other listed or public companies, of which the securities are listed on any securities market in Hong Kong or overseas in the three preceding years and understood his obligations as a director of a listed issuer.

Mr. Leung Tat Chi was appointed as an executive Director on 3 September 2024.

梁景裕先生(「梁先生」)，48歲，於一九九九年於澳洲墨爾本大學畢業，持有商學士學位，主修經濟及金融學。梁先生在金融業領域(主要於合規及資產管理方面)擁有逾20年經驗。

除上文披露者外，梁先生於過去三年概無於證券於香港或海外任何證券市場上市的任何其他上市或公眾公司擔任其他董事職務，並了解彼作為上市發行人的董事責任。

梁先生於二零二零年六月四日獲委任為執行董事。

梁達志先生，53歲，於室內設計及項目管理方面擁有逾25年經驗。彼於二零二一年二月加入本集團，自此擔任本公司間接全資附屬公司沛銘國際有限公司(「沛銘」)董事。梁先生主要負責管理沛銘的業務營運。梁先生取得卡利多尼安大學室內設計國家高級文憑，該文憑獲格拉斯哥蘇格蘭學歷管理委員會認證。彼於二零一七年至二零一八年為香港青年創業家總商會會員，亦為香港生物及環保能源業協會副會長。

除上文披露者外，梁達志先生於過去三年概無於證券於香港或海外任何證券市場上市的任何其他上市或公眾公司擔任其他董事職務，並了解彼作為上市發行人的董事責任。

梁達志先生於二零二四年九月三日獲委任為執行董事。

## Biographical Details of Directors and Senior Management (Continued) 董事及高級管理層的履歷詳情(續)

### NON-EXECUTIVE DIRECTOR

**Ms. Ho Wing Shan (何穎珊) (“Ms. Ho”)**, aged 54, has over 15 years of professional experience in the banking industry. From March 2001 to July 2003, Ms. Ho worked as a client service assistant at Citigroup Global Markets Inc. From August 2003 to September 2005, she joined the Greater China team of UBS Group AG as a marketing assistant. From September 2005 to December 2008, Ms. Ho became the assistant relationship manager of Credit Suisse Group AG. From April 2009 to June 2016, she served as an associate director at Bank Julius Baer & Co. Limited, where she mainly provided professional banking services including but not limited to handling clients’ administrative inquiries and credit applications.

Ms. Ho obtained a Bachelor of Arts with a major in Economics from the University of Regina in 1994. She is a licensed representative for Type 1 (dealing in securities) and Type 4 (advising on securities) regulated activities under the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “SFO”) with Upbest Securities Company Limited.

Save as disclosed above, Ms. Ho did not hold other directorship in any other listed or public companies, of which the securities are listed on any securities market in Hong Kong or overseas in the three preceding years and understood her obligations as a director of a listed issuer.

Ms. Ho was appointed as a non-executive Director on 6 September 2024.

### 非執行董事

何穎珊女士(「何女士」)，54歲，於銀行業擁有逾15年專業經驗。於二零零一年三月至二零零三年七月，何女士於Citigroup Global Markets Inc擔任客戶服務助理。於二零零三年八月至二零零五年九月，彼加入UBS Group AG大中華區團隊擔任營銷助理。於二零零五年九月至二零零八年十二月，何女士成為Credit Suisse Group AG的助理客戶經理。於二零零九年四月至二零一六年六月，彼擔任Bank Julius Baer & Co. Limited副董事，主要提供專業銀行服務，包括但不限於處理客戶的行政查詢及信貸申請。

何女士於一九九四年取得里賈納大學文學士學位，主修經濟學。彼為美建證券有限公司於香港法例第571章證券及期貨條例(「證券及期貨條例」)項下第1類(證券交易)及第4類(就證券提供意見)受規管活動的持牌代表。

除上文披露者外，何女士於過去三年概無於證券於香港或海外任何證券市場上市的任何其他上市或公眾公司擔任其他董事職務，並了解彼作為上市發行人的董事責任。

何女士於二零二四年九月六日獲委任為非執行董事。

# Biographical Details of Directors and Senior Management (Continued)

## 董事及高級管理層的履歷詳情(續)

### INDEPENDENT NON-EXECUTIVE DIRECTORS

**Mr. Tang Chun Hei (鄧鎮晞) (“Mr. Tang”)**, aged 37, has over 10 years of experience in corporate finance and company secretarial fields. He served as a responsible officer of Purple Tee Capital Limited, a corporation licensed to carry out Type 6 (advising on corporate finance) regulated activity under the SFO, from January 2023 to October 2025. He served as an independent non-executive director of hmvod Limited, whose shares are listed on the GEM of the Stock Exchange (stock code: 8103), from December 2020 to February 2022. Mr. Tang holds a postgraduate Diploma in Corporate Governance GradCG from the University of Law. Mr. Tang is a Chartered Secretary, a Chartered Governance Professional and an Associate of both The Hong Kong Chartered Governance Institute and The Chartered Governance Institute in the United Kingdom.

Save as disclosed above, Mr. Tang did not hold other directorship in any other listed or public companies, of which the securities are listed on any securities market in Hong Kong or overseas in the three preceding years and understood his obligations as a director of a listed issuer.

Mr. Tang was appointed as an independent non-executive Director on 6 September 2024.

**Mr. Huen Felix Ting Cheung (禰廷彰) (“Mr. Huen”)**, aged 39, has extensive experience in accounting and corporate finance. Mr. Huen currently serves as the director and responsible officer of Diligent Capital Limited, a corporation licensed under the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (“SFO”) to carry out Type 6 regulated activities. Mr. Huen has been the company secretary of Orient Securities International Holdings Limited, the shares of which were listed on the GEM of the Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and delisted on 17 November 2025 (stock code before the delisting: 8001), since November 2021. Since August 2022, he has been an independent non-executive director of 1957 & Co. (Hospitality) Limited, the shares of which are listed on the GEM of the Stock Exchange (stock code: 8495). From March 2022 to June 2025, he served as the company secretary of Oriental Payment Group Holdings Limited, the shares of which are listed on the GEM of the Stock Exchange (stock code: 8613).

### 獨立非執行董事

鄧鎮晞先生(「鄧先生」)，37歲，於企業融資及公司秘書領域擁有逾10年經驗。彼於二零二三年一月至二零二五年十月擔任普德資本有限公司(一間根據證券及期貨條例可從事第6類(就機構融資提供意見)受規管活動的持牌法團)的負責人員。彼於二零二零年十二月至二零二二年二月擔任hmvod視頻有限公司(其股份於聯交所GEM上市，股份代號：8103)的獨立非執行董事。鄧先生持有英國法學大學公司治理研究生文憑。鄧先生為特許秘書、特許公司治理專業人員，以及香港公司治理公會及英國特許公司治理公會的會士。

除上文披露者外，鄧先生於過去三年概無於證券於香港或海外任何證券市場上市的任何其他上市或公眾公司擔任其他董事職務，並了解彼作為上市發行人的董事責任。

鄧先生於二零二四年九月六日獲委任為獨立非執行董事。

禰廷彰先生(「禰先生」)，39歲，於會計及企業融資領域擁有豐富經驗。禰先生現為道勤資本有限公司(為香港法例第571章證券及期貨條例(「證券及期貨條例」)項下之註冊持牌法團，可從事第6類(就機構融資提供意見)受規管活動)的董事及負責人員。禰先生自二零二一年十一月起一直為東方滙財證券國際控股有限公司(其股份曾於香港聯合交易所有限公司(「聯交所」)GEM上市，並於二零二五年十一月十七日除牌)(除牌前的股份代號：8001)的公司秘書。彼自二零二二年八月起一直為1957 & Co.(Hospitality)Limited(其股份於聯交所GEM上市，股份代號：8495)的獨立非執行董事。彼於二零二二年三月至二零二五年六月曾擔任東方支付集團控股有限公司(其股份於聯交所GEM上市，股份代號：8613)的公司秘書。

## Biographical Details of Directors and Senior Management (Continued)

### 董事及高級管理層的履歷詳情(續)

Mr. Huen obtained a Bachelor's degree in Arts (Accounting) from Edinburgh Napier University in the United Kingdom in January 2010. He is a member of the Hong Kong Institute of Certified Public Accountants and is licensed under the SFO to conduct Type 6 regulated activity (advising on corporate finance).

Save as disclosed above, Mr. Huen did not hold other directorship in any other listed or public companies, of which the securities are listed on any securities market in Hong Kong or overseas in the three preceding years and understood his obligations as a director of a listed issuer.

Mr. Huen was appointed as an independent non-executive Director on 1 January 2026.

**Ms. Yim Bui Lam (嚴銀琳) ("Ms. Yim")**, aged 51, has over 10 years of professional experience in the real estate investment industry. Since June 2022, she served as the managing director of Fortcorp Ltd., where she oversees real estate development and investment projects in Sydney region. From December 2016 to November 2021, Ms. Yim served as a director at Man Shun Construction Engineering Company, where she led the management of a family fund focused on real estate investment in China.

Ms. Yim obtained a Master of Business Administration from The University of Adelaide, Australia in 2004, and a Master of Construction Management (Professional) from Deakin University, Australia in 2022.

Save as disclosed above, Ms. Yam did not hold other directorship in any other listed or public companies, of which the securities are listed on any securities market in Hong Kong or overseas in the three preceding years and understood her obligations as a director of a listed issuer.

Ms. Yim was appointed as an independent non-executive Director on 1 January 2026.

禰先生於二零一零年一月獲授英國愛丁堡龍比亞大學文學(會計)學士學位。彼為香港會計師公會之會員，並可從事第6類(就機構融資提供意見)受規管活動。

除上文披露者外，禰先生於過去三年概無於證券於香港或海外任何證券市場上市的任何其他上市或公眾公司擔任其他董事職務，並了解彼作為上市發行人的董事責任。

禰先生於二零二六年一月一日獲委任為獨立非執行董事。

**嚴銀琳女士(「嚴女士」)**，51歲，於房地產投資行業擁有逾10年專業經驗。彼自二零二二年六月起擔任Fortcorp Ltd.的董事總經理，監督悉尼地區的房地產開發及投資項目。嚴女士於二零一六年十二月至二零二一年十一月擔任萬順基建工程有限公司的董事，領導專注於中國房地產投資的家族基金管理。

嚴女士於二零零四年獲授澳洲阿德雷德大學工商管理碩士學位及於二零二二年獲授澳洲迪肯大學建造管理(專業)碩士學位。

除上文披露者外，嚴女士於過去三年概無於證券於香港或海外任何證券市場上市的任何其他上市或公眾公司擔任其他董事職務，並了解彼作為上市發行人的董事責任。

嚴女士於二零二六年一月一日獲委任為獨立非執行董事。

# Biographical Details of Directors and Senior Management (Continued)

## 董事及高級管理層的履歷詳情(續)

### SENIOR MANAGEMENT

**Mr. Lee Tak Shing (李德成)**, aged 50, holds a Bachelor of Arts in Accountancy from the Hong Kong Polytechnic University. Mr. Lee is a fellow member of the Association of Chartered Certified Accountants and a member of the Hong Kong Institute of Certified Public Accountants. Mr. Lee possesses relevant experience of serving as company secretary and chief financial officer of a company listed on the Main Board of the Stock Exchange.

Mr. Lee was appointed as a Company Secretary on 3 September 2024.

### 高級管理層

**李德成先生**，50歲，持有香港理工大學會計學文學士學位。李先生為特許公認會計師公會資深會員及香港會計師公會會員。李先生擁有擔任聯交所主板上市公司之公司秘書及首席財務官的相關經驗。

李先生於二零二四年九月三日獲委任為公司秘書。

# Corporate Governance Report

## 企業管治報告

### CORPORATE GOVERNANCE PRACTICES

The Board believes that cultivating and maintaining a culture focused on good corporate governance is essential to effect strong business growth and continue the efficient management of the Company. The Directors are of the view that strong corporate governance practices can safeguard the interests of and ensure accountability to the Shareholders as a whole.

During the year ended 31 December 2025 and up to the date of this announcement, the Company complied with all the applicable code provisions contained in the Corporate Governance Code (“CG Code”) set out in Part 2 of Appendix C1 to the GEM Listing Rules then in force.

Except for the deviation from code provision C.2.1 of the CG Code as set out in Appendix C1 to the GEM Listing Rules, the Board is of the view that the Company has complied with the code provisions of the CG Code for the period from the Listing Date up to the date of this announcement.

Mr. Wong Kwok Wai, Albert is the chairman of the Board and the chief executive officer of the Company and has been involved in the daily operations management of the Group since 2008. The Directors believe that besting the roles of the chairman of the Board and the chief executive officer of the Company in Mr. Wong will ensure strong and consistent leadership, facilitate the Group’s business strategies and boost the effectiveness of its operation. The Board will continue to review and consider splitting the roles of chairman of the Board and the chief executive officer of the Company when such role splitting is beneficial to the Group as a whole.

### MODEL CODE FOR DIRECTORS’ SECURITIES TRANSACTIONS

The Company has adopted the standard of dealings regarding securities transactions by the Directors equivalent to the required standard of dealings as set out in rules 5.48 to 5.67 of the GEM Listing Rules. The Directors have all confirmed, having been made specific enquiry by the Company, that they have complied with the required standard of dealings and the required standard concerning securities transactions by the Directors during the year ended 31 December 2025.

### 企業管治常規

董事會相信，為使本公司業務穩健增長及延續管理效益，有必要培養及維持專注良好企業管治的文化。董事認為穩健的企業管治常規可保障股東的整體利益，並確保對整體股東的問責性。

截至二零二五年十二月三十一日止年度及直至本年度報告日期，本公司已遵守當時有效的GEM上市規則附錄C1第2部分所載企業管治守則(「企管守則」)所載的所有適用守則條文。

除偏離GEM上市規則附錄C1所載企管守則的守則條文C.2.1條外，董事會認為本公司自上市日期起直至本年度報告日期止期間已遵守企管守則的守則條文。

黃國偉先生為本公司董事會主席兼行政總裁，並自二零零八年起參與本集團的日常營運管理。董事認為由黃先生兼任本公司董事會主席及行政總裁將可確保強大及一致的領導，有助推動本集團的業務戰略，以及可提升營運效益。董事會將繼續就拆分本公司董事會主席及行政總裁之職務進行檢討，並將於拆分有關職務對本集團整體有利時考慮拆分有關職務。

### 董事進行證券交易的標準守則

本公司已採納關於董事進行證券交易的交易標準，有關標準相當於GEM上市規則第5.48至5.67條所載的交易規定標準。在本公司作出特定查詢後，全體董事均已確認彼等於截至二零二五年十二月三十一日止年度內一直遵守交易規定標準及關於董事進行證券交易的規定標準。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

### BOARD OF DIRECTORS

#### Composition of the Board

The Board currently comprises:

#### Executive Directors

##### 執行董事

Mr. Wong Kwok Wai, Albert  
(Chairman and chief executive officer)

黃國偉先生  
(主席兼行政總裁)

Mr. Chan Yiu Tung, Enoch

陳耀東先生

Mr. Leung King Yue, Alex

梁景裕先生

Mr. Leung Tat Chi

梁達志先生

#### Non-executive Director

##### 非執行董事

Ms. Ho Wing Shan

何穎珊女士

#### Independent non-executive Directors

##### 獨立非執行董事

Mr. Tang Chun Hei

鄧鎮晞先生

Mr. Huen, Felix Ting Cheung

禰廷彰先生

Ms. Yim Bui Lam

嚴銀琳女士

Mr. Chan Tsun Choi, Arnold

陳進財先生

Mr. Chow Chin Hang, Joel

周展恒先生

(appointed as an Independent Non-executive Director  
on 1 January 2026)

(於二零二六年一月一日獲委任為獨立非執行董事)

(appointed as an Independent Non-executive Director  
on 1 January 2026)

(於二零二六年一月一日獲委任為獨立非執行董事)

(resigned as an Independent Non-executive Director  
on 31 December 2025)

(於二零二五年十二月三十一日辭任獨立非執行董事)

(resigned as an Independent Non-executive Director  
on 31 December 2025)

(於二零二五年十二月三十一日辭任獨立非執行董事)

The biographical details of the Directors are set out in the section headed "Biographical Details of Directors" of this annual report.

### 董事會

#### 董事會的組成

董事會現時包括：

董事履歷詳情載於本年度報告「董事的履歷詳情」一節。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

Except as disclosed in the section headed “Biographical Details of Directors”, there has been no financial, business, family or other material relationship among the Directors.

Each of the independent non-executive Directors has provided a written confirmation of his independence and the Company regards them as independent pursuant to rule 5.09 of the GEM Listing Rules.

The Board will hold regular board meetings at least four times a year at approximately quarterly intervals. Such meetings are expected to involve active participation, either in person or through electronic means of communication, of a majority of the Directors entitled to be present.

Below is the attendance record of each Director at the Board meetings held during the year ended 31 December 2025:

除「董事的履歷詳情」一節所披露者外，董事之間概無財務、業務、親屬或其他重大關係。

各名獨立非執行董事已提供書面獨立性確認書，而本公司根據GEM上市規則第5.09條將其視為獨立。

董事會將每年召開至少四次定期董事會會議，約每季度一次。預期有權出席之大部分董事將積極親身或透過電子通訊方式參與有關會議。

以下為各名董事於截至二零二五年十二月三十一日止年度舉行的董事會會議的出席紀錄：

Name of Directors	董事姓名	Attendance/ number of meetings held 出席次數/ 舉行會議次數
Mr. Wong Kwok Wai, Albert	黃國偉先生	8/8
Mr. Chan Yiu Tung, Enoch	陳耀東先生	8/8
Mr. Leung King Yue, Alex	梁景裕先生	2/8
Mr. Leung Tat Chi	梁達志先生	6/8
Ms. Ho Wing Shan	何穎珊女士	8/8
Mr. Tang Chun Hei	鄧鎮晞先生	7/8
Mr. Chan Tsun Choi, Arnold	陳進財先生	7/8
Mr. Chow Chin Hang, Joel	周展恒先生	8/8

# Corporate Governance Report (Continued)

## 企業管治報告(續)

Below is the attendance record of each Director at the general meeting of the Company during the year ended 31 December 2025:

以下為各名董事於截至二零二五年十二月三十一日止年度舉行的本公司股東大會的出席記錄：

Name of Directors	董事姓名	Attendance/ number of meetings held 出席次數/ 舉行會議次數
Mr. Wong Kwok Wai, Albert	黃國偉先生	1/1
Mr. Chan Yiu Tung, Enoch	陳耀東先生	1/1
Mr. Leung King Yue, Alex	梁景裕先生	1/1
Mr. Leung Tat Chi	梁達志先生	1/1
Ms. Ho Wing Shan	何穎珊女士	1/1
Mr. Chan Tsun Choi, Arnold	陳進財先生	1/1
Mr. Chow Chin Hang, Joel	周展恒先生	1/1
Mr. Tang Chun Hei	鄧鎮晞先生	1/1

### RESPONSIBILITIES OF THE BOARD

The Board is primarily responsible for the overall management and strategic planning and development of the Group, which may involve convening general meetings and reporting the Board's work at a shareholders' meeting, determining business and investment plans, preparing annual financial budgets and final reports and formulating proposals for profit distributions. Day-to-day management is alternatively delegated to the executive Directors and senior management. The functions delegated to senior management are regularly reviewed by the Board to ensure that they are appropriately aligned with the Group's needs.

During the year ended 31 December 2025, the Company had three independent non-executive Directors and was at all times in compliance with the requirements of the GEM Listing Rules, which specifies that the independent non-executive Directors must represent at least one third of the Board members with at least one of them possessing appropriate professional qualifications or accounting or related financial management expertise.

### 董事會的責任

董事會主要負責本集團的整體管理及策略規劃及發展，可能涉及召開股東大會及於股東會議上報告董事會工作、確定業務及投資計劃、編製年度財務預算及最終報告及編製溢利分派建議。日常管理則另行委派予執行董事及高級管理層。委派予高級管理層的職能由董事會定期審閱，以確保適當地符合本集團需求。

截至二零二五年十二月三十一日止年度，本公司有三名獨立非執行董事，並始終遵守GEM上市規則要求，當中訂明獨立非執行董事須佔董事會成員人數至少三分之一，且其中至少一名具備適當的專業資格，或具備適當的會計或相關的財務管理專長。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

The Company has arranged appropriate insurance policies to cover the Directors' risk exposure/liabilities with respect to any legal actions against the Directors arising from corporate activities of the Company. Such insurance coverage was reviewed by the Board and shall continue to be reviewed annually.

### CORPORATE GOVERNANCE FUNCTIONS

During the year ended 31 December 2025, no committee for corporate governance was established and the Board is thus responsible for performing the corporate governance functions outlined in code provision D.3.1 of the CG Code.

The Directors may hold Board meetings when necessary and include any relevant matters for discussion in the agenda as they see fit. A minimum of 14 days' notice of such Board meetings is given to all Directors. A draft agenda for each Board meeting typically accompanies the notice to give the Directors an opportunity to raise any other relevant issues for discussion in the meeting. Board papers and related materials to the meeting are circulated to each Director before each meeting for their perusal to ensure that they can make an informed decision to discharge their duty as a Director.

Draft minutes are also circulated to the Directors for their comment and review after each Board meeting is held, and the minutes of the Board and the Company's committees are kept by the company secretary of the Company. Each Board member and Director has access to the advice and service of the company secretary of the Company in order to comply with relevant procedures and applicable rules and regulations.

### CHAIRMAN AND CHIEF EXECUTIVE OFFICER

The Directors recognise the importance of incorporating elements of good corporate governance in management structures and internal control procedures in order to achieve effective accountability.

本公司已購買適當保險，承保因本公司企業活動而引起與針對董事的任何法律訴訟有關的董事風險／責任。有關承保範圍已由董事會審閱並繼續每年審閱一次。

### 企業管治職能

於截至二零二五年十二月三十一日止年度概無設立企業管治委員會，因此，董事會負責履行企管守則的守則條文D.3.1條概述的企業管治職能。

董事可於必要時召開董事會會議，並於其認為適當時將任何有關討論事宜納入會議議程。有關董事會會議須向全體董事發出至少14天通知。各董事會會議議程初稿通常隨通知寄發，以為董事提供一個於會上提出任何其他有關討論事宜的機會。董事會文件及會議相關材料於各會議前寄發予各名董事以供詳閱，確保其可作出知情決定以履行其董事職責。

會議記錄初稿亦遞交董事以供其於各董事會會議舉行後發表意見及審閱，董事會及本公司委員會會議記錄由本公司公司秘書保管。各董事會成員及董事已取得本公司公司秘書之建議及文件送達，以遵守有關程序及適用規則及法規。

### 主席及行政總裁

董事承認管理架構及內部控制程序中融入良好企業管治元素以實現有效問責的重要性。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

During the year ended 31 December 2025, the Group has complied with the CG Code as set out in Appendix 15 to the GEM Listing Rules, except for the deviation from the code provision A.2.1 of the CG Code, which stipulates that the roles of chairman and chief executive officer should be separate and should not be performed by the same individual.

Mr. Wong, who is the chairman of the Board as well as the chief executive officer of the Company, has been involved in the daily operations and management of the Group since 2008. The Directors consider that vesting the roles of the chairman of the Board and the chief executive officer of the Company in Mr. Wong will ensure strong and consistent leadership, facilitate the Group's business strategies and boost the effectiveness of the Company's operation. The Board will continue to review this arrangement and consider splitting the roles of the chairman of the Board and the chief executive officer of the Company when such role splitting is beneficial to the Group as a whole.

### APPOINTMENT AND RE-ELECTION OF DIRECTORS

The articles of association of the Company (the "Articles") state that at each annual general meeting (the "AGM"), one third of the Directors for the time being shall retire from office by rotation provided that every Director shall be subject to retirement by rotation at least once every three years. A Director retiring by rotation shall be eligible for re-election.

While each of the non-executive Directors and the independent non-executive Directors has entered into a letter of appointment with the Company to act as a non-executive Director or independent non-executive Director for a fixed term of three years, the non-executive Directors and independent non-executive Directors appointed are also subject to retirement by rotation and re-election according to the Articles. Independent non-executive Directors are required to notify the Company as soon as practicable if there is any change that may affect their independence and each of them must provide a written confirmation of his independence every year.

截至二零二五年十二月三十一日止年度，本集團一直遵守GEM上市規則附錄十五所載的企管守則，惟偏離企管守則的守則條文A.2.1條除外，該條訂明主席與行政總裁的職務應有區分，不應由一人同時兼任。

黃先生為本公司董事會主席兼行政總裁，並自二零零八年起參與本集團的日常營運管理。董事認為由黃先生兼任本公司董事會主席及行政總裁的職務將可確保強大及一致的領導，有助推動本集團的業務策略及提升本公司的營運效益。董事會將繼續就此安排進行檢討，並於拆分本公司董事會主席及行政總裁的職務對本集團整體有利時考慮拆分有關職務。

### 董事委任及重選

本公司組織章程細則(「細則」)列明，於每屆股東週年大會(「股東週年大會」)上，當時在任的三分之一董事須輪流告退，惟各名董事須至少每三年輪席退任一次。輪席退任的董事符合資格重選連任。

雖然各名非執行董事及獨立非執行董事已與本公司訂立委任函，以於三年固定任期內擔任非執行董事或獨立非執行董事，獲委任的非執行董事及獨立非執行董事亦須根據細則輪席退任及重選連任。倘發生任何變動而可能影響其獨立性，獨立非執行董事須在切實可行的情況下儘快通知本公司，而彼等各自亦須每年提供書面獨立性確認書。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

### CONTINUOUS PROFESSIONAL DEVELOPMENT

To ensure that the Directors' contribution to the Board remains relevant and informed, the Directors are to participate in continuous professional development through which their knowledge and skills can be refreshed and strengthened. As part of the Directors' continuous professional development programme, newly appointed Directors are to receive a comprehensive, formal and tailored induction upon their appointment as a Director while existing Directors receive additional training when appropriate to ensure that they are aware of and are able to comply with the obligations pursuant to the GEM Listing Rules and any other statutory requirements. The company secretary of the Company is responsible for maintaining and updating records for the Directors' training sessions.

During the year ended 31 December 2025, all the Directors, namely, Mr. Wong Kwok Wai, Albert, Mr. Chan Yiu Tung, Enoch, Mr. Leung King Yue, Alex, Mr. Leung Tat Chi, Ms. Ho Wing Shan, Mr. Chan Tsun Choi, Arnold, Mr. Chow Chin Hang, Joel and Mr. Tang Chun Hei, comprising the Board during the year ended 31 December 2025, participated in a training session and each Director was provided with relevant guidance materials with respect to the laws applicable to Directors, the roles and responsibilities of Directors and the Directors' duty to disclose their interest.

### BOARD COMMITTEES

The Board established the audit committee (the "**Audit Committee**"), the remuneration committee (the "**Remuneration Committee**") and the nomination committee (the "**Nomination Committee**") on 24 November 2017 in order to oversee particular functions of the Company. These committees of the Board have been established with written terms of reference that clearly outline their authorities, powers and duties. These terms of reference can be found on the websites of the Stock Exchange and the Company.

### 持續專業發展

為確保董事對董事會的貢獻仍屬有關及知情，董事須參與持續專業發展，以更新及鞏固其知識及技能。作為董事持續專業發展計劃的一部分，新委任的董事須於獲委任為董事後取得全面、正式及度身定製的入職培訓，而現任董事則須於適當時接受額外培訓，以確保彼等知悉及能夠遵守GEM上市規則及任何其他法定要求下的責任。本公司公司秘書負責保存及更新董事培訓課程記錄。

截至二零二五年十二月三十一日止年度，全體董事（即黃國偉先生、陳耀東先生、梁景裕先生、梁達志先生、何穎珊女士、陳進財先生、周展恒先生及鄧鎮晞先生，彼等於截至二零二五年十二月三十一日止年度組成董事會）已參與培訓課程，而各名董事亦已獲提供與適用於董事的法律、董事職責及責任以及董事權益披露義務有關的相關指引材料。

### 董事委員會

董事會已於二零一七年十一月二十四日設立審核委員會（「**審核委員會**」）、薪酬委員會（「**薪酬委員會**」）及提名委員會（「**提名委員會**」），以監督本公司的特定職能。該等董事委員會已制定書面職權範圍，清楚概述其權限、權力及職責。該等職權範圍可於聯交所及本公司網站查閱。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

### AUDIT COMMITTEE

The Audit Committee was established pursuant to rules 5.28 to 5.33 of the GEM Listing Rules and code provision C.3.3 of the CG Code. The Audit Committee is mainly responsible for reviewing financial information, monitoring the Company's financial reporting system and internal control procedures and maintaining the relationship with the Company's auditors.

The Audit Committee consists of three independent non-executive Directors, namely, Mr. Huen, Felix Ting Cheung (the chairman), Mr. Tang Chun Hei and Ms. Yim Bui Lam. No member of the current Audit Committee is a member of the previous independent auditor of the Company. The Audit Committee has reviewed this annual report as well as the consolidated results of the Group for the year ended 31 December 2025.

The current terms of reference state that the Audit Committee shall have at least four meetings annually. The Audit Committee held a meeting on 30 March 2026 to (i) review and approve the annual financial results in respect of the year ended 31 December 2025; (ii) discuss and consider issues significant to financial reporting, controls on operations and compliance, the effectiveness of the risk management and internal control systems; and (iii) review the appointment of the auditor and its relevant scope of work.

During the year ended 31 December 2025, the Audit Committee held four meetings, where the Audit Committee reviewed and discussed, amongst other matters, (i) the Group's consolidated results for the year ended 31 December 2025; (ii) the Group's consolidated results for the three months ended 31 March 2025; (iii) the Group's consolidated results for the six months ended 30 June 2025; (iv) the Group's consolidated results for the nine months ended 30 September 2025; (v) the financial reporting system and internal control procedures of the Group; and (vi) appointment of auditor of the Group.

### 審核委員會

本公司已根據GEM上市規則第5.28至5.33條及企管守則的守則條文C.3.3條成立審核委員會。審核委員會主要負責審閱財務資料、監察本公司的財務報告系統及內部控制程序，以及維持與本公司核數師的關係。

審核委員會包括三名獨立非執行董事，即禰廷彰先生(主席)、鄧鎮晞先生及嚴銀琳女士。現任審核委員會成員中概無人士為本公司過往獨立核數師的成員。審核委員會已審閱本年度報告及本集團截至二零二五年十二月三十一日止年度的綜合業績。

現有職權範圍列明，審核委員會每年須召開至少四次會議。審核委員會已於二零二六年三月三十日召開會議，以(i)審閱及批准截至二零二五年十二月三十一日止年度之年度財務業績；(ii)討論並考慮對財務報告、經營及合規控制、風險管理有效性及內部控制系統重要的問題；及(iii)審閱核數師的委任及其相關工作範圍。

截至二零二五年十二月三十一日止年度，審核委員會已舉行四次會議，而審核委員會已於會上審閱及討論(其中包括)(i)本集團截至二零二五年十二月三十一日止年度的綜合業績；(ii)本集團截至二零二五年三月三十一日止三個月的綜合業績；(iii)本集團截至二零二五年六月三十日止六個月的綜合業績；(iv)本集團截至二零二五年九月三十日止九個月的綜合業績；(v)本集團的財務報告系統及內部控制程序；及(vi)委任本集團核數師。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

Below is the attendance record of each member of the Audit Committee during the year ended 31 December 2025:

以下為截至二零二五年十二月三十一日止年度審核委員會各成員出席會議的記錄：

Name of Directors	董事姓名	Attendance/ number of meetings held 出席次數/ 舉行會議次數
Mr. Chan Tsun Choi, Arnold ( <i>chairman</i> )	陳進財先生(主席)	4/4
Mr. Chow Chin Hang, Joel	周展恒先生	4/4
Mr. Tang Chun Hei	鄧鎮晞先生	4/4

### REMUNERATION COMMITTEE

### 薪酬委員會

The Remuneration Committee currently consists of three independent non-executive Directors, namely, Mr. Chow Chin Hang, Joel (the chairman), Mr. Tang Chun Hei and Mr. Chan Tsun Choi, Arnold.

薪酬委員會目前包括三名獨立非執行董事，即周展恒先生(主席)、鄧鎮晞先生及陳進財先生。

The Remuneration Committee is primarily responsible for making regular recommendations to the Board on the Company's policy and structure for the remuneration of all Directors and senior management of the Company and on the establishment of a formal and transparent procedure for developing the remuneration policy. The remuneration committee also responsible for reviewing and/or approving matter relation to share schemes under Chapter 23 of the GEM Listing Rules and approving the grant of options and share awards to eligible participants pursuant to the share schemes of the Company.

薪酬委員會主要負責就本公司全體董事及高級管理層的薪酬政策及架構以及設立制定薪酬政策的正式及透明程序，向董事會作出定期建議。薪酬委員會亦會負責根據GEM上市規則第23章審閱及／或批准與股份計劃有關的事宜，以及批准根據本公司股份計劃向合資格參與者授出購股權及股份獎勵。

The current terms of reference state that the remuneration Committee shall have at least one meeting annually. During the year ended 31 December 2025, the Remuneration Committee held three meetings, where they reviewed the remuneration packages for all Directors and senior management of the Company and made recommendations to the Board.

現有職權範圍列明，薪酬委員會每年須召開至少一次會議。截至二零二五年十二月三十一日止年度，薪酬委員會已舉行三次會議，而彼等已於會上審閱本公司全體董事及高級管理層的薪酬組合，並向董事會作出建議。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

Below is the attendance record of each member of the Remuneration Committee during the year ended 31 December 2025:

以下為截至二零二五年十二月三十一日止年度薪酬委員會各成員出席會議的記錄：

Name of Directors	董事姓名	Attendance/ number of meetings held 出席次數/ 舉行會議次數
Mr. Chow Chin Hang, Joel ( <i>chairman</i> )	周展恒先生(主席)	3/3
Mr. Chan Tsun Choi, Arnold	陳進財先生	3/3
Mr. Tang Chun Hei	鄧鎮晞先生	3/3

Details regarding emoluments of the Directors for the year ended 31 December 2025 are outlined in note 14 to the consolidated financial statements of this annual report.

有關董事於截至二零二五年十二月三十一日止年度的酬金詳情概述於本年度報告綜合財務報表附註14。

During the year ended 31 December 2025, the number of senior management members whose remuneration fell within the following band is as follows:

截至二零二五年十二月三十一日止年度，酬金介乎下列範圍的高級管理層成員人數如下：

Remuneration band	薪酬範圍	Number of individuals 人數
Nil to HK\$1,000,000	零至1,000,000港元	3/3

### NOMINATION COMMITTEE

The Nomination Committee currently consists of one executive Director, namely, Mr. Wong Kwok Wai, Albert (the chairman), one non-executive Director, namely, Ms. Ho Wing Shan and three independent non-executive Directors, namely, Mr. Tang Chun Hei, Mr. Chan Tsun Choi, Arnold and Mr. Chow Chin Hang, Joel.

### 提名委員會

提名委員會目前包括一名執行董事，即黃國偉先生(主席)、一名非執行董事，即何穎珊女士及三名獨立非執行董事，即鄧鎮晞先生、陳進財先生及周展恒先生。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

The Nomination Committee is mainly responsible for regularly reviewing the structure of the Board and making recommendations to the Board regarding any proposed change to the structure of the Board. Following the establishment of the Nomination Committee, the Company has adopted a board diversity policy in order to achieve diversity on the Board. As such, Board members are selected based on a range of diverse perspectives, including but not limited to, gender, age, cultural and educational background, professional experience, skills, knowledge and length of service.

The current terms of reference state that the Nomination Committee shall have at least one meeting annually. During the year ended 31 December 2025, the Nomination Committee held two meeting, where they assessed the independence of the independent non-executive Directors and recommended to the Board for the re-appointment of all the retiring Directors at the annual general meeting.

Below is the attendance record of each member of the Nomination Committee during the year ended 31 December 2025:

提名委員會主要負責定期審閱董事會架構，並就任何建議董事會架構變更向董事會作出建議。於設立提名委員會後，本公司已採納董事會多樣化政策，以實現董事會多樣化。因此，董事會成員乃根據多項不同觀點(包括但不限於性別、年齡、文化及教育背景、專業經驗、技能、知識及服務年限)獲選。

現有職權範圍列明，提名委員會每年須召開至少一次會議。截至二零二五年十二月三十一日止年度，提名委員會已舉行兩次會議，而彼等已於會上評估獨立非執行董事的獨立性，並就於股東週年大會上重新委任所有退任董事向董事會提出建議。

以下為截至二零二五年十二月三十一日止年度提名委員會各成員出席會議的記錄：

Name of Directors	董事姓名	Attendance/ number of meetings held 出席次數/ 舉行會議次數
Mr. Wong Kwok Wai, Albert ( <i>chairman</i> )	黃國偉先生(主席)	2/2
Mr. Chan Tsun Choi, Arnold	陳進財先生	2/2
Mr. Chow Chin Hang, Joel	周展恒先生	2/2
Mr. Tang Chun Hei	鄧鎮晞先生	2/2
Ms. Ho Wing Shan	何穎珊女士	1/2

# Corporate Governance Report (Continued)

## 企業管治報告(續)

### BOARD DIVERSITY POLICY

The Board recognises the importance of diversity in the Board composition and has adopted a board diversity policy which sets out the approach to achieve a sustainable and balanced development of the Company and also to enhance the quality of performance of the Company. In designing the Board's composition, selection of candidates has been considered from a number of perspectives, including but not limited to gender, age, cultural and educational background, industry experience, technical and professional skills and/or qualifications, knowledge, length of services and time to be devoted as a director. The Company will also take into account factors relating to its own business model and specific needs from time to time. The ultimate decision is based on merit and contribution that the selected candidates will bring to the Board.

The Nomination Committee has considered and reviewed the composition and diversity of the Board. All the executive Directors and non-executive Director possess extensive and diversified experience in management and industrial experience. The three independent non-executive Directors possess professional knowledge in management, finance, accounting and legal aspects. The Nomination Committee will review the board diversity policy, as appropriate, to ensure its effectiveness.

The Board understands a single gender board will not consider diversity to be achieved. The Board has appointed Ms. Ho Wing Shan and Ms. Yim Bui Lam. For the detailed gender ratio in the workforce, please refer to the environmental, social and governance report.

### 董事會多元化政策

董事會了解董事會成員多元化的重要性，並已採納董事會成員多元化政策，當中載列達致本公司可持續及均衡發展以及提升本公司表現質素的方針。在設計董事會的組成時，甄選候選人已從包括但不限於性別、年齡、文化及教育背景、行業經驗、技術及專業技能及／或資格、知識、服務年期及擔任董事的時間等多個角度考慮。本公司亦會不時考慮與自身業務模式及特定需求有關的因素。最終的決定乃基於甄選的候選人將給董事會帶來的業績及貢獻。

提名委員會已考慮及檢討董事會的組成及多元化。全體執行董事及非執行董事均擁有豐富及多元化的管理及行業經驗。三名獨立非執行董事均具備管理、財務、會計及法律方面的專業知識。提名委員會將檢討董事會成員多元化政策(如適用)，以確保其有效性。

董事會認識到董事會層面要實現多元化，其組成不應僅有一種性別。董事會已委任何穎珊女士及嚴銀琳女士。有關員工的性別比例詳情，請參閱環境、社會及管治報告。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

### BOARD INDEPENDENCE

The Group has mechanisms to ensure independent views and input are available to the Board and such mechanisms will be reviewed annually by the Board, encouraging all directors including independent non-executive directors to express their views in an open manner during the Board/Board Committees meetings. While all independent non-executive directors are also members of the board committees to enable various and independent view in company's matter. In addition, all Directors, including independent non-executive directors, are entitled to seek further information and documentation from the management on the matters to be discussed at board meetings. They can also seek assistance from the company secretary (the "Company Secretary") and, where necessary, independent advice from external professional advisers at the Company's expense. The Board considered the said mechanisms has been operating effectively.

### ACCOUNTABILITY AND AUDIT

#### Financial reporting

The Directors understand and recognise their responsibility to (i) prepare the consolidated financial statements of the Group; and (ii) ensure that such financial statements are prepared to give a true and accurate view of the state of affairs, results and cash flows of the Group in accordance with the Hong Kong Financial Reporting Standards issued by the Hong Kong Institute of Certified Public Accountants, the disclosure requirements of the Hong Kong Companies Ordinance as well as any internal standards deemed appropriate and necessary by the Directors in order to prepare the Group's consolidated financial statements. Further, the Directors also strive to offer a fair and comprehensive assessment of the Group's financial position and prospects and ensure timely publication of the financial statements of the Group. The Directors confirm that as at 31 December 2025, to the best of their knowledge, information and belief, having made all reasonable enquiries, they were not aware of any material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern.

### 董事會獨立性

本集團設有機制確保董事會可獲得獨立觀點及意見，而董事會將每年檢討該等機制，鼓勵全體董事(包括獨立非執行董事)於董事會／董事委員會會議上公開表達意見。而所有獨立非執行董事亦為董事委員會成員，以便就公司事宜提供不同及獨立意見。此外，全體董事(包括獨立非執行董事)有權就董事會會議上討論的事項向管理層索取進一步資料及文件。彼等亦可向公司秘書(「公司秘書」)尋求協助，並於有需要時向外聘專業顧問尋求獨立意見，費用由本公司承擔。董事會認為上述機制一直有效運作。

### 問責及審核

#### 財務報告

董事了解及承認其有責任(i)編製本集團綜合財務報表；及(ii)確保有關財務報表根據香港會計師公會頒佈的香港財務報告準則、香港公司條例的披露規定以及董事認為對編製本集團綜合財務報表屬適當及必要的任何內部準則編製，以反映本集團的真實及準確事務狀態、業績及現金流量。此外，董事亦致力提供本集團財務狀況及前景的公平及全面評估，並確保及時刊發本集團財務報表。董事確認，於二零二五年十二月三十一日，就其經作出一切合理查詢後所深知、盡悉及確信，其概不知悉與事件或狀況有關的任何重大不確定因素可能引起對本公司持續經營能力的重大質疑。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

The responsibility of the independent auditor of the Company is to form its independent opinion based on its audit on those consolidated financial statements prepared by the Board, and to report its opinion to the Shareholders. Further details of their reporting responsibility are set out in the independent auditor's report of this annual report.

### RISK MANAGEMENT AND INTERNAL CONTROL

The Board recognises its responsibility to ensure the effectiveness of the Group's risk management and internal control systems. As such, the Directors are committed to reviewing such systems regularly. The Board, the Company's internal audit division and the Audit Committee conducted a review of the Group's risk management and internal control systems during the year ended 31 December 2025 and were satisfied with their adequacy and effectiveness. Similarly, the Board also examined the Group's internal control systems in terms of financial, operational, compliance, procedural and risk management functions and were generally satisfied with the effectiveness of the current systems in place.

The Directors understand that the enforcement of risk management and internal control systems is essential to the Group's ability to manage and minimise risks that may affect the Group's efficiency and effectiveness, or inhibit it from achieving the business objectives.

In relation to the undertakings provided by the controlling Shareholders in respect of the deed of non-competition, the details of which are outlined in the Prospectus, the independent non-executive Directors confirm that they have reviewed the enforcement of such undertakings and conclude that there are no outstanding issues regarding the undertakings that need to be raised with the Shareholders and the Company.

本公司獨立核數師的責任為基於對董事會編製的該等綜合財務報表的審核結果提供其獨立意見，並向股東呈報其意見。有關其呈報責任的進一步詳情載於本年度報告之獨立核數師報告。

### 風險管理及內部控制

董事會承認其有責任確保本集團風險管理及內部控制系統的有效性。因此，董事致力定期審閱該等系統。截至二零二五年十二月三十一日止年度，董事會、本公司內部審核部門及審核委員會已審閱本集團的風險管理及內部控制系統，並對其充足性及有效性感到滿意。同樣地，董事會亦於財務、營運、合規、程序及風險管理職能方面審查本集團的內部控制系統，並普遍對現有系統的有效性感到滿意。

董事了解，強制執行風險管理及內部控制系統對本集團管理及減少可能影響本集團效率及有效性或阻礙其實現業務目標的能力至關重要。

就控股股東就不競爭契據(詳情概述於招股章程)提供的承諾而言，獨立非執行董事確認，其已審閱該等承諾的強制執行，並認為概無與承諾有關的未解決問題須提請股東及本公司注意。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

### AUDITOR'S REMUNERATION

For the year ended 31 December 2025, the fees paid or payable to the Company's independent external auditor, Asian Alliance and subsidiaries' auditor, for the audit services for the Group are approximately as follows:

### 核數師薪酬

截至二零二五年十二月三十一日止年度，就提供予本集團的審核服務而已付或應付本公司獨立外部核數師久安及附屬公司核數師的費用概約如下：

Type of service	服務類別	Amount 金額 HK\$'000 千港元
Audit services	審核服務	450

### COMPANY SECRETARY

All Directors have access to the advice and services of the Company Secretary. The Company Secretary reports to the Chairman on board governance matters, and is responsible for ensuring that Board procedures are followed and also facilitating communications among Directors as well as with shareholders and management.

### 公司秘書

全體董事均取得公司秘書的意見及服務。公司秘書向主席匯報管治事宜，並負責確保董事會程序獲得遵守，以及促進董事之間以及彼等與股東及管理層之間的溝通。

Mr. Lee Tak Shing ("Mr. Lee") was appointed as the Company Secretary on 3 September 2024. Mr. Lee had complied with the professional training requirements to update his skills and knowledge under Rule 5.15 of the GEM Listing Rules for the year ended 31 December 2025.

李德成先生(「李先生」)於二零二四年九月三日獲委任為公司秘書。截至二零二五年十二月三十一日止年度，李先生已遵守GEM上市規則第5.15條規則定之專業培訓要求，以提升技能及知識。

### SHAREHOLDERS' RIGHTS

In order to protect their own rights and interests, Shareholders may propose separate resolutions in regard to substantial issues at Shareholders' meetings for consideration and voting. According to the GEM Listing Rules, all resolutions presented at Shareholders' meetings will be voted by poll, and after the relevant Shareholders' meeting, the results of such a poll will be published on the websites of the Stock Exchange and the Company. Pursuant to the Articles, an AGM will be held annually in the relevant territory where the Shares are listed, or elsewhere as may be determined by the Board. Any meeting other than an AGM is deemed an extraordinary general meeting ("EGM").

### 股東權利

為保障其本身權利及利益，股東可於股東會議上就重大問題建議單獨決議案以供考慮及投票。根據GEM上市規則，於股東大會上呈報的所有決議案將以投票方式表決，而有關投票結果將於相關股東大會後刊發於聯交所及本公司網站。根據細則，股東週年大會將每年於股份上市所在相關地區或董事會可能決定的其他地區召開。除股東週年大會外，任何會議均被視為股東特別大會(「股東特別大會」)。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

### PROCEDURES FOR SHAREHOLDERS TO CONVENE EXTRAORDINARY GENERAL MEETINGS

Extraordinary general meetings can be convened on the requisition of one or more Shareholders holding, at the date of the deposit of the requisition, not less than one tenth of the paid-up capital of the Company having the right of voting at the general meetings. Such requisition must be made in writing to the Board or the company secretary of the Company for the purpose of requiring an extraordinary general meeting to be called by the Board for the transaction of any business specified in such requisition.

Shareholders must send their written resolutions, together with their full name, contact details and identification, by post to the principal place of business of the Company in Hong Kong or by email for the attention of the company secretary of the Company, details of which are set out below:

Principal place of business of the Company in Hong Kong : Unit A, 16/F, Wah Kit Commercial Centre 300 Des Voeux Road Hong Kong

Email address : info@harbourequine.com

An extraordinary general meeting must be within two months after the deposit of the requisition. If, within 21 days after the deposit of the requisition, the Board fails to proceed to convene such meeting, the requisitionist(s) himself/herself/themselves may do so in the same manner, and all reasonable expenses incurred by the requisitionist(s) as a result of the failure of the Board shall be reimbursed to the requisitionist(s) by the Company.

### RIGHT OF RAISING ENQUIRIES

For queries about shareholdings, share transfers, registrations and dividend payments, Shareholders should contact the Company's Hong Kong branch share registrar, whose details are set out in the section headed "Corporate Information" of this annual report.

### 股東召開股東特別大會之程序

股東特別大會可應一名或多名於遞交請求日期持有不少於本公司已繳足股本十分之一，並有權於股東大會上表決的股東召開。倘要求董事會召開股東特別大會，以處理有關請求中訂明的任何業務交易，則須以書面方式向董事會或本公司公司秘書作出有關請求。

股東須將其書面決議案連同其全名、聯絡詳情及身份，透過郵件寄發至本公司於香港的主要營業地點或透過電郵方式(收件人為本公司公司秘書)交付，詳情載列如下：

本公司於香港的主要營業地點 : 香港 德輔道中300號 華傑商業中心 16樓A室

電郵地址 : info@harbourequine.com

股東特別大會須於遞交請求後兩個月內召開。倘董事會未能於遞交請求後21天內召開有關會議，則請求人自行可以相同方式如此行事，而請求人因董事會未能召開會議而招致的所有合理開支須由本公司向請求人補償。

### 提起查詢的權利

對於有關持股、股份轉讓、登記及股息派付的查詢，股東應聯絡本公司的香港股份過戶登記分處，其詳情載於本年度報告「公司資料」一節。

# Corporate Governance Report (Continued)

## 企業管治報告(續)

### PROCEDURES FOR SHAREHOLDERS TO PUT FORWARD PROPOSALS AT SHAREHOLDERS' MEETINGS

The Articles provide that Shareholders who wish to put a resolution to a vote may convene an EGM by means of requisition using the procedure set out above.

### INVESTOR RELATIONS

The Company utilises various channels to communicate with its shareholders and investors, including (i) the AGM or EGM, which allows Shareholders to comment and exchange views with the Board; (ii) the publication of interim, quarterly and annual reports; (iii) notices, announcements and circulars; and (iv) the Company's website at [www.harbourequine.com](http://www.harbourequine.com).

### 股東於股東大會上遞交建議之程序

細則規定，股東如欲就決議案投票，可透過上文所載程序提出請求的方式召開股東特別大會。

### 投資者關係

本公司利用不同渠道與其股東及投資者溝通，包括(i)股東週年大會或股東特別大會，允許股東與董事會談論及溝通觀點；(ii)刊發中期、季度及年度報告；(iii)通告、公佈及通函；及(iv)本公司網站[www.harbourequine.com](http://www.harbourequine.com)。

# Report of the Directors

## 董事會報告

The Directors are pleased to present this report together with the audited consolidated financial statements of the Group for the year ended 31 December 2025.

### CORPORATE REORGANISATION

The Company was incorporated in the Cayman Islands as an exempted company with limited liability on 18 August 2016. On 22 June 2017, the Group completed a group reorganisation (the “**Reorganisation**”), details of which are set out in the section headed “History, Reorganisation and Corporate Structure” in the Prospectus. Through various reorganisation procedures, the Company became the holding company of the Group upon completion of the Reorganisation.

### PRINCIPAL ACTIVITIES

The Company is an investment holding company and the primary activities of its principal subsidiaries are the sale and manufacture and selling of sewing threads and board categories of garment accessories, provision of interior design, interior decoration and furnishing services, trading of bloodstock, stallion services and equine handling services. The principal activities also included securities, advising on corporate finance and assets management. Details of the Group’s principal activities are set out in Note 1 to the consolidated financial statements of the Group.

### RESULTS AND APPROPRIATIONS

The results for the year ended 31 December 2025 are set out in the consolidated statement of profit or loss and the consolidated statement of comprehensive income of this annual report. The Board does not recommend the payment of a final dividend for the year ended 31 December 2025 (2024: Nil).

### PROPERTY, PLANT AND EQUIPMENT

Details of the movements in the Group’s property, plant and equipment for the year ended 31 December 2025 are set out in Note 18 to the consolidated financial statements of this annual report.

董事欣然提呈本報告連同本集團截至二零二五年十二月三十一日止年度的經審核綜合財務報表。

### 公司重組

本公司於二零一六年八月十八日在開曼群島註冊成立為獲豁免有限公司。於二零一七年六月二十二日，本集團完成集團重組（「**重組**」），有關詳情載於招股章程「歷史、重組及公司架構」一節。本公司透過多項重組程序，於重組完成後成為本集團的控股公司。

### 主要業務

本公司為投資控股公司，其主要的業務為銷售及生產及銷售縫紉線和各類服裝輔料、提供室內設計、室內裝飾及室內陳設服務以及提供純種馬買賣、種馬服務及馬匹管理服務。主要業務亦包括證券、就企業融資提供意見及資產管理。本集團主要業務詳情載於本集團綜合財務報表附註1。

### 業績及分配

截至二零二五年十二月三十一日止年度業績載於本年度報告綜合損益表及綜合全面收入表。董事會並無建議派付截至二零二五年十二月三十一日止年度末期股息（二零二四年：無）。

### 物業、廠房及設備

本集團截至二零二五年十二月三十一日止年度物業、廠房及設備的變動詳情載於本年度報告綜合財務報表附註18。

# Report of the Directors (Continued)

## 董事會報告(續)

### BUSINESS REVIEW

A business review of the Group's performance for the year ended 31 December 2025, the main issues impacting its results and financial position are set out in the section headed "Management Discussion and Analysis" of this annual report. In addition, a discussion of the likely future development of the Group's business is set out in the section headed "Chairman's Statement" of this annual report.

### PRINCIPAL RISKS AND UNCERTAINTIES

The Group's profitability, financial position, results of operations, business operations and prospects may be affected by a variety of risks including foreign currency risk, interest rate risk, credit risk and liquidity risk. The Group's risk management system and policies are shown in Note 35 to the consolidated financial statements.

Further, the Group may also be exposed to other risks that may be beyond its control. For the equine segment, the Group may experience material price fluctuations of the bloodstock market due to the impact from repeated interest rate increase by the Reserve Bank of Australia. Also, the performance and growth condition of the bloodstock also influence the price of the bloodstock. Each of which may materially and adversely affect the Group's operations, financial condition, results of operations and prospects.

### FINANCIAL SUMMARY

A summary of the results, assets and liabilities of the Group for the five years ended 31 December 2025 is set out in the section headed "Five Year Financial Summary" of this annual report.

### SHARE CAPITAL

Details of the movements of the issued share capital of the Company for the year ended 31 December 2025 are set out in Note 31 to the consolidated financial statements of the Group.

### 業務回顧

本集團表現於截至二零二五年十二月三十一日止年度的業務回顧、影響其業績及財務狀況的主要事宜載於本年度報告「管理層討論及分析」一節。另外，有關本集團業務未來可能發展的討論載於本年度報告「主席致辭」一節。

### 主要風險及不確定因素

本集團的盈利能力、財務狀況、經營業績、業務營運及前景可能受多種風險影響，包括外幣風險、利率風險、信貸風險及流動資金風險。本集團風險管理系統及政策如綜合財務報表附註35所示。

另外，本集團亦可能面臨本集團或無法控制的其他風險。就馬匹分部而言，受澳大利亞儲備銀行多次加息的影響，本集團的種馬市場價格或會大幅波動。此外，種馬的表現和生長條件亦影響種馬的價格。上述各項或會對本集團營運、財務狀況、經營業績及前景有重大不利影響。

### 財務概要

本集團截至二零二五年十二月三十一日止五個年度的業績、資產及負債概要載於本年度報告「五年財務摘要」一節。

### 股本

本公司截至二零二五年十二月三十一日止年度已發行股本的變動詳情載於本集團綜合財務報表附註31。

# Report of the Directors (Continued)

## 董事會報告(續)

### PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights pursuant to the Articles or the laws of the Cayman Islands, being the jurisdiction in which the Company was incorporated, which would require the Company to offer new shares on a pro-rata basis to its existing Shareholders.

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

Neither the Company nor its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the year ended 31 December 2025 and up to the date of this annual report.

### RESERVES

Details of the movements in the reserves of the Group during the year ended 31 December 2025 are set out in the consolidated statement of changes in equity of this annual report.

### DISTRIBUTABLE RESERVES

As at 31 December 2024 and 2025, no Company's reserves available for distribution to Shareholders, calculated according to Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands.

### MAJOR CUSTOMERS AND SUPPLIERS

For the year ended 31 December 2025, sales to the Group's largest customer and five largest customers represented approximately 72.4% (2024: approximately 68.4%) and 90.6% (2024: approximately 83.8%) of the Group's total revenue, respectively. The Group's suppliers include suppliers of raw materials and processing works. For the year ended 31 December 2025, supplies attributable to the Group's largest supplier and five largest suppliers represented approximately 44.6% (2024: approximately 18.9%) and 72.1% (2024: approximately 52.5%) of the Group's total supplies, respectively.

### 優先購買權

根據細則或本公司註冊成立所在司法管轄區開曼群島的法律，並無優先購買權的條文規定本公司須按比例向其現有股東發行新股份。

### 購買、出售或贖回本公司上市證券

截至二零二五年十二月三十一日止年度及直至本年報日期，本公司或其附屬公司概無購買、出售或贖回本公司任何上市證券。

### 儲備

本集團截至二零二五年十二月三十一日止年度儲備的變動詳情載於本年度報告綜合權益變動表。

### 可分派儲備

於二零二四年及二零二五年十二月三十一日，按開曼群島法例第22章公司法(一九六一年第3號法例，經綜合及修訂)計算，本公司並無可用於向股東分派的儲備。

### 主要客戶及供應商

截至二零二五年十二月三十一日止年度，向本集團最大客戶及五大客戶的銷售分別約佔本集團總收益的72.4% (二零二四年：約68.4%)及90.6% (二零二四年：約83.8%)。本集團的供應商包括原材料及工序供應商。截至二零二五年十二月三十一日止年度，本集團最大供應商及五大供應商應佔的供應額分別約佔本集團供應總額的44.6% (二零二四年：約18.9%)及72.1% (二零二四年：約52.5%)。

# Report of the Directors (Continued)

## 董事會報告(續)

To the Directors' best knowledge, none of the Directors or any of close associates (as defined in the GEM Listing Rules) or any Shareholder who or which own more than 5% of the Company's issued share capital had any beneficial interest in any of the five largest customers and/or five largest suppliers of the Group during the year.

據董事所知，董事或任何緊密聯繫人(定義見GEM上市規則)或擁有5%以上本公司已發行股本的股東於本年度概無在本集團五大客戶及／或五大供應商中擁有任何實益權益。

### DIRECTORS

### 董事

The Directors for the year ended 31 December 2025 and up to the date of this annual report are as follows:

於截至二零二五年十二月三十一日止年度及直至本年度報告日期，董事如下所示：

#### Executive Directors

##### 執行董事

Mr. Wong Kwok Wai, Albert  
(Chairman and chief executive officer)

黃國偉先生  
(主席兼行政總裁)

Mr. Chan Yiu Tung, Enoch  
陳耀東先生

Mr. Leung King Yue, Alex  
梁景裕先生

Mr. Leung Tat Chi  
梁達志先生

#### Non-executive Director

##### 非執行董事

Ms. Ho Wing Shan  
何穎珊女士

#### Independent non-executive Directors

##### 獨立非執行董事

Mr. Tang Chun Hei  
鄧鎮晞先生  
Mr. Huen, Felix Ting Cheung

(appointed as an Independent Non-executive Director on 1 January 2026)

(於二零二六年一月一日獲委任為獨立非執行董事)  
(appointed as an Independent Non-executive Director on 1 January 2026)

禰廷彰先生  
Ms. Yim Bui Lam  
嚴銀琳女士  
Mr. Chan Tsun Choi, Arnold

(於二零二六年一月一日獲委任為獨立非執行董事)  
(resigned as an Independent Non-executive Director on 31 December 2025)

陳進財先生  
Mr. Chow Chin Hang, Joel

(於二零二五年十二月三十一日辭任獨立非執行董事)  
(resigned as an Independent Non-executive Director on 31 December 2025)

周展恒先生

(於二零二五年十二月三十一日辭任獨立非執行董事)

# Report of the Directors (Continued)

## 董事會報告(續)

Pursuant to Article 112 of the Articles, the Directors shall have power from time to time and at any time to appoint any person as a Director either to fill a casual vacancy or as an additional Director but the number of Directors so appointed shall not exceed the maximum number determined from time to time by the Shareholders in a general meeting. Any Director appointed by the Board to fill a casual vacancy shall hold office only until the first general meeting of the Company after his appointment and be subject to re-election at such meeting and any Director appointed by the Board as an addition to the existing Board shall hold office only until the next following annual general meeting of the Company and shall then be eligible for re-election.

Pursuant to Article 108(a) of the Articles, notwithstanding any other provisions in the Articles, at each annual general meeting, one third of the Directors for the time being, or, if their number is not three or a multiple of three, then the number nearest to but not less than one third, shall retire from office by rotation provided that every Director (including those appointed for a specific term) shall be subject to retirement by rotation at least once every three years.

### BIOGRAPHICAL DETAILS OF DIRECTORS

For the biographical details of the Directors, please refer to the section headed "Biographical Details of Directors and Senior Management" of this annual report.

### DIRECTORS' SERVICE CONTRACTS

Each of the executive Directors has entered into a service agreement with the Company pursuant to which he has agreed to act as an executive Director for an initial term of three years, which shall be renewed as determined by the Board or the Shareholders. Either party is entitled to give not less than one month's notice to terminate the service agreement.

Each of the non-executive Directors and the independent non-executive Directors has entered into a letter of appointment with the Company to which he has agreed to act as a non-executive Director or an independent non-executive Director for a fixed term of three years, which shall be renewed as determined by the Board or the Shareholders. Except for the Director's fees, no independent non-executive Director is to receive any other emolument for acting as an independent non-executive Director.

根據細則第112條，董事有權不時及隨時委任任何人士為董事，以填補臨時空缺或增加現有董事，惟所委任董事人數不得超過股東於股東大會上不時釐定的人數上限。任何由董事會委任以填補臨時空缺的董事，僅可任職至其獲委任後本公司首屆股東大會為止，並須於有關大會上重選連任。任何由董事會委任加入現有董事會的董事，僅可任職至本公司下屆股東週年大會為止，且屆時符合資格重選連任。

根據細則第108(a)條，儘管細則有任何其他條文規定，在每屆股東週年大會上，當時在任的三分之一董事須輪流告退，倘人數並非三或三的倍數，則最接近但不少於三分之一的董事須輪流告退，惟各董事(包括按特定任期委任的董事)須至少每三年輪席告退一次。

### 董事履歷詳情

有關董事履歷詳情，請參閱本年度報告「董事及高級管理層的履歷詳情」一節。

### 董事服務合約

各執行董事已與本公司訂立服務協議，彼據此同意擔任執行董事，初始任期為三年，須由董事會或股東釐定重續。任何一方有權發出不少於一個月的通知，藉此終止服務協議。

各非執行董事及獨立非執行董事已與本公司訂立委任函，彼據此同意擔任非執行董事或獨立非執行董事，固定任期為三年，須由董事會或股東釐定重續。除董事袍金外，獨立非執行董事概無就擔任獨立非執行董事收取任何其他酬金。

# Report of the Directors (Continued)

## 董事會報告(續)

Save as disclosed above, none of the Directors has proposed or entered into any service agreement or letter of appointment with the Company or any of its subsidiaries which is not determinable by the Group within one year without payment of compensation other than the statutory compensation.

### CONFIRMATION OF INDEPENDENCY OF INDEPENDENT NON-EXECUTIVE DIRECTORS

Each of the independent non-executive Directors has provided the Company with a confirmation of independence pursuant to rule 5.09 of the GEM Listing Rules. As such, the Company considers all the independent non-executive Directors to be independent as at the date of this annual report.

### PERMITTED INDEMNITY PROVISIONS

Pursuant to the Articles, a Director shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities which he may incur or sustain in or about the execution of the duties of his office or otherwise in relation thereto.

Appropriate directors' and officers' liability insurance coverage has been arranged for the Directors and officers of the Company.

### EMOLUMENTS OF THE DIRECTORS AND THE FIVE HIGHEST PAID INDIVIDUALS

Details of the emoluments of the Directors and the five highest paid individuals are set out in Notes 14 and 15 to the consolidated financial statements of this annual report.

除上文披露者外，董事概無與本公司或其任何附屬公司提議或訂立不可由本集團於一年內免付賠償(法定賠償除外)而終止的任何服務協議或委任函。

### 確認獨立非執行董事的獨立性

本公司已接獲各獨立非執行董事根據GEM上市規則第5.09條作出的獨立性確認書。因此，本公司認為，所有獨立非執行董事於本年度報告日期屬獨立。

### 獲准許的彌償條文

根據細則，董事有權從本公司資產中獲得彌償，以彌償其在執行職務或其他與執行職務有關的事宜時可能招致或蒙受的所有損失或責任。

本公司已為本公司董事及高級人員投購適當的董事及高級人員責任保險。

### 董事及五名最高薪酬人士的酬金

董事及五名最高薪酬人士的酬金詳情載於本年度報告綜合財務報表附註14及15。

# Report of the Directors (Continued)

## 董事會報告(續)

### EMOLUMENT POLICY

The Directors receive compensation in the form of an annual director's fee while members of the senior management receive compensation in the form of salaries, discretionary bonuses and other allowances. The Group also reimburses the Directors and senior management for expenses which are necessarily and reasonably incurred in relation to the Group's operations or in the course of discharging their duties to the Group. The Remuneration Committee regularly reviews and determines the remuneration packages of the Directors and the senior management, taking into account factors including, salaries payable by comparable companies, employment conditions, responsibilities and the individual performance of the Directors and senior management.

### INTERESTS AND SHORT POSITIONS OF DIRECTORS AND CHIEF EXECUTIVE IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ANY ASSOCIATED CORPORATION

As at 31 December 2025, the interests or short positions of each of the Directors and the chief executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong) (the "SFO"), which were (a) required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (b) required to be recorded in the register required to be kept under section 352 of the SFO; or (c) as otherwise notified to the Company and the Stock Exchange pursuant to rules 5.46 to 5.67 of the GEM Listing Rules, were as follows:

### 薪酬政策

董事以年度董事袍金形式收取報酬，而高級管理層成員以薪金、酌情花紅及其他補貼形式收取報酬。本集團亦會就董事及高級管理層因本集團營運或執行彼等對本集團的職能而必需及合理產生的開支，向彼等作出補償。薪酬委員會定期檢討及釐定董事及高級管理層的薪酬組合，當中參考(其中包括)可資比較公司所支付薪金、就業環境、董事及高級管理層的責任及個人表現等因素。

### 董事及主要行政人員於本公司及任何相聯法團的股份、相關股份及債權證中的權益及淡倉

於二零二五年十二月三十一日，本公司各董事及主要行政人員於本公司及其相聯法團(定義見香港法例第571章證券及期貨條例(「證券及期貨條例」)第XV部)的股份、相關股份及債權證中擁有(a)根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所的權益或淡倉(包括根據證券及期貨條例的有關條文彼等被當作或視作擁有的權益及淡倉);或(b)須記入證券及期貨條例第352條規定須存置的登記冊的權益或淡倉;或(c)根據GEM上市規則第5.46至5.67條須另行知會本公司及聯交所的權益或淡倉如下:

# Report of the Directors (Continued)

## 董事會報告(續)

### Long position in the Shares and underlying Shares

於股份及相關股份之好倉

(a) Ordinary shares of the Company

(a) 本公司普通股

Name of Director	Nature of interest/ Holding capacity	Number of ordinary shares held	Percentage of issued share capital of the Company (Note 1) 佔本公司已發行 股本的百分比(附註1)
董事姓名	權益性質／持股身份	所持普通股數目	
Mr. Wong Kwok Wai, Albert	Interest of a controlled corporation	120,000,000 (L) (Note 2)	24.44%
黃國偉先生	受控制法團權益	120,000,000 (L) (附註2)	24.44%
Mr. Leung King Yue, Alex	Beneficial owner	10,100,000 (L)	2.06%
梁景裕先生	實益擁有人	10,100,000 (L)	2.06%
Mr. Leung Tat Chi	Beneficial owner	17,460,466 (L)	3.56%
梁達志先生	實益擁有人	17,460,466 (L)	3.56%

# Report of the Directors (Continued)

## 董事會報告(續)

### (b) Share options of the Company

### (b) 本公司購股權

Name of category of participant	Date of grant of share option	Exercisable period	Exercise price	Number of underlying shares in respect of which share option were granted				Outstanding at 31 December 2025
				獲授出購股權涉及的相關股份數目				
				Outstanding at 1 January 2025	Granted during the year	Exercised during the year	Lapsed during the year	
	授出購股權的日期	可行使期	行使價 HK\$ 港元	於二零二五年一月一日尚未行使	於年內授出	於年內獲行使	年內失效	於二零二五年十二月三十一日未獲行使
<b>Directors</b>								
<b>董事</b>								
Mr. Leung King Yue, Alex 梁景裕先生	31 August 2022 二零二二年八月三十一日	31 August 2022–30 August 2025 二零二二年八月三十一日至二零二五年八月三十日	0.59	4,000,000	—	—	(4,000,000)	—
<b>Other eligible participants</b>								
<b>其他合資格參與者</b>								
Nil 無	—	—	—	—	—	—	—	—
				4,000,000	—	—	(4,000,000)	—

#### Notes:

#### 附註:

- As at the date of this announcement, the Company's issued ordinary share capital was HK\$24,547,093 divided into 490,941,860 Shares of HK\$0.05 each.
  - Three Gates Investment Limited ("Three Gates Investment"), a company incorporated in the British Virgin Islands on 15 August 2016 is wholly and beneficially owned by Mr. Wong Kwok Wai, Albert ("Mr. Wong"), who is the chairman and an executive director of the Company. Therefore, Mr. Wong is deemed to be interested in 120,000,000 Shares held by Three Gates Investment by virtue of the SFO.
- 於本年度報告日期，本公司的已發行普通股股本為24,547,093港元，分為490,941,860股每股面值0.05港元的股份。
  - Three Gates Investment Limited (「Three Gates Investment」) 為一間於二零一六年八月十五日在英屬處女群島註冊成立的公司，由本公司主席兼執行董事黃國偉先生(「黃先生」)全資實益擁有。因此，黃先生被視為根據證券及期貨條例擁有Three Gates Investment所持120,000,000股股份的權益。

# Report of the Directors (Continued)

## 董事會報告(續)

Except as disclosed above, as at 31 December 2025, none of the Directors or the chief executive of the Company had any other 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), which were required to be recorded in the register kept by the Company pursuant to section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange according to rules 5.46 to 5.67 of the GEM Listing Rules.

### INTERESTS AND SHORT POSITIONS OF SUBSTANTIAL SHAREHOLDERS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

To the best knowledge of the Directors, as at 31 December 2025, the following persons or corporations (other than the Directors and the chief executive of the Company) who had interests and/or short positions in the shares or underlying shares of the Company which would be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept under section 336 of the SFO were as follows:

#### Long position in the Shares and underlying Shares

Name of Substantial Shareholder	Nature of interest/ Holding capacity	Number of ordinary shares held	Percentage of issued share capital of the Company (Note 1) 佔本公司已發行股本的百分比(附註1)
主要股東名稱/姓名	權益性質/持股身份	所持普通股數目	
Three Gates Investment	Beneficial owner	120,000,000 (Notes 2, 3)	24.44%
Three Gates Investment	實益擁有人	120,000,000 (附註2、3)	24.44%
Gold-Face Finance Limited	Person having a security interest in Shares	80,000,000 (Notes 3, 4)	16.30%
均來財務有限公司	於股份中擁有證券權益的人士	80,000,000 (附註3、4)	16.30%
Upbest Credit and Mortgage Limited	Person having a security interest in Shares	80,000,000 (Notes 3, 4)	16.30%
美建信貸及按揭有限公司	於股份中擁有證券權益的人士	80,000,000 (附註3、4)	16.30%
Good Foundation Company Limited	Person having a security interest in Shares	80,000,000 (Notes 3, 4)	16.30%
開盛有限公司	於股份中擁有證券權益的人士	80,000,000 (附註3、4)	16.30%

除上文披露者外，於二零二五年十二月三十一日，本公司董事或主要行政人員於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份或債權證中概無擁有須記入證券及期貨條例第352條規定本公司須存置的登記冊或根據GEM上市規則第5.46至5.67條須另行知會本公司及聯交所的任何其他權益或淡倉。

### 主要股東於本公司股份及相關股份中的權益及淡倉

據董事所知，於二零二五年十二月三十一日，以下人士或法團(本公司董事及主要行政人員除外)於本公司股份或相關股份中擁有根據證券及期貨條例第XV部第2及3分部須披露予本公司或須記入證券及期貨條例第336條規定須存置的登記冊的權益及/或淡倉如下：

#### 於股份及相關股份之好倉

# Report of the Directors (Continued)

## 董事會報告(續)

Name of Substantial Shareholder	Nature of interest/ Holding capacity	Number of ordinary shares held	Percentage of issued share capital of the Company (Note 1) 佔本公司已發行股本的百分比(附註1)
主要股東名稱/姓名	權益性質/持股身份	所持普通股數目	
Upbest Strategic Company Limited 美建策略有限公司	Person having a security interest in Shares 於股份中擁有證券權益的人士	80,000,000 (Notes 3, 4) 80,000,000 (附註3、4)	16.30% 16.30%
Upbest Financial Holdings Limited Upbest Financial Holdings Limited	Person having a security interest in Shares 於股份中擁有證券權益的人士	80,000,000 (Notes 3, 4) 80,000,000 (附註3、4)	16.30% 16.30%
Upbest Group Limited 美建集團有限公司	Person having a security interest in Shares 於股份中擁有證券權益的人士	80,000,000 (Notes 3, 4) 80,000,000 (附註3、4)	16.30% 16.30%
Fung Wing Cheung, Tony 馮永祥	Beneficial owner 實益擁有人	40,800,000 40,800,000	8.31% 8.31%

Notes:

- As at the date of this announcement, the Company's issued ordinary share capital was HK\$24,547,093 divided into 490,941,860 Shares of HK\$0.05 each.
- Three Gates Investment is wholly and beneficially owned by Mr. Wong, who is the chairman and an executive Director of the Company. Therefore, Mr. Wong is deemed to be interested in 120,000,000 Shares held by Three Gates Investment by virtue of his 100% shareholding interest in Three Gates Investment.
- 80,000,000 Shares held by Three Gates Investment have been charged in favour of Gold-Face Finance Limited ("**Gold-Face**") as security for a loan granted in favour of Mr. Wong Kwok Wai, Albert, the chairman, chief executive officer, executive director and controlling shareholder of the Company.
- As Gold-Face is wholly-owned by Upbest Credit and Mortgage Limited, which in turn is wholly-owned by Upbest Strategic Company Limited and Good Foundation Company Limited in equal parts, which in turn are both wholly-owned by Upbest Financial Holdings Limited, which in turn is wholly-owned by Upbest Group Limited, Upbest Credit and Mortgage Limited, Upbest Strategic Company Limited, Good Foundation Company Limited, Upbest Financial Holdings Limited and Upbest Group Limited are all deemed to be interested in the security interest in the 80,000,000 Shares charged in favour of Gold-Face by virtue of the SFO.

附註:

- 於本年度報告日期，本公司的已發行普通股股本為24,547,093港元，分為490,941,860股每股面值0.05港元的股份。
- Three Gates Investment由本公司主席兼執行董事黃先生全資實益擁有。因此，黃先生被視為透過所持Three Gates Investment 100%股權於Three Gates Investment所持120,000,000股股份中擁有權益。
- Three Gates Investment所持80,000,000股股份已獲質押予均來財務有限公司(「均來」)，以作為本公司主席、行政總裁、執行董事兼控股股東黃國偉先生獲授貸款的抵押。
- 由於均來由美建信貸及按揭有限公司全資擁有，而美建信貸及按揭有限公司由美建策略有限公司及開盛有限公司全資同等擁有，而該兩者由Upbest Financial Holdings Limited全資擁有，而Upbest Financial Holdings Limited則由美建集團有限公司全資擁有，故根據證券及期貨條例，美建信貸及按揭有限公司、美建策略有限公司、開盛有限公司、Upbest Financial Holdings Limited及美建集團有限公司均被視為於質押予均來的80,000,000股股份中擁有證券權益。

# Report of the Directors (Continued)

## 董事會報告(續)

Except as disclosed above, as at 31 December 2025, the Directors are not aware of any interests and short positions owned by any other parties, other than a Director or the chief executive of the Company who held interests or short positions in the shares and the underlying shares of the Company, which were required to be recorded under the provisions of Divisions 2 and 3 of Part XV of the SFO, or, who was interested, directly or indirectly, in 10% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of the Company.

### SHARE OPTION SCHEME

The existing share option scheme of the Company (the “**Share Option Scheme**”) was adopted by the Company at the extraordinary general meeting of the Company held on 8 February 2023 and the previous share option scheme of the Company adopted on 24 November 2017 (the “**Old Share Option Scheme**”) was terminated on the same date. The following is a summary of the major terms of the Share Option Scheme:

#### (a) Purpose

The purpose of the Share Option Scheme is to attract and retain the best available personnel of the Group, to provide additional incentive for employees working full-time and part-time as well as other eligible personnel under the Share Option Scheme and to promote the success of the business of the Group.

除上文披露者外，於二零二五年十二月三十一日，就董事所知，除在本公司股份及相關股份中持有根據證券及期貨條例第XV部第2及3分部的規定須予記錄的權益或淡倉的本公司董事或主要行政人員，或直接或間接擁有附帶權利可於所有情況下在本公司股東大會上投票的所有類別股本面值10%或以上權益的本公司董事或主要行政人員外，概無任何其他人士擁有任何權益及淡倉。

### 購股權計劃

本公司於二零二三年二月八日舉行的本公司股東特別大會上採納本公司現有購股權計劃(「**購股權計劃**」)，而本公司於二零一七年十一月二十四日採納的舊購股權計劃(「**舊購股權計劃**」)於同日終止。以下為購股權計劃之主要條款概要：

#### (a) 目的

購股權計劃旨在吸引及挽留本集團的最傑出人才，向全職與兼職僱員及購股權計劃規定的其他合資格人士提供額外獎勵並促成本集團的業務成功。

# Report of the Directors (Continued)

## 董事會報告(續)

### (b) Eligible participants

Eligible participants include (i) employee participant(s) including the director(s) and employee(s) (whether full-time or part-time) of any member of the Group (including persons who are granted Options under the Share Option Scheme as inducement to enter into employment contracts with the Group); and (ii) service provider(s) including person(s) who provide services to any member of the Group on a continuing or recurring basis in its ordinary and usual course of business which are in the interests of the long term growth of the Group, which include any independent distributor, contractor, supplier, agent, consultant or adviser to any area of business or business development of the Group, but exclude any placing agent or financial adviser providing advisory services for fundraising, mergers or acquisitions, and other professional services provider such as auditor or valuer.

### (c) Subscription price

The subscription price shall be determined by the Board at its absolute discretion, provided that it shall not be less than the highest of (i) the closing price of the Shares as shown in the daily quotations sheet of the Stock Exchange on the offer date, which must be a business day; (ii) the average of the closing prices of the shares as shown in the daily quotations sheets of the Stock Exchange for the five (5) consecutive business days immediately preceding the offer date; and (iii) the nominal value of the share on the offer date.

### (d) Time of exercise of options

An option may be exercised in accordance with the terms of the Share Option Scheme at any time during a period as the Board may determine which shall not exceed 10 years from the date of grant subject to the provisions of early termination thereof.

### (b) 合資格參與者

合資格參與者包括(i)包括本集團任何成員公司(包括根據購股權計劃獲授購股權作為與該等公司訂立僱傭合約的獎勵之人士)之董事及僱員(不論全職或兼職)在內的董事及僱員;及(ii)服務提供商,包括於本集團的一般及日常業務過程中,持續或經常性地向本集團任何成員公司提供對本集團長期發展有利的服務的任何人士,包括本集團任何業務領域或業務發展的任何獨立分銷商、合約商、供應商、代理、諮詢師或顧問,但不包括任何提供融資、併購及核數或估值等其他專業服務的配售代理或金融顧問。

### (c) 認購價

認購價須由董事會全權酌情釐定,惟無論如何不得低於以下之最高者:(i)於授出日期(須為營業日)聯交所發佈的每日報價表所列的股份收市價;(ii)於緊接授出日期前五(5)個營業日聯交所發佈的每日報價表所列的股份平均收市價;及(iii)股份之面值。

### (d) 行使購股權的時限

購股權可於董事會可能釐定而不得超過授出日期起計十年內,隨時根據購股權計劃之條款行使,除非提早終止條文另有規定。

# Report of the Directors (Continued)

## 董事會報告(續)

### (e) Grant of options

An offer for the grant of options shall remain open for acceptance for a period of twenty-one days, including the day in which the offer was made. The amount payable by the grantee of an option to the Company on acceptance of the offer for the grant of the option is HK\$1.0.

### (f) Maximum number of shares available for issue

- (i) The total number of shares which may be issued in respect of all options which may be granted at any time under the Share Option Scheme together with options and awards which may be granted under any other share schemes for the time being of the Company shall not exceed such number of shares as equals to 10% of the issued share capital of the Company as at the date of the adoption of the Share Option Scheme (“**Adoption Date**”). Unless Shareholders’ approval has been obtained pursuant to sub-paragraphs (iii) and (iv) below, options lapsed in accordance with the terms of the Share Option Scheme will not be regarded as utilised for the purpose of calculating the scheme mandate limit and the service provider sublimit.
- (ii) The total number of shares which may be issued in respect of all options which may be granted at any time under the Share Option Scheme together with options and awards which may be granted under any other share schemes for the time being of the Company to service providers shall not exceed such number of shares as equals to 1% of the issued share capital of the Company as at Adoption Date.
- (iii) The Company may seek approval of the shareholders in general meeting to refresh the scheme mandate limit and/or the service provider sublimit under the Share Option Scheme after three (3) years from the Adoption Date (or the date of Shareholders’ approval for the last refreshment), provided that the limit so refreshed must not exceed 10% of the relevant class of shares in issue as at the date of passing the relevant resolution.

### (e) 授出購股權

授出購股權之要約須於二十一天(包括提呈要約之日)期間內始終可供接納。購股權承授人於接納授出購股權之要約時應付本公司的金額為1.0港元。

### (f) 可發行股份的最高數目

- (i) 根據購股權計劃可能隨時授出的所有購股權而可能發行的股份總數，連同可能根據本公司任何其他購股權計劃而授出的期權及獎勵，不應超過本公司於採納購股權計劃日期(「**採納日期**」)已發行股本的10%。除非已根據下文第(iii)及(iv)分段取得股東批准，就計算計劃授權限額及服務提供者分項限額而言，根據購股權計劃條款失效的購股權將不會視為用於計算。
- (ii) 根據購股權計劃可能隨時授出的所有購股權而可能發行的股份總數，連同可能根據本公司任何其他購股權計劃而向服務提供者授出的期權及獎勵，不應超過本公司於採納日期已發行股本的1%。
- (iii) 於採納日期(或股東批准最後更新日期)後三(3)年，本公司可根據購股權計劃於股東大會徵求股東批准更新計劃授權限額及／或服務提供者分項限額，惟更新後的限額不得超過相關決議案通過日期已發行相關股份的10%。

# Report of the Directors (Continued)

## 董事會報告(續)

(iv) The Company may also seek separate approval of the shareholders in general meeting for granting options beyond the scheme mandate limit provided that the options in excess of the scheme mandate limit are granted only to eligible participants specifically identified by the Company before such approval is sought. For the purpose of seeking approval of shareholders under this sub-paragraph (iv), the Company must send a circular to the shareholders containing a generic description of the specified eligible participants who may be granted such options, the number and terms of options to be granted, the purpose of granting options to the specified eligible participants with an explanation as to how the terms of the options serve such purpose and such other information as required under the GEM Listing Rules.

### (g) Maximum entitlement of each participant

The total number of shares issued and to be issued upon the exercise of the options and awards granted to each participant under the Share Option Scheme or any other option schemes of the Company in any 12-month period must not exceed 1% of the total number of shares of the Company in issue, unless approved by the Shareholders in the manner stipulated in the Share Option Scheme.

### (h) Duration of the Share Option Scheme

The Share Option Scheme shall continue in force for the period commencing from the Adoption Date, and expiring at the close of business on the date which falls ten (10) years after the Adoption Date.

(iv) 本公司可於股東大會上徵求股東批准授出超逾計劃授權限額的購股權，惟僅向本公司於徵求有關批准前特別指明之合資格參與者授出超逾計劃授權限額的購股權。就根據分段(iv)徵求股東批准而言，本公司必須向股東寄發一份通函，當中載列可獲授之指定合資格人士的一般簡介及向指定合資格人士授出該等購股權、購股權的數量及條款，並說明購股權條款將如何達致上述目的及GEM上市規則規定之其他資料。

### (g) 每名參與者之最高配額

除非股東以購股權計劃及獎勵規定的方式批准，否則在任何十二個月期間內，因行使根據購股權計劃或本公司任何其他購股權計劃授予每位參與者之購股權而已發行及將予發行之股份總數，不得超過本公司已發行股份總數之1%。

### (h) 購股權計劃之期限

購股權計劃自採納日期起持續有效，並於採納日期第十(10)年當日營業時間結束時屆滿。

# Report of the Directors (Continued)

## 董事會報告(續)

### (i) Termination of the Share Option Scheme

The Company by ordinary resolution in general meeting may at any time terminate the operation of the Share Option Scheme and in such event no further options will be offered but in all other respects the provisions of the Share Option Scheme shall remain in force to the extent necessary to give effect to the exercise of any options granted but not yet exercised prior thereto or otherwise as may be required in accordance with the provisions of the Share Option Scheme and options granted prior to such termination shall continue to be valid and exercisable in accordance with the Share Option Scheme.

### (j) Number of share option available for new share option scheme

As at 1 January 2025 and 31 December 2025, the total number of Shares which may be issued upon exercise of all share options to be granted under the Share Option Scheme together with all options and awards which may be granted under any other share schemes for the time being of the Company was 40,914,186 and 40,914,186, respectively. As at 1 January 2025 and 31 December 2025, the sublimit on the total number of Shares which may be issued in respect of all Options to be granted to service providers under the Share Option Scheme together with all options and awards which may be granted under any other share schemes for the time being of the Company was 4,091,418 and 4,091,418, respectively. As at the date of this report, the total number of shares available for issue under the Share Option Scheme was 40,914,186, representing 8.3% of the issued shares (excluding treasury shares) of the Company.

Since the Adoption Date and up to date of this annual report, no share options have been granted pursuant to the Share Option Scheme. Details of share granted under the Old Share Option Scheme are set out in Note 32 to the consolidated financial statement of this annual report.

### (i) 終止購股權計劃

本公司可於股東大會上通過普通決議案於任何時間終止購股權計劃，在此情況下，本公司不會進一步授出購股權，但在所有其他方面，購股權計劃的規定應依然有效，以確保此前已授出但未行使的購股權可正常行使，或符合購股權計劃其他方面的規定，而於有關終止前授出的購股權將繼續有效並根據購股權計劃可予行使。

### (j) 新購股權計劃可供授出的購股權數目

於二零二五年一月一日及二零二五年十二月三十一日，因行使根據購股權計劃將予授出的所有購股權連同根據本公司當時任何其他股份計劃可能授出的所有購股權及獎勵而可能發行的股份總數分別為40,914,186股及40,914,186股。於二零二五年一月一日及二零二五年十二月三十一日，就根據購股權計劃將向服務供應商授出的所有購股權連同根據本公司當時任何其他股份計劃可能授出的所有購股權及獎勵可能發行的股份總數分限額分別為4,091,418股及4,091,418股。於本報告日期，根據購股權計劃可供發行的股份總數為40,914,186股，佔本公司已發行股份（不包括庫存股份）的8.3%。

自採納日期起及直至本年度報告日期，概無根據購股權計劃授出購股權。有關舊購股權計劃授出股份詳情載於本年報綜合財務報表附註32。

# Report of the Directors (Continued)

## 董事會報告(續)

### DIRECTORS' AND CONTROLLING SHAREHOLDERS' INTERESTS IN COMPETING BUSINESSES

The Directors and the controlling shareholders of the Company have confirmed that for the year ended 31 December 2025 and up to the date of this announcement, none of the Directors, controlling Shareholders or any of their respective close associates (as defined in the GEM Listing Rules) engaged in any businesses that compete or may compete with the business of the Group, or had any other conflict of interest with the Group.

On 24 November 2017, each of Mr. Wong Kwok Wai, Albert and Three Gates Investment, being the controlling Shareholders, entered into a non-competition undertaking in favour of the Company, details of which were set out in the section headed "Relationship with our Controlling Shareholders — Non-competition Undertaking" in the Prospectus. Such undertakings have been fully complied with and enforced during the year ended 31 December 2025 and up to the date of this announcement.

The Board confirms that as at the date of this announcement, no other matters are required to be brought to the attention of the Shareholders and the potential investors.

Further, the independent non-executive Directors confirm that they have reviewed the enforcement of such undertakings and conclude that there are no outstanding issues regarding the undertakings that need to be raised with the Shareholders and the Company.

### SANCTIONS UNDERTAKING

As disclosed in the Prospectus, the Company provided an undertaking to the Stock Exchange that it would not use the proceeds from the Share Offer or any funds raised through the Stock Exchange to finance or facilitate, directly or indirectly, activities or business with, or for the benefit of, countries that are sanctions under international sanction laws, or any sanctioned government, entity or individual.

To ensure its compliance with this undertaking and to further enhance its risk management, the Group will continue to evaluate any business opportunities with those countries sanctioned under international sanction laws and will have delegated members of the senior management of the Company review the transaction documents from customers or potential customers from countries sanctioned under international sanctions laws.

### 董事及控股股東於競爭業務的權益

董事及本公司控股股東已確認，於截至二零二五年十二月三十一日止年度及直至本年度報告日期，董事、控股股東或彼等各自之任何緊密聯繫人(定義見GEM上市規則)概無參與任何與本集團業務競爭或可能競爭，或與本集團有任何其他利益衝突的業務。

於二零一七年十一月二十四日，控股股東黃國偉先生及Three Gates Investment分別訂立以本公司為受益人的不競爭承諾，詳情載於招股章程「與控股股東的關係 — 不競爭承諾」一節。截至二零二五年十二月三十一日止年度及直至本年度報告日期，該等承諾已獲悉數遵守及執行。

董事會確認，於本年度報告日期概無其他事宜須提請股東及潛在投資者注意。

此外，獨立非執行董事確認，彼等已審查該等承諾的執行情況，並認為概無有關該等承諾的未解決事宜須向股東及本公司提出。

### 制裁承諾

誠如招股章程所披露，本公司已向聯交所提供一項承諾，表示不會動用股份發售所得款項或透過聯交所籌集的任何資金，以直接或間接資助或促進與受國際制裁法律制裁的國家或任何受制裁政府、實體或個人之間的活動或業務，或令其獲益的活動或業務。

為確保遵守此承諾並進一步加強其風險管理，本集團將繼續評估與該等受國際制裁法律制裁的國家之間的任何商機，倘客戶或潛在客戶來自受國際制裁法律制裁的國家，則將委派本公司高級管理層成員審查其提供的交易文件。

# Report of the Directors (Continued)

## 董事會報告(續)

### RELATED PARTY TRANSACTIONS

Details of the Group's related party transactions are set out in Note 38 to the consolidated financial statements of this annual report.

### MANAGEMENT CONTRACTS

For the year ended 31 December 2025, no contracts concerning the management and administration of the whole or any substantial part of the business of the Group were entered into or existed.

### SUFFICIENCY OF PUBLIC FLOAT

The Directors confirm that during the year ended 31 December 2025 and up to the date of this annual report, based on the information that is publicly available to the Company and within the knowledge of the Directors, the Company has complied with the minimum public float as required under the GEM Listing Rules.

### EVENTS AFTER THE YEAR ENDED 31 DECEMBER 2025

As disclosed in Note 43 in this annual report, the disposal of Hua Yu Investment Management Limited is completed on 20 March 2026.

### AUDITOR

Asian Alliance was appointed as the auditor of the Company. A resolution for the reappointment of Asian Alliance as the auditor of the Company will be proposed at the forthcoming annual general meeting.

**Harbour Equine Holdings Limited**  
**Wong Kwok Wai, Albert**

*Chairman, chief executive officer and executive Director*

Hong Kong, 30 March 2026

### 關聯方交易

本集團的關聯方交易詳情載於本年度報告綜合財務報表附註38。

### 管理合約

截至二零二五年十二月三十一日止年度，本集團並無訂立或存在有關本集團全部或任何重大部分業務的管理及行政之合約。

### 充足公眾持股量

董事確認，於截至二零二五年十二月三十一日止年度及直至本年報日期，根據本公司從公開途徑所得的資料及據董事所知，本公司已遵守GEM上市規則所規定的最低公眾持股量。

### 於截至二零二五年十二月三十一日止年度後事項

誠如本年報附註43所披露，已於二零二六年三月二十日完成出售華禹投資管理有限公司。

### 核數師

久安已獲委任為本公司核數師。本公司將於應屆股東週年大會上提呈一項決議案以再次委任久安出任本公司核數師。

**維港育馬控股有限公司**  
**主席、行政總裁兼執行董事**  
**黃國偉**

香港，二零二六年三月三十日

# Independent Auditor's Report

## 獨立核數師報告



**To the Shareholders of Harbour Equine Holdings Limited**  
維港育馬控股有限公司  
(incorporated in the Cayman Islands with limited liability)

### OPINION

We have audited the consolidated financial statements of Harbour Equine Holdings Limited (the “**Company**”) and its subsidiaries (collectively referred to as the “**Group**”) set out on pages 75 to 266, which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information and other explanatory information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

致維港育馬控股有限公司列位股東  
(於開曼群島註冊成立的有限公司)

### 意見

吾等已審核載於第75至266頁的維港育馬控股有限公司(「**貴公司**」)及其附屬公司(統稱「**貴集團**」)的綜合財務報表，當中包括於二零二五年十二月三十一日的綜合財務狀況表與截至該日止年度的綜合損益表及其他全面收入表、綜合權益變動表及綜合現金流量表，以及綜合財務報表附註，包括重大會計政策資料及其他解釋資料。

吾等認為，綜合財務報表已根據香港會計師公會(「**香港會計師公會**」)頒佈的香港財務報告準則會計準則真實公允反映 貴集團於二零二五年十二月三十一日的綜合財務狀況及截至該日止年度的綜合財務表現及綜合現金流量，且乃按照香港公司條例的披露規定妥善編製。

# Independent Auditor's Report (Continued)

## 獨立核數師報告(續)

### BASIS FOR OPINION

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

### MATERIAL UNCERTAINTY RELATED TO GOING CONCERN

We draw attention to Note 3.1 to the consolidated financial statements, which indicates that the Group incurred loss of approximately HK\$3,347,000 for the year ended 31 December 2025 and, as of that date, the Group has net liabilities of approximately of HK\$18,034,000. Even though the Group's current assets marginally exceeded its current liabilities by approximately HK\$990,000, the Group incurred loss consecutively for several years and its cash and cash equivalents amounted to approximately HK\$1,905,000 only. These conditions, along with other matters as set forth in Note 3.1 to the consolidated financial statements, indicate the existence of a material uncertainty that may cast significant doubt on the Group's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

### KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

### 吾等意見之基礎

吾等乃根據香港會計師公會頒佈的香港審計準則(「**香港審計準則**」)開展審核。吾等在該等準則下的責任詳述於本報告核數師對審核綜合財務報表的責任一節。根據香港會計師公會頒佈的適用於公共利益實體財務報表審核的**職業會計師道德守則**(「**守則**」)，連同與開曼群島公共利益實體財務報表審核相關的道德要求，吾等獨立於貴集團。吾等亦已按照守則的該等要求履行其他道德責任。吾等相信，吾等所獲得的審核憑證可充分恰當地為吾等的意見提供基礎。

### 有關持續經營之重大不確定因素

吾等謹請垂注綜合財務報表附註3.1，其顯示貴集團於截至二零二五年十二月三十一日止年度產生虧損約3,347,000港元，而截至該日，貴集團的負債淨額約為18,034,000港元。儘管貴集團的流動資產略微超過其流動負債約990,000港元，但貴集團連續數年產生虧損，而其現金及現金等價物僅約為1,905,000港元。該等情況以及綜合財務報表附註3.1中所述的其他事項顯示存在可能導致對貴集團持續經營的能力提出嚴重質疑的重大不確定性。吾等之意見並無就此事宜作出修訂。

### 關鍵審核事項

關鍵審核事項指吾等根據專業判斷認為對本期綜合財務報表的審核最為重要的該等事項。吾等在審核整份綜合財務報表及就此形成意見時處理該等事項，且吾等不會就該等事項提供單獨意見。

# Independent Auditor's Report (Continued)

## 獨立核數師報告(續)

### KEY AUDIT MATTERS (Continued)

### 關鍵審核事項(續)

#### Key audit matter

#### 關鍵審核事項

#### Impairment of trade receivables and contract assets

#### 應收交易款項及合約資產減值

#### How our audit addressed the key audit matter

#### 吾等在審核中處理關鍵審核事項的方法

We identified impairment assessment of trade receivables and contract assets as a key audit matter due to the significance of trade receivables and contract assets to the Group's consolidated financial position and the involvement of subjective judgement and management estimates in evaluating the expected credit losses ("ECL") under HKFRS 9 "Financial Instruments" ("HKFRS 9") of the Group's trade receivables and contract assets at the end of the reporting period.

吾等將應收交易款項及合約資產減值評估識別為關鍵審核事項，乃由於應收交易款項及合約資產對貴集團的綜合財務狀況意義重大，並涉及根據香港財務報告準則第9號「金融工具」(「香港財務報告準則第9號」)對評估貴集團於報告期末的應收交易款項及合約資產的預期信貸虧損(「預期信貸虧損」)之主觀判斷及管理層估計。

As disclosed in Notes 25 and 26 to the consolidated financial statements, the Group's net trade receivables and contract assets amounting to approximately HK\$7,478,000 and HK\$1,884,000, respectively, have been net off with ECL on trade receivables and contract assets amounted to approximately HK\$4,221,000 and HK\$923,000 as at 31 December 2025, respectively.

誠如綜合財務報表附註25及26所披露，於二零二五年十二月三十一日，貴集團應收交易款項淨額及合約資產分別約為7,478,000港元及1,884,000港元，且已分別扣除應收交易款項及合約資產的預期信貸虧損約4,221,000港元及923,000港元。

Our procedures in relation to impairment assessment of trade receivables and contract assets included:  
吾等就應收交易款項及合約資產減值評估所進行之程序包括：

- Evaluating the independent valuer's competence, capabilities and their experiences in conducting valuation of ECL;
- 評估獨立估價師對預期信貸虧損進行估值的資質、能力和經驗；
- Understanding key controls on how the management estimates the credit loss allowance for trade receivables and contract assets;
- 了解有關管理層如何估計應收交易款項及合約資產信貸虧損撥備之關鍵控制措施；
- Testing the integrity of information used by management to develop the provision matrix, including trade receivables and contract assets ageing analysis as at 31 December 2025, on a sample basis, by comparing individual items in the analysis with the relevant sales invoices and other supporting documents;
- 抽樣測試管理層制定撥備矩陣所用資料(包括於二零二五年十二月三十一日的應收交易款項及合約資產賬齡分析)的可信程度，方法為將分析中的個別項目與相關銷售發票及其他輔助文件相互比較；

# Independent Auditor's Report (Continued)

## 獨立核數師報告(續)

### KEY AUDIT MATTERS (Continued)

### 關鍵審核事項(續)

#### Key audit matter (Continued)

#### 關鍵審核事項(續)

#### Impairment of trade receivables and contract assets (Continued)

#### 應收交易款項及合約資產減值(續)

#### How our audit addressed the key audit matter (Continued)

#### 吾等在審核中處理關鍵審核事項的方法(續)

As disclosed in Note 35 to the consolidated financial statements, the management of the Group estimates the amount of ECL of trade receivables and contract assets based on provision matrix through grouping of various debtors that have similar loss patterns, after considering internal credit ratings of debtors, ageing, repayment history and/or past due status of respective trade receivables and contract assets. Estimated loss rates are based on historical observed default rates over the expected life of the debtors and are adjusted for forward-looking information. In addition, contract assets that are credit-impaired are assessed for ECL individually. The loss allowance amount of the credit-impaired trade receivables and contracts assets are measured as the difference between the asset's carrying amount and the present value of estimated future cash flows with the consideration of expected future credit losses.

誠如綜合財務報表附註35所披露，貴集團管理層經考慮債務人的內部信貸評級、各應收交易款項及合約資產的賬齡、還款歷史及／或逾期狀況，根據將具類似虧損模式的各債務人分類後得出的撥備矩陣估計應收交易款項及合約資產的預期信貸虧損金額。估計虧損率乃基於債務人預期年內觀察所得的歷史違約率，並就前瞻性資料作出調整。此外，出現信貸減值的合約資產乃按預期信貸虧損進行個別評估。出現信貸減值的應收交易款項及合約資產的虧損撥備金額按資產賬面值與經考慮預期未來信貸虧損的估計未來現金流量現值之間的差額計量。

- Challenging management's basis and judgement in determining credit loss allowance on trade receivables and contract assets as at 31 December 2025, including their identification of significant balances and credit-impaired receivables and, the reasonableness of management's grouping of the remaining debtors into different categories in the provision matrix, and the basis of estimated loss rates applied in each category in the provision matrix (with reference to historical default rates and forward-looking information); and
- 質疑管理層釐定二零二五年十二月三十一日應收交易款項及合約資產信貸虧損撥備之理據及判斷，包括彼等對重大結餘及出現信貸減值的應收款項之識別、管理層將餘下債務人分類至撥備矩陣不同類別之合理性，以及就撥備矩陣各分類應用有關估計虧損率(參考歷史違約率及前瞻性資料)的理據；及
- Evaluating the disclosures regarding the impairment assessment of trade receivables and contract assets in Note 35 to the consolidated financial statements.
- 評估綜合財務報表附註35所載有關應收交易款項及合約資產減值評估的披露。

# Independent Auditor's Report (Continued)

## 獨立核數師報告(續)

### KEY AUDIT MATTERS (Continued)

### 關鍵審核事項(續)

#### Key audit matter (Continued)

#### 關鍵審核事項(續)

#### Impairment assessing of goodwill

#### 商譽減值評估

#### How our audit addressed the key audit matter

#### 吾等在審核中處理關鍵審核事項的方法

The Group has goodwill with carrying amount of approximately HK\$Nil as at 31 December 2025, which is allocated to the cash-generating unit (the "CGU") represented by interior design and decoration business. In determining the recoverable amount of goodwill, the Group engaged an independent professional valuer to perform such valuation. The valuation is determined based on the value-in-use model for the CGU discounted to their present values and it requires the use of key assumptions, including the discount rate, terminal growth rate, budgeted revenue and gross margin, taking into account the financial budgets approved by the directors of the Company (the "Directors") based on the management's experience from interior design and decorations business, and also management's expectations for the market development. During the year ended 31 December 2025, impairment loss of approximately HK\$6,683,000 had been recognised on goodwill.

貴集團截至二零二五年十二月三十一日的商譽賬面值約為零港元，分配給以室內設計和裝飾業務為代表的現金產生單位(「現金產生單位」)。在確定商譽的可收回金額時，貴集團聘請獨立專業估值師進行該估值。估值是根據現金產生單位折現到現值的使用價值模型確定的，它需要使用包括折現率、終端增長率、預算收入和毛利率在內的關鍵假設，並考慮貴公司董事(「董事」)根據管理層在室內設計和裝飾業務方面的經驗批准的財務預算，以及管理層對市場發展的期望。截至二零二五年十二月三十一日止年度，就商譽確認減值虧損約6,683,000港元。

We identified the impairment assessment of goodwill as a key audit matter due to its complexity and the inherent subjectivity arising from the significant management judgement.

由於商譽的複雜性以及管理層重大判斷產生的固有主觀性，吾等將商譽的減值評估確定為關鍵審核事項。

Our procedures in relation to impairment assessment of the carrying amount of goodwill included, but were not limited to:

吾等對商譽賬面值進行減值評估有關的程序包括但不限於：

- Understand the Group's impairment assessment process, including the impairment model performed by the independent professional valuer, basis of allocation of goodwill to the CGU, the preparation of the cashflow forecast and key assumptions adopted in the cashflow forecast through enquiries with the independent professional valuer and management's review process of the work of the independent professional valuer with respect to the valuation of CGU;
- 了解貴集團的減值評估過程，包括獨立專業估值師執行的減值模型、向現金產生單位分配商譽的基礎、通過與獨立專業估值師的詢問和管理層對獨立專業估值師的評估工作的審查過程，編製現金流量預測和現金流量預測中採用的關鍵假設；
- Evaluating the independent professional valuer's competence, capabilities and their experiences in conducting valuation of similar business;
- 評估獨立專業估值師對類似業務進行估值的資格、能力及經驗；
- Checking the respective independent valuation reports and discussing the valuation of the carrying amount of goodwill with the management;
- 審查有關獨立估值報告，並與管理層討論商譽賬面值的估值；

# Independent Auditor's Report (Continued)

## 獨立核數師報告(續)

### KEY AUDIT MATTERS (Continued)

### 關鍵審核事項(續)

#### Key audit matter (Continued)

#### 關鍵審核事項(續)

#### Impairment assessing of goodwill (Continued)

#### 商譽減值評估(續)

#### How our audit addressed the key audit matter (Continued)

#### 吾等在審核中處理關鍵審核事項的方法(續)

The significant judgements and estimates and related disclosures on goodwill are included in Note 20 to the consolidated financial statements.

有關商譽的重大判斷和估計及相關披露載於綜合財務報表附註20。

- Evaluating the appropriateness of the valuation models, the preparation of the cashflow forecast and assumptions based on the industry knowledge;
- 評估估值模型的適當性，根據行業知識編製現金流量預測和假設；
- Evaluating the appropriateness of the key inputs in the cashflow forecast by independently checking to the relevant external market data and/or relevant historical financial information including budgeted revenue and gross margin, and terminal growth rate by considering the approved financial budgets and the available industry and market data;
- 通過獨立檢查相關外部市場數據及／或相關歷史財務信息，包括預算收入和毛利率，以及考慮批准的財務預算和可用的行業和市場數據的終端增長率，評估現金流量預測中關鍵輸入數據的適當性；
- Comparing the historical cash flows forecast against the performance of CGU to test the reasonableness of projections; and
- 將歷史現金流量預測與現金產生單位的業績進行比較，以測試預測的合理性；及
- Checking the mathematical accuracy of valuation calculations.
- 檢查估值計算的數學準確性。

# Independent Auditor's Report (Continued)

## 獨立核數師報告(續)

### OTHER INFORMATION

The Directors are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### RESPONSIBILITIES OF DIRECTORS AND THOSE CHARGED WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

Those charged with governance are responsible for overseeing the Group's financial reporting process.

### 其他資料

董事對其他資料負責。其他資料包括年報所載資料，惟不包括綜合財務賬目及吾等就其發出之核數師報告。

吾等有關綜合財務報表的意見未涵蓋其他資料，且吾等未就該等資料發表任何形式的保證結論。

就吾等對綜合財務報表的審核而言，吾等的責任是閱讀其他資料，從而斟酌其他資料是否與綜合財務報表或吾等在審核中獲得的資訊嚴重不符，或似乎在其他方面存在嚴重失實陳述。倘若吾等根據履行的工作得出該其他資料存在重大失實陳述的結論，吾等須報告該事實。在這方面，吾等沒有情況需要報告。

### 董事及治理層對綜合財務報表的責任

董事負責根據香港會計師公會頒佈的香港財務報告準則會計準則及香港公司條例的披露規定編製真實公允反映情況的綜合財務報表，並負責落實董事認為必要的有關內部控制，以確保編製綜合財務報表時不存在因欺詐或錯誤而導致的重大失實陳述。

編製綜合財務報表時，董事負責評估貴集團持續營運的能力，在適當時披露持續營運相關事項，並以持續營運為會計基準，除非董事計劃清算貴集團或停止營運，或除此之外別無選擇。

治理層須負責監督貴集團之財務報告程序。

# Independent Auditor's Report (Continued)

## 獨立核數師報告(續)

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion 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. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.

### 核數師對審核綜合財務報表的責任

吾等之目標是合理確定整體上綜合財務報表是否不存在由於欺詐或錯誤而導致之重大失實陳述並發表包含吾等意見之核數師報告。吾等僅按照我們雙方所協定的委聘條款向閣下(作為整體)報告，除此之外，本報告別無其他目的。吾等不會就本報告之內容向任何其他人士負上或承擔任何責任。合理保證是高水平的保證，但並不保證根據香港審計準則開展的審核總能發現所存在的重大失實陳述。失實陳述可能因欺詐或錯誤而產生，倘若據合理預期失實陳述將單獨或共同影響用戶依據該等綜合財務報表作出的經濟決策，則視為重大失實陳述。

作為根據香港審計準則進行審核的一部分，吾等在審計過程中運用專業判斷及保持專業懷疑態度。吾等亦：

- 明確及評估因欺詐或錯誤而導致的綜合財務報表重大失實陳述的風險、設計及執行響應該等風險的審核程序，並獲取可充分恰當地為吾等的意見提供基礎的審核憑證。未發現因欺詐而導致的重大失實陳述的風險高於因錯誤而導致的風險，因為欺詐可能涉及串通、偽造、故意不作為、虛假陳述或推翻內部控制。
- 理解與審核相關的內部控制，以設計在有關情況下適當的審核程序，但並非為對貴集團內部控制成效發表意見。
- 評估董事所採用的會計政策是否合適及所作出的會計估計和相關披露是否合理。

# Independent Auditor's Report (Continued)

## 獨立核數師報告(續)

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

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

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

### 核數師對審核綜合財務報表的責任(續)

- 得出董事以持續營運為會計基準是否合適的結論，並根據獲得的審核憑證斷定是否存在與可能令貴集團持續營運能力產生重大疑慮的事件或狀況有關的重大不確定性。倘若吾等得出存在重大不確定性的結論，吾等須在核數師報告中提請注意綜合財務報表中的相關披露，或倘若該等披露不充分，則須修改吾等的意見。吾等的結論乃基於截至核數師報告日期為止獲得的審核憑證。然而，未來事件或狀況可能導致貴集團無法持續營運。
- 評估綜合財務報表(包括披露)的整體呈列、結構及內容，以及綜合財務報表是否以實現公平呈列的方式體現相關交易及事件。
- 計劃及執行貴集團審核，以獲取有關貴集團內實體或業務單位財務資料的充足適當審核憑證，作為對貴集團財務報表形成意見的基礎。吾等負責指導、監督及審閱就集團審核而進行的審核工作。吾等仍對審核意見全權負責。

吾等與治理層溝通(其中包括)計劃審核範圍和時間安排及重大審核發現，包括吾等在審核期間發現的任何重大內部控制缺陷。

吾等亦向治理層提供聲明，表示吾等已遵守相關獨立性道德規定，並與彼等溝通可能合理認為與吾等獨立性相關的所有關係和其他事項，以及在適用的情況下，討論相關的所採取消除威脅的行動或防範措施。

# Independent Auditor's Report (Continued)

## 獨立核數師報告(續)

### AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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

**Asian Alliance (HK) CPA Limited**  
*Certified Public Accountants (Practising)*  
**Lam Chik Tong**  
Practising Certificate Number: P08346

8/F., Catic Plaza  
8 Causeway Road  
Causeway Bay  
Hong Kong

30 March 2026

### 核數師對審核綜合財務報表的責任 (續)

吾等從與治理層溝通的事項中確定在本期綜合財務報表的審核中最為重要的該等事項，即關鍵審核事項。吾等在核數師報告中說明該等事項，除非法律或法規禁止公開披露該事項，或吾等認為不應在報告中說明該事項，因為據合理預期披露的不利後果大於有關溝通的公共利益，此種情況極為罕見。

久安(香港)會計師事務所有限公司  
執業會計師  
林植棠  
執業證書編號：P08346

香港  
銅鑼灣  
高士威道8號  
航空大廈8樓

二零二六年三月三十日

# Consolidated Statement of Profit or Loss and Other Comprehensive Income 綜合損益及其他全面收入表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		Notes 附註	2025 2025年 HK\$'000 千港元	2024 2024年 HK\$'000 千港元 (Restated) (經重列)
<b>Continuing operations</b>	<b>持續經營業務</b>			
Revenue	收益	5	21,705	67,071
Direct costs	直接成本		(24,596)	(69,305)
Gross loss	毛損		(2,891)	(2,234)
Other income, gains and losses, net	其他收入、增益及虧損淨額	7	18,617	(13,606)
Selling and distribution expenses	銷售及分銷開支		(144)	(2,006)
Administrative expenses	行政開支		(7,433)	(13,729)
(Impairment loss) reversal of impairment losses under expected credit loss model, net of reversal	預期信貸虧損模式下(減值虧損)減值虧損撥回·扣除撥回	8	(4,871)	150
Impairment loss of goodwill	商譽減值虧損		(6,683)	—
Impairment loss of right-of-use assets	使用權資產減值虧損		(727)	—
Finance costs	融資成本	9	(1,873)	(3,540)
Loss before tax	除稅前虧損		(6,005)	(34,965)
Income tax credit (expense)	所得稅抵免(開支)	10	848	(171)
Loss for the year from continuing operations	持續經營業務之年內虧損		(5,157)	(35,136)
Discontinued operation	已終止經營業務			
Profit (loss) for the year from discontinued operation	已終止經營業務之年內溢利(虧損)	11	1,810	(1,875)
Loss for the year	年內虧損	12	(3,347)	(37,011)

# Consolidated Statement of Profit or Loss and Other Comprehensive Income (Continued)

## 綜合損益及其他全面收入表(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		Note 附註	2025 2025年 HK\$'000 千港元	2024 2024年 HK\$'000 千港元 (Restated) (經重列)
<b>Other comprehensive (expense) income</b>	<b>其他全面(開支)收益</b>			
<i>Items that may be reclassified subsequently to profit or loss:</i>	<i>於其後期間可能重新分類至損益的項目：</i>			
Exchange differences arising on translation of foreign operations	換算海外業務的匯兌差額		(2,890)	2,424
Release of cumulative translation reserve upon disposal of a foreign operation	出售海外業務時撥回累計匯兌儲備		(5,251)	—
Release of cumulative translation reserve upon deregistration of a subsidiary	註銷一間附屬公司時撥回累計匯兌儲備		733	—
Other comprehensive (expense) income for the year, net of income tax	全年其他全面(開支)收益，已扣除所得稅		(7,408)	2,424
<b>Total comprehensive expense for the year</b>	<b>全年全面開支總額</b>		(10,755)	(34,587)
<b>Loss per share</b>	<b>每股虧損</b>	17		
From continuing and discontinued operations	來自持續經營及已終止經營業務			
Basic and diluted (HK cents)	基本及攤薄(港仙)		(0.78)	(9.05)
From continuing operations	來自持續經營業務			
Basic and diluted (HK cents)	基本及攤薄(港仙)		(1.20)	(8.59)

# Consolidated Statement of Financial Position

## 綜合財務狀況表

At 31 December 2025 於二零二五年十二月三十一日

		Notes 附註	2025 2025年 HK\$'000 千港元	2024 2024年 HK\$'000 千港元
<b>NON-CURRENT ASSETS</b>	<b>非流動資產</b>			
Property, plant and equipment	物業、廠房及設備	18	39	648
Right-of-use assets	使用權資產	19	—	260
Goodwill	商譽	20	—	6,683
Intangible assets	無形資產	21	—	—
Financial asset at fair value through profit or loss ("FVTPL")	按公允值計入損益 (「按公允值計入損益」) 的金融資產	23	—	—
Deferred tax assets	遞延稅項資產	33	817	—
			<b>856</b>	<b>7,591</b>
<b>CURRENT ASSETS</b>	<b>流動資產</b>			
Inventories	存貨	24	1,963	2,150
Biological assets	生物資產	22	—	482
Trade receivables	應收交易款項	25	7,478	10,985
Contract assets	合約資產	26	1,884	7,249
Deposits and other receivables	按金及其他應收款項	25	1,982	2,136
Cash and cash equivalents	現金及現金等價物	27	1,905	3,784
Tax recoverable	可收回稅項		104	293
			<b>15,316</b>	<b>27,079</b>
Assets classified as held for sale	分類為持作出售資產	11	149	6,478
			<b>15,465</b>	<b>33,557</b>
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>			
Trade payables	應付交易款項	28	7,785	6,721
Other payables and accruals	其他應付款項及 應計費用	28	6,219	9,632
Lease liabilities	租賃負債	30	457	393
Tax payables	應付稅項		—	272
			<b>14,461</b>	<b>17,018</b>
Liabilities associated with assets classified as held for sale	分類為持作出售的 資產有關的負債	11	14	16,307
			<b>14,475</b>	<b>33,325</b>
<b>NET CURRENT ASSETS</b>	<b>流動資產淨值</b>		<b>990</b>	<b>232</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>資產總值減流動負債</b>		<b>1,846</b>	<b>7,823</b>

# Consolidated Statement of Financial Position (Continued)

## 綜合財務狀況表(續)

At 31 December 2025 於二零二五年十二月三十一日

		Notes 附註	2025 2025年 HK\$'000 千港元	2024 2024年 HK\$'000 千港元
<b>NON-CURRENT LIABILITIES</b>	<b>非流動負債</b>			
Borrowings	借款	29	19,374	22,610
Lease liabilities	租賃負債	30	274	265
Deferred tax liabilities	遞延稅項負債	33	—	1
Retirement benefit obligations	退休金福利責任	39	232	146
			19,880	23,022
<b>NET LIABILITIES</b>	<b>負債淨值</b>		<b>(18,034)</b>	(15,199)
<b>CAPITAL AND RESERVES</b>	<b>股本及儲備</b>			
Share capital	股本	31	24,547	20,457
Reserves	儲備		(42,581)	(35,656)
<b>TOTAL DEFICIT</b>	<b>虧絀總額</b>		<b>(18,034)</b>	(15,199)

The consolidated financial statements on pages 75 to 266 were approved and authorised for issue by the Board of Directors on 30 March 2026 and are signed on its behalf by:

第75頁至第266頁之綜合財務報表已於2026年3月30日獲董事會批准及授權發佈，並由下列者簽署：

**Wong Kwok Wai, Albert**

黃國偉

Director

董事

**Leung Tat Chi**

梁達志

Director

董事

# Consolidated Statement of Changes in Equity

## 綜合權益變動表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		Share capital 股本 HK\$'000 千港元	Share premium 股份溢價 HK\$'000 千港元	Merger reserve 合併儲備 HK\$'000 千港元 (Note (a)) (附註(a))	Share option reserve 購股權儲備 HK\$'000 千港元 (Note (b)) (附註(b))	Statutory reserve 法定儲備 HK\$'000 千港元 (Note (b)) (附註(b))	Exchange reserve 匯兌儲備 HK\$'000 千港元	Accumulated losses 累計虧損 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	20,457	130,674	(1,000)	4,942	5,670	5,196	(146,551)	19,388
Loss for the year	年內虧損	—	—	—	—	—	—	(37,011)	(37,011)
Other comprehensive expense for the year, net of income tax	全年其他全面開支，已扣除所得稅	—	—	—	—	—	—	(37,011)	(37,011)
Items that may be reclassified subsequently to profit or loss:	於其後期間可能重新分類至損益的項目：								
Exchange differences arising on translation of foreign operations	換算海外業務的匯兌差額	—	—	—	—	—	2,424	—	2,424
Total comprehensive income (expense) for the year	全年全面收入(開支)總額	—	—	—	—	—	2,424	(37,011)	(34,587)
Lapse of equity-settled share option	以權益結算的購股權失效	—	—	—	(3,611)	—	—	3,611	—
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及二零二五年一月一日	20,457	130,674	(1,000)	1,331	5,670	7,620	(179,951)	(15,199)
Loss for the year	年內虧損	—	—	—	—	—	—	(3,347)	(3,347)
Other comprehensive (expense) income for the year	全年其他全面(開支)收入	—	—	—	—	—	—	(3,347)	(3,347)
Items that may be reclassified subsequently to profit or loss:	於其後期間可能重新分類至損益的項目：								
Exchange differences arising on translation of foreign operations	換算海外業務的匯兌差額	—	—	—	—	—	(2,890)	—	(2,890)
Release of cumulative translation reserve upon disposal of a foreign operation	出售海外業務時撥回累計匯兌儲備	—	—	—	—	—	(5,251)	—	(5,251)
Release of cumulative translation reserve upon deregistration of a subsidiary	註銷一間附屬公司時撥回累計匯兌儲備	—	—	—	—	—	733	—	733
Other comprehensive expense for the year, net of income tax	全年其他全面開支，已扣除所得稅	—	—	—	—	—	(7,408)	—	(7,408)
Total comprehensive expense for the year	全年全面開支總額	—	—	—	—	—	(7,408)	(3,347)	(10,755)
Disposal of subsidiaries	出售附屬公司	—	—	—	—	(5,670)	—	5,670	—
Lapse of equity-settled share option (Note 32)	以權益結算的購股權失效(附註32)	—	—	—	(1,331)	—	—	1,331	—
Issue of shares (Note 31)	發行股份(附註31)	4,090	3,830	—	—	—	—	—	7,920
At 31 December 2025	於二零二五年十二月三十一日	24,547	134,504	(1,000)	—	—	212	(176,297)	(18,034)

# Consolidated Statement of Changes in Equity (Continued)

## 綜合權益變動表(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

Notes:

- (a) The merger reserve represented the difference between the Company's shares of the nominal value of the paid-up capital of the subsidiaries acquired and the Company's cost of acquisition of the subsidiaries under common control upon the reorganisation undergone by the Group.
- (b) Pursuant to the relevant laws and regulations in the People's Republic of China (the "PRC"), the companies registered in the PRC shall appropriate a certain percentage of their net profit after tax (after offsetting any prior years' losses) calculated under the accounting principles generally applicable to the PRC enterprises to the reserve fund. When the balance of this reserve fund reaches 50% of the entity's capital, any further appropriation is optional. The statutory surplus reserve can be utilised to offset prior years' losses or to increase capital. However, the balance of the statutory surplus reserve must be maintained at a minimum of 25% of the capital after these usages. After making the appropriation to the statutory surplus reserve, the companies may also appropriate their profits for the year to the discretionary surplus reserve upon approval by the board of directors or the shareholders in a general meeting.

附註：

- (a) 合併儲備乃指本集團進行重組後，本公司已收購附屬公司繳足股本的面值與本公司收購受共同控制的附屬公司的成本之間的差額。
- (b) 根據中華人民共和國(「中國」)相關法律法規，於中國註冊的公司須將根據中國企業普遍適用的會計原則計算的稅後純利若干百分比(經抵銷任何以往年度虧損後)撥往儲備基金。該儲備基金的結餘達實體資本50%時，則可酌情況定是否繼續作出任何進一步撥款。法定盈餘儲備可用以抵銷以往年度虧損或增資。然而，使用後的法定盈餘儲備結餘最少須維持在資本的25%。向法定盈餘儲備作出撥款後，公司亦可經董事會或股東於股東大會上批准後，將本年度溢利撥往任意盈餘儲備。

# Consolidated Statement of Cash Flows

## 綜合現金流量表

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		2025 2025年 HK\$'000 千港元	2024 2024年 HK\$'000 千港元 (Restated) (經重列)
<b>OPERATING ACTIVITIES</b>	<b>經營活動</b>		
(Loss) profit before tax	除稅前(虧損)溢利		
— from continuing operations	— 來自持續經營業務	(6,005)	(34,965)
— from discontinued operation	— 來自已終止經營業務	1,810	(2,494)
Adjustments for:	調整：		
Finance costs	融資成本	1,873	3,540
Financial guarantee service income	財務擔保服務收入	—	(44)
Interest income	利息收入	(2)	(7)
Remeasurement of defined benefit pension plans	重新計量界定福利退休金計劃	79	3
Fair value gains on financial asset at FVTPL	按公允值計入損益之金融資產的公允值收益	—	(124)
Fair value gain on biological assets	生物資產公允值收益	—	(309)
Depreciation of property, plant and equipment	物業、廠房及設備折舊	104	530
Depreciation of right-of-use assets	使用權資產折舊	467	725
Gain on termination of lease contract	終止租賃合約的增益	—	(19)
Loss (gain) on disposal of property, plant and equipment	出售物業、廠房及設備之虧損(收益)	36	(229)
Gain on disposal of subsidiaries	出售附屬公司之增益	(16,143)	—
Loss on deregistration of a subsidiary	註銷一間附屬公司之虧損	451	—
Loss on written-off of property, plant and equipment	撇銷物業、廠房及設備虧損	—	16
Written-off of trade receivables	應收交易款項撇銷	—	376
Written-off of other receivables	其他應收款項撇銷	38	8,947
Impairment loss (reversal of impairment losses) under expected credit loss model, net of reversal	預期信貸虧損模式下減值虧損(減值虧損撥回)，扣除撥回	4,871	(153)
Impairment losses on intangible asset	無形資產減值虧損	—	3,788
Impairment losses of goodwill	商譽減值虧損	6,683	—
Impairment losses of right-of-use assets	使用權資產減值虧損	727	—
Written-down of inventories	撇減存貨	96	1,721
Waiver of other payable	豁免其他應付款項	(2,021)	—
Loss on disposal of biological assets	出售生物資產之虧損	—	3,413

# Consolidated Statement of Cash Flows (Continued)

## 綜合現金流量表(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		2025 2025年 HK\$'000 千港元	2024 2024年 HK\$'000 千港元 (Restated) (經重列)
<b>Operating cash flows before movements in working capital</b>	<b>營運資金變動前經營現金流量</b>	<b>(6,936)</b>	<b>(15,285)</b>
Decrease in inventories	存貨減少	91	1,944
Increase in trade receivables	應收交易款項增加	(535)	(3,777)
(Increase) decrease in deposits and other receivables	按金及其他應收款項 (增加)減少	(26)	611
Increase (decrease) in trade payables	應付交易款項增加(減少)	1,613	(4,164)
(Decrease) increase in other payables and accruals	其他應付款項及應計費用 (減少)增加	(3,198)	10,024
Decrease in contract assets	合約資產減少	4,500	524
Decrease in biological assets	生物資產減少	502	8,942
<b>Cash used in operations</b>	<b>經營所用現金</b>	<b>(3,989)</b>	<b>(1,181)</b>
Income taxes refunded	已還所得稅	219	87
<b>NET CASH USED IN OPERATING ACTIVITIES</b>	<b>經營活動所用現金淨額</b>	<b>(3,770)</b>	<b>(1,094)</b>
<b>INVESTING ACTIVITIES</b>	<b>投資活動</b>		
Net cash inflow from disposal of a subsidiary	出售一間附屬公司之現金流入淨額	679	—
Proceeds from sale of biological assets	出售生物資產所得款項	—	2,358
Interest received	已收利息	2	7
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備所得款項	510	1,643
Proceeds from disposal of investment properties	出售投資物業所得款項	—	1,935
Purchase of property, plant and equipment	購買物業、廠房及設備	(41)	(207)
<b>NET CASH FROM INVESTING ACTIVITIES</b>	<b>投資活動所得現金淨額</b>	<b>1,150</b>	<b>5,736</b>

# Consolidated Statement of Cash Flows (Continued)

## 綜合現金流量表(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		2025 2025年 HK\$'000 千港元	2024 2024年 HK\$'000 千港元 (Restated) (經重列)
<b>FINANCING ACTIVITIES</b>	<b>融資活動</b>		
New borrowings raised	新籌借款	—	11,339
Repayment of borrowings	償還借款	(4,573)	(15,780)
Interest paid	已付利息	(1,534)	(3,443)
Repayment of lease liabilities	償還租賃負債	(872)	(941)
Advance from directors	董事墊款	—	1,303
Proceeds on issue of shares	發行股份所得款項	7,920	—
<b>NET CASH FROM (USED IN) FINANCING ACTIVITIES</b>	<b>融資活動所得(所用)現金淨額</b>	<b>941</b>	<b>(7,522)</b>
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS</b>	<b>現金及現金等價物減少淨額</b>	<b>(1,679)</b>	<b>(2,880)</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR</b>	<b>年初現金及現金等價物</b>	<b>3,784</b>	<b>4,123</b>
<b>EFFECT OF FOREIGN EXCHANGE RATE CHANGES</b>	<b>匯率變動的影響</b>	<b>(51)</b>	<b>2,913</b>
<b>CASH AND CASH EQUIVALENTS AT END OF THE YEAR, REPRESENTED BY BANK BALANCES AND CASH</b>	<b>年末現金及現金等價物，以銀行結餘及現金為代表</b>	<b>2,054</b>	<b>4,156</b>
<b>CASH AND CASH EQUIVALENTS AT 31 DECEMBER, represented by:</b>	<b>於十二月三十一日的現金及現金等價物，以下各項為代表：</b>		
Bank balances and cash	銀行結餘及現金	1,905	3,784
Bank balance and cash included in assets classified as held for sales	計入分類為持作出售資產的銀行結餘及現金	149	372
		<b>2,054</b>	<b>4,156</b>

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 1. GENERAL INFORMATION

Harbour Equine Holdings Limited (the “**Company**”) was incorporated as an exempted company with limited liability in the Cayman Islands under the Companies Law (as revised) of the Cayman Islands on 18 August 2016. The registered office address of the Company is Windward 3, Regatta Office Park, P.O. Box 1350, Grand Cayman KY1-1108, Cayman Islands.

The Company is an investment holding company. During the year, the Company’s subsidiaries were principally engaged in the manufacture and selling of high-performance sewing threads and broad categories of garment accessories, provision of interior design, interior decorating and furnishing services, trading of bloodstocks and provision of advising on securities, corporate finance and asset management services. During the year ended 31 December 2025, the board of directors of the Company (“**Board**”) resolved to discontinue the operating segment of provision of advising on securities, corporate finance and asset management services in the Hong Kong due to the reallocation and concentration of resources to other business sectors.

The functional currency of the Company is Hong Kong Dollars (“**HK\$**”), which is also the presentation currency of Company.

### 1. 一般資料

維港育馬控股有限公司(「**本公司**」)於二零一六年八月十八日根據開曼群島公司法(經修訂)在開曼群島註冊成立為獲豁免有限公司。本公司的註冊辦事處地址為Windward 3, Regatta Office Park, P.O. Box 1350, Grand Cayman KY1-1108, Cayman Islands。

本公司為投資控股公司。本公司附屬公司年內主要從事優質縫紉線和各類服裝輔料生產及銷售，提供室內設計、室內裝飾及室內陳設服務、純種馬買賣以及提供證券、企業融資諮詢及資產管理服務。截至二零二五年十二月三十一日止年度，由於資源向其他業務部門的重新分配和集中，本公司董事會(「**董事會**」)議決，終止在香港提供證券、企業融資諮詢及資產管理服務的經營分部。

本公司之功能貨幣為港元(「**港元**」)，即為本公司呈列之貨幣。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS

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

In the current year, the Group has applied the following amendments to HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for the first time, which are mandatorily effective for the annual periods beginning on 1 January 2025 for the preparation of the consolidated financial statements:

Amendments to HKAS 21 and *Lack of Exchangeability*  
HKFRS 1

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

### 2. 應用新訂及經修訂香港財務報告準則會計準則

於本年度強制生效之香港財務報告準則會計準則修訂本

於本年度，本集團編製綜合財務報表時首次應用自二零二五年一月一日開始之年度期間強制生效的下列香港會計師公會（「香港會計師公會」）頒佈的香港財務報告準則會計準則修訂本：

香港會計準則第21號 *缺乏可兌換性*  
及香港財務報告準則第1號(修訂本)

在本年度應用香港財務報告準則會計準則修訂本，對本集團本年度及過往年度的財務狀況及表現及／或對該等綜合財務報表所載的披露並無重大影響。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS (Continued)

#### New and amendments to HKFRS Accounting Standards in issue but not yet effective

The Group has not early applied the following new and amendments to HKFRS Accounting Standards that have been issued but are not yet effective:

Amendments to HKFRS 9 and HKFRS 7	<i>Amendments to the Classification and Measurement of Financial Instruments<sup>2</sup></i>
Amendments to HKFRS 10 and HKAS 28	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture<sup>1</sup></i>
Amendments to HKFRS 9 and HKFRS 7	<i>Amendments to Contracts Referencing Nature-dependent Electricity<sup>2</sup></i>
Amendments to HK Interpretation 5	<i>Amendments to Hong Kong Interpretation 5 Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause (amendments)<sup>3</sup></i>
Amendments to HKFRS Accounting Standards	<i>Annual Improvements to HKFRS Accounting Standards — Volume 11<sup>2</sup></i>
HKFRS 18	<i>Presentation and Disclosure in Financial Statements<sup>3</sup></i>
HKFRS 19	<i>Subsidiaries without Public Accountability Disclosures<sup>3</sup></i>

- <sup>1</sup> Effective for annual periods beginning on or after a date to be determined.
- <sup>2</sup> Effective for annual periods beginning on or after 1 January 2026.
- <sup>3</sup> Effective for annual periods beginning on or after 1 January 2027.

### 2. 應用新訂及經修訂香港財務報告準則會計準則(續)

#### 已頒佈但尚未生效之新訂香港財務報告準則會計準則及其修訂本

本集團並無提早應用下列已頒佈但尚未生效之新訂及經修訂香港財務報告準則會計準則：

香港財務報告準則第9號及香港財務報告準則第7號(修訂本)	金融工具分類及計量之修訂 <sup>2</sup>
香港財務報告準則第10號及香港會計準則第28號(修訂本)	投資者與其聯營公司或合營企業之間的資產出售或注資 <sup>1</sup>
香港財務報告準則第9號及香港財務報告準則第7號(修訂本)	涉及依賴自然能源生產電力的合約之修訂 <sup>2</sup>
香港詮釋第5號(修訂本)	香港詮釋第5號(修訂本)財務報表之呈報 — 借款方對載有須按要 求償還條款之定期貸款之分類 (修訂本) <sup>3</sup>
香港財務報告準則會計準則(修訂本)	香港財務報告準則會計準則之年度改進 — 第11冊 <sup>2</sup>
香港財務報告準則第18號	財務報表之呈列及披露 <sup>3</sup>
香港財務報告準則第19號	無公開問責披露的附屬公司 <sup>3</sup>

- <sup>1</sup> 於待釐定日期或之後開始的年度期間生效。
- <sup>2</sup> 於二零二六年一月一日或之後開始的年度期間生效。
- <sup>3</sup> 於二零二七年一月一日或之後開始的年度期間生效。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS (Continued)

#### New and amendments to HKFRSs in issue but not yet effective (Continued)

Except for the new and amendments to HKFRS Accounting Standards mentioned below, the directors of the Company (the “**Directors**”) anticipate that the application of all other new and amendments to HKFRS Accounting Standards will have no material impact on the consolidated financial statements in the foreseeable future.

#### HKFRS 18 Presentation and Disclosure in Financial Statements

HKFRS 18 *Presentation and Disclosure in Financial Statements*, which sets out requirements on presentation and disclosures in financial statements, will replace HKAS 1 *Presentation of Financial Statements* (“**HKAS 1**”). This new HKFRS Accounting Standard, while carrying forward many of the requirements in HKAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management-defined performance measures in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. In addition, some HKAS 1 paragraphs have been moved to HKAS 8 *Accounting Policies, Change in Accounting Estimates and Errors* and HKFRS 7 *Financial Instruments: Disclosures*. Minor amendments to HKAS 7 *Statement of Cash Flows* and HKAS 33 *Earnings per Share* are also made.

HKFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted. The application of the new standard is expected to affect the presentation of the statement of profit or loss and disclosures in the future financial statements. The Group is in the process of assessing the detailed impact of HKFRS 18 on the Group’s consolidated financial statements.

### 2. 應用新訂及經修訂香港財務報告準則會計準則(續)

#### 已頒佈但尚未生效之新訂香港財務報告準則會計準則及其修訂本(續)

除下文所述新訂及經修訂香港財務報告準則會計準則外，本公司董事（「**董事**」）預期應用所有其他新訂及經修訂香港財務報告準則會計準則於可預見未來不會對綜合財務報表造成重大影響。

#### 香港財務報告準則第18號財務報表之呈列及披露

香港財務報告準則第18號財務報表之呈列及披露載列有關財務報表之呈列及披露之規定，將取代香港會計準則第1號財務報表之呈列（「**香港會計準則第1號**」）。此新訂香港財務報告準則會計準則在延續香港會計準則第1號之多項規定的同時，引入新規定以於損益表呈列特定類別及界定小計；在財務報表附註中披露管理層界定的業績計量，並改進將在財務報表中披露資料的匯總和分類。此外，香港會計準則第1號若干段落已移至香港會計準則第8號會計政策、會計估計變動及錯誤及香港財務報告準則第7號金融工具：披露。香港會計準則第7號現金流量表及香港會計準則第33號每股盈利亦作出輕微修訂。

香港財務報告準則第18號及其他準則之修訂本將於二零二七年一月一日或之後開始之年度期間生效，並允許提早應用。應用新準則預期將影響損益表的呈列及於未來財務報表的披露。本集團正在評估香港財務報告準則第18號對本集團綜合財務報表的詳細影響。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

#### 3.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards issued by the HKICPA. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the GEM of The Stock Exchange of Hong Kong Limited (the “**GEM Listing Rules**”) and by the Hong Kong Companies Ordinance (“**CO**”).

As stated in the consolidated financial statements, the Group incurred loss for the year of approximately HK\$3,347,000 for the year ended 31 December 2025, and as of that date, the Group has net liabilities of approximately HK\$18,034,000. Even though the Group’s current assets marginally exceeded its current liabilities by approximately HK\$990,000, but the Group incurred consecutive loss for several years and its cash and cash equivalents amounted to approximately HK\$1,905,000 only. Notwithstanding the above, the consolidated financial statements have been prepared on a going concern basis as the Directors have given careful consideration to the impact of the current and anticipated future liquidity of the Group and are satisfied that:

- (a) Ongoing Support from a director: One of the Directors, Leung Tat Chi agreed to provide a financial support of HK\$10,000,000 at any time to meet in full the Group’s financial obligation on or before 31 December 2026;

### 3. 綜合財務報表編製基礎及重大會計政策資料

#### 3.1 綜合財務報表編製基礎

綜合財務報表乃根據香港會計師公會頒佈之香港財務報告準則會計準則編製。此外，綜合財務報表包括香港聯合交易所有限公司GEM證券上市規則(「**GEM上市規則**」)及香港公司條例(「**公司條例**」)規定的適用披露。

誠如綜合財務報表所述，本集團於截至二零二五年十二月三十一日止年度產生年內虧損約3,347,000港元，而截至該日，本集團有負債淨額約18,034,000港元。儘管本集團的流動資產略微超過其流動負債約990,000港元，但本集團連續數年產生虧損，而其現金及現金等價物僅約為1,905,000港元。儘管如此，綜合財務報表已按持續經營基準編製，因為董事已審慎考慮本集團現時及預期未來流動資金的影响，並信納：

- (a) 董事的持續支持：其中一名董事梁達志同意隨時提供10,000,000港元的財務支持，以於二零二六年十二月三十一日或之前悉數履行本集團的財務責任；

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.1 Basis of preparation of consolidated financial statements (Continued)

- (b) Restructuring: The Group has undertaken a comprehensive review of its operational structure, to aim at improving cash flow and profitability. These measures include downsizing or disposing non-profitable business units, renegotiating supplier contracts to reduce procurement costs, and optimizing overhead expenditures;
- (c) Revenue-Generating Opportunities: In addition to cost-cutting measures, the Group will find revenue-generating initiatives;
- (d) Refinancing and Availability of Liquidity Facilities: The Directors have undergone ongoing negotiations with financial institutions to extend or restructure existing credit facilities. This would provide the Group with additional liquidity to meet short-term obligations and continue its operations without significant disruption. The Directors are confident in their ability to secure such extensions or refinancings, particularly given the Group's established relationships with its lenders;
- (e) Cash Flow Projections and Short-Term Liquidity: The Group has developed detailed cash flow projections for the 12-month period up to 31 December 2026, considering various scenarios, including conservative revenue estimates and potential delays in receivables. The Directors have reviewed these projections and believe that the Group will be able to generate sufficient cash flow to meet its operational needs and financial obligations in the short term. This includes meeting its working capital requirements and servicing any outstanding debts; and

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.1 綜合財務報表編製基礎(續)

- (b) 重組：本集團已進行全面的運營結構檢討，旨在改善現金流和盈利能力。該等措施包括縮減或處置不盈利的業務單位、重新談判供應商合同以減少採購成本，以及優化日常開支；
- (c) 創收機會：除了削減成本的措施外，本集團將尋找創收的舉措；
- (d) 再融資與流動資金信貸融資的可用性：董事目前正在與金融機構進行談判，以延長或重組現有的信貸融資。這將為本集團提供額外的流動資金，幫助其履行短期義務，確保業務運營不會受到重大干擾。鑑於本集團與貸款方的既定關係，董事對能夠順利達成這些延期或再融資協議充滿信心；
- (e) 現金流預測與短期流動性：本集團已制定了截至二零二六年十二月三十一日止12個月期間的詳細現金流預測，考慮到各種情境，包括保守的收益估算和應收賬款可能的延遲。在審閱這些預測後，董事對本集團能夠產生足夠的現金流以滿足其短期營運需求和財務義務充滿信心。這包括滿足營運資本需求並償還未償還的債務；及

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.1 Basis of preparation of consolidated financial statements (Continued)

- (f) Management's Experience and Expertise: The Directors are confident in the management team's ability to navigate through the current financial challenges. The management team has demonstrated a proven track record of successfully implementing strategic initiatives, managing financial constraints, and adapting to changing market conditions. The Directors believe that with the current leadership, the Group will be able to execute its recovery plan effectively.

The Directors are of the opinion that the Group will be able to have sufficient working capital to finance its operations and to meet its financial obligations as and when they fall due for a period of not less than the next twelve months from 31 December 2025. Accordingly, the Directors are of the opinion that it is appropriate to prepare the consolidated financial statements for the year ended 31 December 2025 on a going concern basis. The consolidated financial statements do not include any adjustments that would result from the failure of the Group to obtain sufficient future funding. Should the Group be unable to continue to operate as a going concern, adjustments would have to be made to reduce the carrying amounts of the assets of the Group to their recoverable amounts, to provide for further liabilities which might arise and to reclassify non-current assets and liabilities as current assets and liabilities, respectively.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.1 綜合財務報表編製基礎(續)

- (f) 管理層的經驗與專業能力：董事對管理團隊應對當前財務挑戰的能力充滿信心。管理團隊有著成功執行戰略措施、管理財務約束以及適應市場變化的良好記錄。在當前領導層的帶領下，董事相信本集團能夠有效地執行其復甦計劃。

董事認為本集團將有足夠營運資金為其營運撥資及履行其自二零二五年十二月三十一日起計未來十二個月內到期的財務責任。因此，董事認為按持續經營基準編製截至二零二五年十二月三十一日止年度的綜合財務報表屬恰當。綜合財務報表不包括因本集團未能獲得足夠未來資金而導致的任何調整。倘本集團無法繼續按持續經營基準經營，則須作出調整以將本集團資產的賬面值減少至其可收回金額，就可能產生的進一步負債計提撥備並分別將非流動資產及負債重新分類為流動資產及負債。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information

##### Basis of consolidation

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

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

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

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料

##### 綜合基準

綜合財務報表包括本公司、本公司及其附屬公司控制的實體的財務報表。當本公司符合以下各項時，即取得控制權：

- 對投資對象行使權力；
- 因投資對象的參與而可獲得或有權獲得可變回報；及
- 有能力使用其權力影響其回報。

倘有事實或情況顯示上述三項控制因素中，有一項或以上出現變數，本集團會重新評估其是否控制投資對象。

本集團於獲得附屬公司控制權時將附屬公司綜合入賬，並於失去附屬公司控制權時終止入賬。具體而言，於年內收購或出售的附屬公司的收入及開支自本集團取得控制權當日起計入綜合損益及其他全面收入表，直至本集團不再控制附屬公司之日為止。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Basis of consolidation (Continued)

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

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

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 綜合基準(續)

損益及其他全面收入的各项目歸屬於本公司擁有人及非控股權益。附屬公司之全面收入總額歸屬於本公司擁有人及非控股權益，即使此舉會導致非控股權益出現虧絀結餘。

如有需要，附屬公司的財務報表會作出調整，以使其會計政策與本集團的會計政策一致。

有關本集團成員公司間交易的所有集團內資產及負債、權益、收入、開支以及現金流量於綜合入賬時悉數對銷。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business less accumulated impairment losses, if any.

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units (or group of cash-generating units) that is expected to benefit from the synergies of the combination, which represent the lowest level at which the goodwill is monitored for internal management purposes and not larger than an operating segment.

A cash-generating unit (or group of cash-generating units) to which goodwill has been allocated is tested for impairment annually or more frequently when there is indication that the unit may be impaired. For goodwill arising on an acquisition in a reporting period, the cash-generating unit (or group of cash-generating units) to which goodwill has been allocated is tested for impairment before the end of that reporting period. If the recoverable amount is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit (or group of cash-generating units).

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 商譽

收購業務產生的商譽按業務收購日確定的成本減去累計減值虧損(如有)列賬。

為進行減值測試，商譽分攤至本集團預期從合併的協同效應中受益的各現金產生單位(或一組現金產生單位)，代表出於內部管理目的對商譽進行監控的最低水平，且不大於經營分部。

已分配商譽的現金產生單位(或一組現金產生單位)，當有跡象表明該單位可能發生減值時，每年或更頻繁地進行減值測試。對於報告期內收購產生的商譽，在該報告期末前對已分配商譽的現金產生單位(或一組現金產生單位)進行減值測試。如果可收回金額低於其賬面價值，則首先將減值虧損分配給減少任何商譽的賬面價值，然後根據該單位(或一組現金產生單位)中各資產的賬面價值按比例分配給其他資產。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Goodwill (Continued)

On disposal of the relevant cash-generating unit or any of the cash-generating unit within the group of cash-generating units, the attributable amount of goodwill is included in the determination of the amount of profit or loss on disposal. When the Group disposes of an operation within the cash-generating unit (or a cash-generating unit within a group of cash-generating units), the amount of goodwill disposed of is measured on the basis of the relative values of the operation (or the cash-generating unit) disposed of and the portion of the cash-generating unit (or the group of cash-generating units) retained, unless the Group can demonstrate that some other method better reflects the goodwill associated with the operation disposed of.

##### Non-current assets held for sale

Non-current assets (and disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the asset (or disposal group) is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such asset (or disposal group) and its sale is highly probable. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 商譽(續)

在處置相關現金產生單位或一組現金產生單位組的任何現金產生單元時，商譽的可歸屬金額計入處置損益金額的確定。當本集團處置現金產生單元(或一組現金產生單位內的現金產生單元)內的業務時，處置商譽的金額是根據處置的業務(或現金產生單位)和保留的現金產生單元(或一組現金產生單位組)的相對價值來計量的，除非本集團能夠證明其他方法更好地反映與所出售業務相關的商譽。

##### 持作出售的非流動資產

倘非流動資產(及出售組別)的賬面值將主要透過出售交易而非透過持續使用收回，則分類為持作出售。僅當資產(或出售組別)可按其現況即時出售，且僅受出售該資產(或出售組別)的一般及慣常條款規限，且極有可能出售時，才被視為符合該條件。管理層必須承諾落實出售，預期該出售將於分類日期起計一年內符合資格確認為已完成出售。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Non-current assets held for sale (Continued)

When the Group is committed to a sale plan involving loss of control of a subsidiary, all of the assets and liabilities of that subsidiary are classified as held for sale when the criteria described above are met, regardless of whether the Group will retain a non-controlling interest in the relevant subsidiary after the sale.

Non-current assets (and disposal groups) classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

##### Revenue from contracts with customers

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

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 持作出售的非流動資產(續)

倘本集團承諾進行涉及失去附屬公司控制權的出售計劃，則該附屬公司的所有資產及負債於符合上述條件時分類為持作出售，而不論本集團於出售後是否會保留於相關附屬公司的非控股權益。

分類為持作出售的非流動資產(及出售組別)按其賬面值與公允值減出售成本兩者中的較低者計量。

##### 來自客戶合約的收益

本集團於完成履約責任時(或就此)確認收益，即於特定履約責任相關的貨品或服務的「控制權」轉讓予客戶時。

履約責任指一項可明確區分的貨品及服務(或一組貨品或服務)或一系列實質上相同並可明確區分的貨品或服務。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Revenue from contracts with customers (Continued)

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

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

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

A contract asset represents the Group's right to consideration in exchange for goods or services that the Group has transferred to a customer that is not yet unconditional. It is assessed for impairment in accordance with HKFRS 9 *Financial Instruments* ("HKFRS 9"). In contrast, a receivable represents the Group's unconditional right to consideration, i.e. only the passage of time is required before payment of that consideration is due.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 來自客戶合約的收益(續)

控制權隨時間轉移及收益參考完全達成相關履約責任的進度隨時間確認，惟須符合以下條件之一：

- 於本集團履約時，客戶同時取得並耗用本集團履約所提供的利益；
- 本集團的履約產生或提升一項資產，而該項資產於本集團履約時由客戶控制；或
- 本集團的履約並無創造對本集團而言具替代用途的資產，且本集團對迄今完成的履約付款具有可執行權利。

否則，於客戶獲得明確貨品或服務控制權時確認收益。

合約資產指本集團就換取本集團已向客戶轉讓的貨品或服務而收取代價的權利(尚未成為無條件)。它是根據香港財務報告準則第9號金融工具(「香港財務報告準則第9號」)進行減值評估的。相比之下，應收款項代表本集團無條件享有對價的權利，即代價到期付款前僅需經過一段時間。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Revenue from contracts with customers (Continued)

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

A contract asset and a contract liability relating to the same contract are accounted for and presented on a net basis.

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

###### *Input method*

The progress towards complete satisfaction of a performance obligation is measured based on input method, which is to recognise revenue on the basis of the Group's efforts or inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation, that best depict the Group's performance in transferring control of goods or services.

Further details of the Group's revenue and other income recognition policies are as follows:

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 來自客戶合約的收益(續)

合約負債指本集團因已自客戶收取代價(或代價金額到期)，而須向客戶轉讓貨品或服務之義務。

相同合約相關合約資產及合約負債按淨額基準入賬及呈列。

##### **按時間確認收益：計量完全達成履約責任的進度**

###### *投入法*

完全達成履約責任的進度乃根據投入法計量，即根據本集團為達成履約責任而產生的支出或投入(相對於預期為達成履約責任的總投入)確認收益，有關方法最能反映本集團於轉讓貨品或服務控制權方面的履約情況。

本集團收入及其他收益確認政策的進一步詳情如下：

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Revenue from contracts with customers (Continued)

###### Combined services of interior designs, interior decorating and furnishing services

Combined services of interior designs, interior decorating and furnishing services is recognised by reference to the stage of completion of the provision of service at the end of the reporting period. The progress towards fulfilment of construction contracts is measured with reference to contract cost incurred for work performed to date. Contract cost that related to provision of service are expensed as incurred.

###### Sales of sewing threads

Sales of sewing threads recognised when the Company has transferred to the buyer the significant risks and rewards of ownership of the goods.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 來自客戶合約的收益(續)

###### 室內設計、室內裝修及室內陳設服務的組合服務

室內設計、室內裝修及室內陳設服務的組合服務參照報告期末提供服務的完成階段確認。建造合同的履行進度參照迄今已完成的工程所發生的合同成本計量。與提供服務有關的合同成本在發生時計入費用。

###### 縫紉線銷售

縫紉線銷售於本公司將貨品所有權的重大風險及回報轉移予買方時確認。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Revenue from contracts with customers (Continued)

###### Sales of furnishings

Sales of furnishings are recognised when the Company has transferred to the buyer the significant risks and rewards of ownership of the goods.

###### Sales of biological assets

Revenue from sales of biological assets is recognised at the point in time when control of the asset is transferred to the customer, i.e., when the products are collected by the customers.

###### Stallions service

Service income is recognised at the point in time when a vet certificate is produced for confirming that a viable live foal was produced. Service income is recognised at the amount attributable to the Group's interests in the stallion.

###### Biological assets handling services

Service income is recognised when services are rendered, on an accrual basis or where condition attached to the relevant agreements and mandates is in satisfaction of the relevant condition.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 來自客戶合約的收益(續)

###### 傢俱銷售

傢俱銷售於本公司將貨品所有權的重大風險及回報轉移予買方時確認。

###### 生物資產銷售

生物資產銷售收入在資產控制權轉移給客戶的時點，即由客戶收到產品時確認。

###### 種馬服務

服務收入在出示獸醫證書以確認生產了可存活馬駒的時間點確認。服務收入按歸屬於本集團在種馬權益的金額確認。

###### 生物資產管理服務

服務收入於提供服務時按應計基礎確認，或達成相關協議和授權的附加條件時確認。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Revenue from contracts with customers (Continued)

###### Finance advisory and assets management

The Group provides asset management and advising on securities to customers. The corporate advisory service income is recognised in the accounting period in which the underlying services are rendered on a time-proportion basis in accordance with the terms of the underlying service agreements. Asset management fee income is charged at a fixed percentage per month of the net asset value of the managed accounts under management of the Group.

##### **Principal versus agent**

When another party is involved in providing goods or services to a customer, the Group determines whether the nature of its promise is a performance obligation to provide the specified goods or services itself (i.e. the Group is a principal) or to arrange for those goods or services to be provided by the other party (i.e. the Group is an agent).

The Group is a principal if it controls the specified good or service before that good or service is transferred to a customer.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 來自客戶合約的收益(續)

###### 財務顧問及資產管理

本集團向客戶提供資產管理及證券建議。企業諮詢服務收入根據相關服務協議的條款按時間比例基準於提供相關服務的會計期間確認。資產管理費收入按本集團管理的管理賬戶的資產淨值每月固定百分比收取。

##### **委託人與代理人**

當另一方參與向客戶提供商品或服務時，本集團判斷其承諾的性質是屬於何種履約責任，是提供指定商品或服務本身(即本集團為委託人)，亦或安排該等商品或服務由另一方提供(即本集團為代理人)。

如果本集團在指定的商品或服務轉移給客戶之前取得了該商品或服務的控制權，則本集團為委託人。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Revenue from contracts with customers (Continued)

##### *Principal versus agent (Continued)*

The Group is an agent if its performance obligation is to arrange for the provision of the specified good or service by another party. In this case, the Group does not control the specified good or service provided by another party before that good or service is transferred to the customer. When the Group acts as an agent, it recognises revenue in the amount of any fee or commission to which it expects to be entitled in exchange for arranging for the specified goods or services to be provided by the other party.

##### Leases

The Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 *Leases* at inception of the contract. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 來自客戶合約的收益(續)

##### *委託人與代理人(續)*

如果本集團的履約義務是安排另一方提供指定的貨物或服務，則本集團為代理人。在這種情況下，本集團在將另一方提供的指定商品或服務轉讓給客戶之前並不控制該商品或服務。當本集團作為代理人時，以其預期有權獲得的任何費用或佣金的金額確認收入，以換取安排另一方提供指定的商品或服務。

##### 租賃

本集團根據香港財務報告準則第16號租賃的定義於合約初始時評估合約是否為租賃或包含租賃。除非合約的條款及條件隨後有所變動，否則不會重新評估該合約。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Leases (Continued)

##### *The Group as a lessee*

##### *Allocation of consideration to components of a contract*

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

The Group applies practical expedient not to separate non-lease components from lease component, and instead account for the lease component and any associated non-lease components as a single lease component.

##### *Short-term leases*

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 租賃(續)

##### *本集團作為承租人*

##### *分配代價至合約部分*

對於包含一項租賃部分及一項或多項額外租賃或非租賃部分之合約而言，本集團會按照租賃部分之相關獨立價格及非租賃部分之合計獨立價格，將合約代價分配至各租賃部分。

本集團採用實用權宜之計，不將非租賃部分與租賃部分分開，而是將租賃部分和任何非租賃部分作為一個單一的租賃部分入賬。

##### *短期租賃*

本集團對租賃應用短期租賃確認豁免，即自開始日期起計之租期為十二個月或以下並且不包括購買選擇權的租賃。短期租賃的租賃款項就租期按直線法或另一有系統基準確認為開支。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Leases (Continued)

##### *The Group as a lessee (Continued)*

##### *Right-of-use assets*

The cost of right-of-use asset includes:

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

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 租賃(續)

##### *本集團作為承租人(續)*

##### *使用權資產*

使用權資產的成本包括：

- 租賃負債的初始計量金額；
- 在租賃期開始日期或之前支付的任何租賃付款額，減去所取得的任何租賃激勵金額；
- 本集團產生的任何初始直接成本；及
- 本集團就拆除及移除相關資產、將相關資產所在場地還原或恢復至租賃條款及條件所規定的狀況所產生之成本估算。

使用權資產按成本減任何累計折舊及減值虧損計量，並就租賃負債的任何重新計量作出調整。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Leases (Continued)

##### *The Group as a lessee (Continued)*

##### *Right-of-use assets (Continued)*

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

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

##### *Refundable rental deposits*

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

##### *Lease liabilities*

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 租賃(續)

##### *本集團作為承租人(續)*

##### *使用權資產(續)*

倘本集團合理確信在租賃期屆滿時取得相關租賃資產的所有權，則使用權資產自開始日期起至可使用年期屆滿期間折舊。否則，使用權資產於其預計可使用年期及租賃期以較短者按直線法計提折舊。

本集團於綜合財務狀況表將使用權資產作為獨立項目呈列。

##### *可退回租賃按金*

已付可退回租賃按金根據香港財務報告準則第9號入賬，並初步按公允值計量。於初始確認時對公允值的調整被視為額外租賃付款，並計入使用權資產成本。

##### *租賃負債*

於租賃公告日期，本集團按於當日尚未支付的租賃付款現值確認及計量租賃負債。於計算租賃付款的現值時，若租賃中所隱含的利率不易確定，則本集團於租賃開始日期使用增量借款利率。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 Material accounting policy information (Continued)

#### 3.2 重大會計政策資料(續)

##### Leases (Continued)

##### 租賃(續)

##### *The Group as a lessee (Continued)*

##### *本集團作為承租人(續)*

##### *Lease liabilities (Continued)*

##### *租賃負債(續)*

The lease payments include:

租賃款項包括：

- fixed payments (including in-substance fixed payments) less any lease incentives receivable;
  - variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
  - amounts expected to be payable by the Group under residual value guarantees;
  - the exercise price of a purchase option if the Group is reasonably certain to exercise the option; and
  - payments of penalties for terminating a lease, if the lease term reflects the Group exercising an option to terminate the lease.
- 固定付款(包括實質固定付款)減任何應收租賃獎勵；
  - 取決於指數或費率的可變租賃付款額，初步計量時使用開始日期的指數或利率；
  - 剩餘價值擔保下本集團預期應付款項；
  - 倘本集團合理確定行使購買選擇權，該選擇權的行使價；及
  - 倘租賃條款反映本集團將行使終止租賃之選擇權，終止租賃的罰款付款。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Leases (Continued)

##### *The Group as a lessee (Continued)*

##### *Lease liabilities (Continued)*

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

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

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

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 租賃(續)

##### *本集團作為承租人(續)*

##### *租賃負債(續)*

於開始日期後，租賃負債就應計利息及租賃款項作出調整。

在下列情況下集團重新計算租賃負債(並對相關的使用權資產進行相應調整)：

- 租期已變更或行使購買權之評估變更，在此情況下，相關租賃負債使用於重新計量當日之已修訂貼現率貼現經修訂租賃付款而重新計量。
- 租賃付款因進行市場租金調查後市場租金變動而出現變動，在此情況下，相關租賃負債使用初始貼現率貼現經修訂租賃付款而重新計量。

本集團將租賃負債列為綜合財務狀況表的細列項目。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Leases (Continued)

##### *The Group as a lessee (Continued)*

##### *Lease modifications*

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

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

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

The Group accounts for the remeasurement of lease liabilities by making corresponding adjustments to the relevant right-of-use asset.

When the modified contract contains one or more additional lease components, the Group allocates the consideration in the modified contract to each lease component on the basis of the relative stand-alone price of the lease component. The associated non-lease components are included in the respective lease components.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 租賃(續)

##### *本集團作為承租人(續)*

##### *租賃修改*

倘出現以下情況，本集團會將租賃修訂作為一項單獨租賃入賬：

- 該項修改通過增加使用一項或多項相關資產的權利擴大租賃範圍；及
- 租賃代價增加，增加的金額相當於範圍擴大對應的單獨價格，加上為反映特定合約的實際情況而對單獨價格進行的任何適當調整。

就未作為一項單獨租賃入賬的租賃修改而言，本集團基於透過使用修改生效日期的經修改貼現率貼現經修改租賃付款的經修改租賃的租期，重新計量租賃負債(減任何應收租賃優惠)。

本集團透過對相關使用權資產作出相應調整，將租賃負債的重新計量入賬。

就含有一個或多個額外租賃組成部分之經修改合約而言，本集團以租賃組成部分之相對單獨價格為基礎，將經修改合約內之代價分配至各租賃組成部分。相關非租賃組成部分計入各自的租賃組成部分。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Leases (Continued)

##### *The Group as a lessor*

##### *Classification and measurement of leases*

All leases are classified as operating leases.

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 租賃(續)

##### *本集團作為出租人*

##### *租賃的分類及計量*

所有租賃均分類為經營租賃。

經營租賃的租金收入在相關租賃期限內按照直線法確認為損益。磋商及安排經營租賃時產生的初始直接成本計入租賃資產的賬面值，有關成本於租賃期內按直線法確認為開支，除根據公允值模型計量的投資物業外。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Leases (Continued)

##### *The Group as a lessor (Continued)*

##### *Refundable rental deposits*

Refundable rental deposits received are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

##### *Sublease*

When the Group is an intermediate lessor, it accounts for the head lease and the sublease as two separate contracts. The sublease is classified as operating lease.

##### Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recognised at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 租賃(續)

##### *本集團作為出租人(續)*

##### *可退回租賃按金*

已收可退回租賃按金乃根據香港財務報告準則第9號入賬且初步按公允值計量。對初始確認時的公允值作出的調整被視為來自承租人的額外租賃付款。

##### *分租賃*

當本集團為中間出租人時，其就主租賃及分租賃入賬為兩份獨立合約。分租賃分類為經營租賃。

##### 外幣

於編製各個別集團實體的財務報表時，有關實體以功能貨幣以外的貨幣(外幣)進行之交易按交易當日的匯率確認。於報告期末，以外幣計值的貨幣項目乃按該日的現行匯率重新換算。以外幣計值按公允值列賬的非貨幣項目按釐定公允值當日通行的匯率重新換算。以外幣歷史成本計量之非貨幣項目不予重新換算。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Foreign currencies (Continued)

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

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's operations are translated into the presentation currency of the Group (i.e. HK\$) using exchange rates prevailing at the end of each reporting period. Income and expenses items are translated at the average exchange rates for the period. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of "exchange reserve" (attributed to non-controlling interests as appropriate).

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 外幣(續)

貨幣項目結算及重新換算所產生之匯兌差額，於產生期間之損益中確認。

就呈列綜合財務報表而言，本集團業務之資產及負債按各報告期末之現行匯率換算為本集團之呈列貨幣(即港元)。收入及開支項目按期內平均匯率換算。產生的匯兌差額(如有)在其他綜合收益中確認，並在「外匯儲備」標題下累積在權益中(酌情歸因於非控股權益)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Borrowing costs

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

##### Employee benefits

##### Retirement benefit costs

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

For defined benefit retirement benefit plans including the Long Service Payment (“LSP”) under the Hong Kong Employment Ordinance and others to specify, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. In determining the present value of the Group’s defined benefit obligations and the related current service cost and, where applicable, past service cost, the Group attributes benefit to periods of service under the plan’s benefit formula. However, if an employee’s service in later years will lead to a materially higher level of benefit than earlier years, the Group attributes the benefit on a straight-line basis from:

- (a) the date when service by the employee first leads to benefits under the plan (whether or not the benefits are conditional on further service) until
- (b) the date when further service by the employee will lead to no material amount of further benefits under the plan, other than from further salary increases.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 借款成本

所有借款成本於產生期間在損益賬確認。

##### 僱員福利

##### 退休福利成本

當僱員已提供服務使其有權利獲得設定提存退休福利計劃的供款時，相關退休福利計劃支付的金額應確認為費用。

就界定福利退休福利計劃(包括香港僱傭條例項下的長期服務金(「長期服務金」)及其他具體規定)而言，提供福利的成本乃採用預計單位貸記法釐定，並於各年度報告期末進行精算估值。於釐定本集團界定福利責任及相關當期服務成本及(如適用)過往服務成本的現值時，本集團根據計劃的福利公式將福利歸屬於服務期間。然而，倘僱員於未來數年的服務將導致福利水平大幅高於過往數年，則本集團按直線法將福利歸屬於以下各項：

- (a) 僱員因提供服務首次獲得計劃福利的日期(不論該福利是否以進一步服務為條件)，直至
- (b) 該僱員繼續提供服務，除進一步增加薪金外，不會導致根據該計劃獲得其他重大福利的日期。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Employee benefits (Continued)

##### Retirement benefit costs (Continued)

Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding interest), is reflected immediately in the consolidated statement of financial position with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and will not be reclassified to profit or loss.

Past service cost is recognised in profit or loss in the period of a plan amendment or curtailment and a gain or loss on settlement is recognised when settlement occurs. When determining past service cost, or a gain or loss on settlement, an entity shall remeasure the net defined benefit liability or asset using the current fair value of plan assets and current actuarial assumptions, reflecting the benefits offered under the plan and the plan assets before and after the plan amendment, curtailment or settlement, without considering the effect of asset ceiling (i.e. the present value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan).

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 僱員福利(續)

##### 退休福利成本(續)

重新計量，包括精算收益及虧損、資產上限變動的影響(如適用)及計劃資產回報(不包括利息)，即時於綜合財務狀況表反映，並於其發生期間在其他全面收益中確認扣除或貸項。於其他全面收入確認的重新計量即時於保留盈利反映，並將不會重新分類至損益。

過往服務成本於計劃修訂或縮減期間於損益確認，而結算收益或虧損於結算發生時確認。於釐定過往服務成本或結算收益或虧損時，實體應使用計劃資產的當前公允值及當前精算假設重新計量界定福利負債或資產淨額，反映計劃修訂、縮減或結算前後根據計劃提供的福利及計劃資產，而不考慮資產上限的影響(即以計劃退款或計劃未來供款減少的形式提供的任何經濟利益的現值)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Employee benefits (Continued)

##### Retirement benefit costs (Continued)

Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. However, if the Group remeasures the net defined benefit liability or asset before plan amendment, curtailment or settlement, the Group determines net interest for the remainder of the annual reporting period after the plan amendment, curtailment or settlement using the benefits offered under the plan and the plan assets after the plan amendment, curtailment or settlement and the discount rate used to remeasure such net defined benefit liability or asset, taking into account any changes in the net defined benefit liability or asset during the period resulting from contributions or benefit payments.

Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- net interest expense or income; and
- remeasurement.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 僱員福利(續)

##### 退休福利成本(續)

利息淨額按期初貼現率應用於界定福利負債或資產淨額計算。然而，倘本集團重新計量計劃修訂、縮減或結算前的界定福利負債或資產淨額，則本集團使用計劃項下提供的福利及計劃修訂、縮減或結算後的計劃資產以及用於重新計量該界定福利負債或資產淨額的貼現率，釐定計劃修訂、縮減或結算後年度報告期餘下期間的利息淨額，並計及期內因供款或福利付款導致的界定福利負債或資產淨額的任何變動。

界定福利成本分類如下：

- 服務成本(包括當前服務成本、過往服務成本以及縮減及結算的收益及虧損)；
- 利息開支或收入淨額；及
- 重新計量。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Employee benefits (Continued)

##### Retirement benefit costs (Continued)

The retirement benefit obligation recognised in the consolidated statement of financial position represents the actual deficit or surplus in the Group's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions in future contributions to the plans.

For LSP obligation, the Group accounts for the employer Mandatory Provident Fund ("MPF") contributions expected to be offset as a deemed employee contribution towards the LSP obligation in terms of HKAS 19.93(a) and it is measured on a net basis. The estimated amount of LSP obligation is determined after deducting the negative service cost arising from the accrued benefits (being projected and attributed to periods of service) derived from the Group's MPF contributions that have been vested with employees and would be used to offset the employee's LSP benefits, which are deemed to be contributions from the relevant employees.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 僱員福利(續)

##### 退休福利成本(續)

於綜合財務狀況表確認的退休福利責任指本集團界定福利計劃的實際虧絀或盈餘。該計算產生的任何盈餘僅限於以計劃退款或計劃未來供款減少之形式提供的任何經濟利益的現值。

就長期服務金責任而言，本集團按照香港會計準則第19.93(a)條將僱主強制性公積金(「強積金」)供款之預期抵銷金額入賬為視作僱員對長期服務金責任之供款，並按淨額基準計量。長期服務金責任之估計金額乃於扣除由本集團強積金供款所產生並已歸屬僱員之累計福利(即經預測及已歸入服務期間)所產生的負值服務成本後釐定，並將用作抵銷僱員的長期服務金權益，而該等金額被視為相關僱員之供款。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Short-term and other long-term employee benefits

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

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

Liabilities recognised in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Group in respect of services provided by employees up to the reporting date. Any changes in the liabilities' carrying amounts resulting from service cost, interest and remeasurements are recognised in profit or loss except to the extent that another HKFRS requires or permits their inclusion in the cost of an asset.

##### Share-based payments

##### Equity-settled share-based payments transactions

##### Shares/Share options granted to employees

Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 短期及其他長期僱員福利

短期僱員福利相關已確認負債將按照預計將支付給僱員以交換服務之福利未折現金額計量。所有短期僱員福利確認為費用。除非其他香港財務報告準則要求或允許將福利計入資產成本。

經扣除任何已付金額後，僱員應得的福利(例如工資及薪金、年假及病假)確認為負債。

就其他長期僱員福利確認的負債按本集團預期就僱員直至報告日期所提供服務而作出估計未來現金流出的現值計量。因服務成本、利息及重新計量而產生的負債賬面值的任何變化均在損益中確認，除非另有香港財務報告準則要求或允許將其計入資產成本。

##### 股份付款

##### 以權益結算的股份支付交易

##### 授予僱員之股份／購股權

向僱員及提供類似服務的其他人士作出以權益結算的股份支付之乃按授出日時股本工具的公允值計算。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Share-based payments (Continued)

##### Equity-settled share-based payments transactions (Continued)

##### Shares/Share options granted to employees (Continued)

The fair value of the equity-settled share-based payments determined at the grant date without taking into consideration all non-market vesting conditions is expensed on a straight-line basis over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity (share-based payments reserve). At the end of each reporting period, the Group revises its estimate of the number of equity instruments expected to vest based on assessment of all relevant non-market vesting conditions. The impact of the revision of the original estimates, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the share-based payments reserve. For share/share options that vest immediately at the date of grant, the fair value of the shares/share options granted is expensed immediately to profit or loss.

When the share options are exercised, the amount previously recognised in "share option reserve" will be transferred to "share capital". When the share options are forfeited after the vesting date, when the vested share options are later forfeited or are still not exercised at the expiry date, the amount previously recognised in "share option reserve" will be transferred to "accumulated losses".

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 股份付款(續)

##### 以權益結算的股份支付交易(續)

##### 授予僱員之股份／購股權(續)

在不考慮所有非市場歸屬條件的情況下，於授出日期釐定之以權益結算的股份支付之公允值乃於歸屬期間根據本集團估計最終將歸屬之股本工具以直線法支銷，權益(以股份付款儲備)亦會相應增加。於各報告期末，本集團根據非市場歸屬條件，修改其估計可予歸屬的股本工具數目。修訂原估計所產生的影響(如有)於損益中確認，令累計開支反映經修訂的估計，而以股份付款儲備則作出相應調整。就於授出日期即時歸屬的股份／購股權而言，所授出股份／購股權的公允值即時於損益支銷。

當購股權獲行使時，先前於「購股權儲備」確認之金額將轉撥至「股本」。倘購股權於歸屬日期後沒收，而獲歸屬購股權隨後沒收或於屆滿日期仍未獲行使，先前於「購股權儲備」確認的金額會轉撥至「累計虧損」。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Taxation

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

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

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit and at the time of the transaction does not give rise to equal taxable and deductible temporary differences. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 稅項

所得稅開支指即期稅項及遞延所得稅開支之和。

即期應繳稅項根據年內應課稅溢利計算。應課稅溢利與除稅前虧損不同，此乃由於其他年度應課稅或可扣稅的收入或開支，以及永不用課稅或永不可扣稅的項目所致。本集團之當期稅項負債乃按於報告期末已生效或實質上已生效之稅率計算。

遞延稅項乃按資產及負債在綜合財務報表的賬面值與計算應課稅溢利所用相應稅基之間的暫時差額予以確認。遞延稅項負債通常會就所有應課稅暫時差額確認。遞延稅項資產則一般就所有可扣稅暫時差額確認，直至應課稅溢利可用作抵銷該等可扣稅暫時差額。倘若暫時差額由初始確認一項不影響應課稅溢利或會計溢利之交易中資產及負債(業務合併除外)所產生的暫時性差異，且於交易發生時未產生同等應課稅及可扣稅暫時差額，則不會確認有關遞延稅項資產及負債。此外，倘若暫時差額由初始確認商譽所產生，則不會確認有關遞延稅項。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Taxation (Continued)

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

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

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

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 稅項(續)

遞延稅項負債會確認與於附屬公司之投資關連而引致之應課稅暫時差額，惟若本集團可控制暫時差額撥回及暫時差額有可能不會於可見將來撥回之情況除外。與該等投資及權益有關的可扣稅暫時差額所產生的遞延稅項資產，僅於可能會存在足夠應課稅溢利而須動用暫時差額的利益及彼等預期於可見將來撥回時方會確認。

遞延稅項資產的賬面值於各報告期末審閱，並削減至不可能再有足夠應課稅溢利以收回全部或部分資產為止。

遞延稅項資產及負債按清償負債或變現資產期間的預期適用稅率(基於報告期末已頒佈或實質上已頒佈的稅率(及稅法))計量。

遞延稅項負債及資產之計量反映本集團於報告期末所預期對收回或清償其資產及負債之賬面值方式所產生之稅務影響。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Taxation (Continued)

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

For leasing transactions in which the tax deductions are attributable to the lease liabilities, the Group applies HKAS 12 *Income Taxes* requirements to the lease liabilities, and the related assets separately. The Group recognises a deferred tax asset related to lease liabilities to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised and a deferred tax liability for all taxable temporary differences.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 稅項(續)

為計量本集團確認使用權資產及相關租賃負債的租賃交易的遞延稅項，本集團首先確定稅項扣減是否歸屬於使用權資產或租賃負債。

對於其中稅項扣除歸屬於租賃負債的租賃交易，本集團將香港會計準則第12號*所得稅*要求分別應用於租賃負債及相關資產。本集團確認租賃負債的相關遞延稅項資產，前提是有可動用應課稅溢利用於抵銷可扣稅暫時差額及遞延稅項負債，亦就所有應課稅暫時差額確認遞延稅項負債。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Taxation (Continued)

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

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 稅項(續)

倘有合法執行權利許可將即期稅項資產與即期稅項負債抵銷，且與同一稅務機關向同一應課稅實體徵收之所得稅有關時，則遞延稅項資產及負債可互相對銷。

即期及遞延稅項於損益中確認。惟當其與在其他全面收益或直接在權益中確認的項目有關時，則即期及遞延稅項也分別在其他全面收益或直接在權益確認。倘即期稅項或遞延稅項因就業務合併進行初步會計處理而產生，則稅務影響會計入業務合併之會計處理。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Property, plant and equipment

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

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

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 物業、廠房及設備

物業、廠房及設備為持有作生產或提供貨品或服務所用，或作行政用途之有形資產。物業、廠房及設備乃按成本減去其後累計折舊及其後累計減值虧損(如有)於綜合財務狀況表入賬。

資產之折舊乃於其估計可使用年期用直線法確認，以撇銷其成本並扣除其殘值。估計可使用年期、剩餘價值及折舊方法會於各報告期末檢討，而任何估計變動之影響按前瞻基準入賬。

物業、廠房及設備項目乃於出售後或當預期持續使用該資產將不會產生未來經濟利益時解除確認。出售或棄置物業、廠房及設備項目產生的任何收益或虧損按出售所得款項與相關資產賬面值的差額計算，並於損益中確認。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Intangible assets

##### *Intangible assets acquired in a business combination*

Intangible assets acquired in a business combination are recognised separately from goodwill and are initially recognised at their fair value at the acquisition date (which is regarded as their cost).

Subsequent to initial recognition, intangible assets acquired in a business combination with indefinite useful lives are carried at cost less any subsequent accumulated impairment losses.

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains and losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised.

##### **Impairment on property, plant and equipment, right-of-use assets, and intangible assets other than goodwill**

At the end of the reporting period, the Group reviews the carrying amounts of its property, plant and equipment and right-of-use assets with finite useful lives to determine whether there is any indication that these assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss (if any). Intangible assets with indefinite useful lives are tested for impairment at least annually, and whenever there is an indication that they may be impaired.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 無形資產

##### *於業務合併中收購的無形資產*

業務合併中收購的無形資產與商譽分開確認及初步按其於收購日期的公允值(被視作其成本)確認。

於初步確認後，於業務合併中收購並具有無限可使用年期的無形資產按成本減任何其後累計減值虧損列賬。

無形資產於出售時或預期使用或出售不會產生未來經濟利益時終止確認。終止確認無形資產所產生之收益或虧損按出售所得款項淨額與有關資產賬面值之差額計量，並於終止確認該資產之期間於損益表中確認。

##### **物業、廠房及設備、使用權資產及商譽以外的無形資產減值**

於報告期末，本集團審閱其具有有限可使用年期的物業、廠房、設備以及使用權資產的賬面值，以釐定是否有任何跡象顯示該等資產已出現減值虧損。倘該等跡象存在，則會估計相關資產之可收回金額以釐定減值虧損之程度(如有)。本集團會對使用壽命不確定的無形資產至少每年及出現減值跡象時進行減值測試。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### **Impairment on property, plant and equipment, right-of-use assets, and intangible assets other than goodwill (Continued)**

The recoverable amount of property, plant and equipment and right-of-use assets are estimated individually. When it is not possible to estimate the recoverable amount individually, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

In testing a cash-generating unit for impairment, corporate assets are allocated to the relevant cash-generating unit when a reasonable and consistent basis of allocation can be established, or otherwise they are allocated to the smallest group of cash generating units for which a reasonable and consistent allocation basis can be established. The recoverable amount is determined for the cash-generating unit or group of cash-generating units to which the corporate asset belongs, and is compared with the carrying amount of the relevant cash generating unit or group of cash-generating units.

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### **物業、廠房及設備、使用權資產及商譽以外的無形資產減值(續)**

物業、廠房及設備以及使用權資產個別估計可收回金額。倘無法個別地估計可收回金額，則本集團會估計該資產所屬現金產生單位之可收回金額。

於測試現金產生單位的減值時，倘可確定合理一致的分配基準，企業資產會被分配至相關現金產生單位，否則會被分配至可建立合理一致的分配基準的最小現金產生單位組別中。企業資產所屬的現金產生單位或現金產生單位組別確定可收回金額，並與相關現金產生單位或現金產生單位組別的賬面值進行比較。

可收回金額乃公允值減出售成本及使用價值兩者中之較高者。於評估使用價值時，估計未來現金流量乃以稅前貼現率貼現至現值，該貼現率能反映當前市場所評估之貨幣時間價值及資產(或現金產生單位)特定風險(就此而言，未來現金流量估計尚未作出調整)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### **Impairment on property, plant and equipment, right-of-use assets, and intangible assets other than goodwill (Continued)**

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. For corporate assets or portion of corporate assets which cannot be allocated on a reasonable and consistent basis to a cash-generating unit, the Group compares the carrying amount of a group of cash-generating units, including the carrying amounts of the corporate assets or portion of corporate assets allocated to that group of cash-generating units, with the recoverable amount of the group of cash-generating units. In allocating the impairment loss, the impairment loss is allocated first to reduce the carrying amount of any goodwill (if applicable) and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit or the group of cash-generating units. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal (if measurable), its value in use (if determinable) and zero. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the unit or the group of cash-generating units. An impairment loss is recognised immediately in profit or loss.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### **物業、廠房及設備、使用權資產及商譽以外的無形資產減值(續)**

倘若一項資產(或現金產生單位)之可收回金額預計低於其賬面值,則該資產(或現金產生單位)之賬面值則被減至其可收回金額。對於無法按合理及一致基準分配至現金產生單位之企業資產或企業資產之部分,本集團將現金產生單位組別的賬面值(包括分配至該現金產生單位組別的企業資產或企業資產部分的賬面值)與該現金產生單位組別的可收回金額進行比較。於分配減值虧損時,首先分配減值虧損以減少任何商譽的賬面值(如適用),然後按比例根據該單位或現金產生單位組別各資產的賬面值分配至其他資產。資產賬面值不會下調至低於公允值減去出售成本(若可計量)之所得數額、其使用價值(若可釐定)及零之較高者。已另行分配至資產的減值虧損金額按比例分配至該單位或一組現金產生單位的其他資產。減值虧損即時於損益中確認。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### **Impairment on property, plant and equipment, right-of-use assets, and intangible assets other than goodwill (Continued)**

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

##### **Biological assets**

Biological assets are measured on initial recognition and at the end of the reporting period at their fair value less costs to sell, with any resulting gain or loss recognised in the profit or loss for the year in which it arises. Costs to sell are the incremental costs directly attributable to the disposal of an asset, mainly transportation cost and excluding finance costs and income taxes. The fair value of biological assets is determined based on their present location and condition and is determined independently by a professional valuer.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### **物業、廠房及設備、使用權資產及商譽以外的無形資產減值(續)**

倘減值虧損於其後撥回，則該項資產(或現金產生單位或現金產生單位組別)之賬面值會增加至其經修訂之估計可收回金額，惟增加後之賬面值不得超出假設過往期間並無就該項資產(或現金產生單位或現金產生單位組別)確認減值虧損時原應釐定之賬面值。減值虧損撥回即時於損益中確認。

##### **生物資產**

生物資產在初始確認時計量，並在報告期末按其公允值減去出售費用後的金額計量，由此產生的利得或虧損計入發生當年的損益。出售成本是指直接歸屬於資產處置的增量成本，主要是運輸成本，不包括財務費用和所得稅。生物資產的公允值根據其現在的位置和狀況確定，由專業價值評估機構獨立確定。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Cash and cash equivalents

Cash and cash equivalents presented on the consolidated statement of financial position include:

- (a) cash, which comprises of cash on hand and demand deposits, excluding bank balances that are subject to regulatory restrictions that result in such balances no longer meeting the definition of cash; and
- (b) cash equivalents, which comprises of short-term (generally with original maturity of three months or less), highly liquid investments that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value. Cash equivalents are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

For the purposes of the consolidated statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts which are repayable on demand and form an integral part of the Group's cash management. Such overdrafts are presented as short-term borrowings in the consolidated statement of financial position.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 現金及現金等價物

於綜合財務狀況表呈列之現金及現金等價物包括：

- (a) 現金，其包括手頭現金及活期存款，不包括受監管限制而導致有關結餘不再符合現金定義的銀行結餘；及
- (b) 現金等價物，包括短期(通常原到期日為三個月或更短)、可隨時轉換為已知金額的現金且價值變動風險不大的高流動性投資。現金等價物持作滿足短期現金承擔，而非用於投資或其他目的。

就綜合現金流量表而言，現金及現金等價物包括上文所定義的現金及現金等價物，扣除須應要求償還的未償還銀行透支，並構成本集團現金管理的組成部分。該等透支於綜合財務狀況表呈列為短期借款。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Inventories

Inventories are stated at the lower of cost and net realisable value. Costs of inventories are determined on a first-in, first-out method. Net realisable value represents the estimated selling price for inventories less all estimated costs of completion and costs necessary to make the sale. Costs necessary to make the sale include incremental costs directly attributable to the sale and non-incremental costs which the Group must incur to make the sale.

##### Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle that obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material).

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 存貨

存貨按成本及可變現淨值兩者的較低者列賬。存貨成本按「先入先出」方法釐定。可變現淨值為存貨的估計售價減完成時所有估計成本及銷售時所需成本。進行銷售所必需的成本包括可直接歸屬於銷售的增量成本和本集團進行銷售所必須發生的非增量成本。

##### 撥備

當本集團因過往事件而現時有責任(法定或推定)時,本集團可能須結付該責任,且能夠可靠估計責任金額時,則確認撥備。

作為撥備的金額是以報告期末用作處理現有責任的費用的最佳估量計算,包括考慮到圍繞著現有責任的風險和不確定性。當一個撥備以處理現有責任的估計現金流量計算,其賬面值是該等現金流量的貼現值(倘貨幣時間價值的影響屬重大)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments

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

Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets or financial liabilities at fair value through profit or loss) ("FVTPL") are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具

倘某集團實體成為該工具合同條文的訂約方，則該金融工具和金融負債會獲確認。所有常規購買和出售金融資產按交易日基準確認和終止確認。常規購買和出售金融資產乃要求於市場法規或慣例所設立之時間框架內交付資產之購買或出售金融資產事宜。

金融資產和金融負債除與客戶的合同產生的應收賬款按照香港財務報告準則第15號進行初始計量外，均以公允值進行初始計量。直接歸屬於購置或發行金融資產及金融負債(按公允值計入損益(「按公允值計入損益」)之金融資產或金融負債除外)之交易成本在初始確認時計入或扣自各金融資產或金融負債(倘適用)之公允值。收購按公允值計入損益之金融資產或金融負債直接產生之交易成本即時於損益確認。

實際利率法為計算金融資產或金融負債攤銷成本及於有關期間分配利息收入及利息開支所用的方法。實際利率為於初始確認時將金融資產或金融負債預期年期內或(倘適當)較短者的估計未來現金收入及款項(包括組成實際利率一部分的所有已付或已收費用及點數、交易成本及其他溢價或折讓)準確貼現至賬面淨值的利率。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial assets

##### Classification and subsequent measurement of financial assets

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

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

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income ("FVTOCI"):

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產

##### 金融資產之分類及後續計量

符合下列條件之金融資產其後按攤銷成本計量：

- 以收取合約現金流量為目的而持有業務模式下之金融資產；及
- 合約條款於指定日期產生之現金流量僅為支付本金及未償還本金金額之利息。

滿足以下條件其後按公允值計入其他全面收入(「按公允值計入其他全面收入」)計量之債務工具：

- 在業務模式內持有金融資產，其目的透過同時收取合約現金流量及出售金融資產實現；及
- 合約條款於指定日期產生之現金流量僅為支付本金及未償還本金金額之利息。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Classification and subsequent measurement of financial assets (Continued)

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

A financial asset is held for trading if:

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

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產(續)

##### 金融資產之分類及後續計量(續)

所有其他金融資產其後按公允值計入損益計量，惟於初始確認金融資產當日，倘該股本投資並非持作買賣，亦非由於收購方在香港財務報告準則第3號業務合併所適用的業務合併中確認的或然代價，本集團可不可撤銷地選擇於其他全面收入呈列股本投資的其後公允值變動。

在下列情況下，金融資產分類為持作交易：

- 主要為在短期內出售而收購；或
- 初始確認時屬於本集團集中管理的可識別金融工具組合的一部份，且具有最近實際短期獲利模式；或
- 並非指定且實際用作對沖工具的衍生工具。

此外，如將符合以攤銷成本計量或按公允值計入其他全面收益標準的金融資產指定為按公允值計入損益能消除或顯著減少會計錯配，本集團可不可撤回地作出該指定。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

*Classification and subsequent measurement of financial assets (Continued)*

##### (a) Amortised cost and interest income

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產(續)

*金融資產之分類及後續計量(續)*

##### (a) 攤銷成本及利息收入

其後按攤銷成本及按公允值計入其他全面收入計量的債務工具的利息收入乃使用實際利率法確認。就購買或產生的信貸減值金融資產以外的金融工具而言，利息收入乃對一項金融資產賬面總值應用實際利率予以計算，惟其後出現信貸減值的金融資產除外(見下文)。就其後出現信貸減值的金融資產而言，自下一報告期起，利息收入乃對金融資產攤銷成本應用實際利率予以確認。倘信貸減值金融工具的信貸風險好轉，使金融資產不再出現信貸減值，於釐定資產不再出現信貸減值後，自報告期開始起利息收入乃對金融資產賬面總值應用實際利率予以確認。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

*Classification and subsequent measurement of financial assets (Continued)*

##### (b) Financial assets at FVTPL

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

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

*Impairment of financial assets subject to impairment assessment under HKFRS 9*

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產(續)

*金融資產之分類及後續計量(續)*

##### (b) 以公允值計入損益的金融資產

不符合按攤銷成本或按公允值計入其他全面收益計量或指定為按公允值計入其他全面收益的金融資產按公允值計入損益計量。

按公允值計入損益的金融資產於各報告期末按公允值計量，任何公允值收益或虧損則於損益中確認。於損益確認的收益或虧損淨額不包括金融資產賺取的任何股息或利息，並計入「其他收入、增益及虧損淨額」項目。

*須根據香港財務報告準則第9號進行減值評估的金融資產減值*

本集團根據預期信貸虧損(「預期信貸虧損」)模式對根據香港財務報告準則第9號須予減值的金融資產(包括應收交易款項、合約資產、按金及其他應收款項及銀行結餘)進行減值評估。預期信貸虧損的金額於每個報告日期予以更新，以反映自初始確認以來信貸風險的變動。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

*Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)*

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

The Group always recognises lifetime ECL for trade receivables and contract assets without significant financing component.

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產減值(續)

全期預期信貸虧損指於相關工具預期年期內發生所有可能的違約事件而導致的預期信貸虧損。相反，12個月預期信貸虧損(「**12個月預期信貸虧損**」)則指預期可能於報告日期後12個月內發生違約事件而導致的全期預期信貸虧損部分。評估乃根據本集團之歷史信貸虧損經驗進行，並根據債務人特有的因素、整體經濟狀況及對報告日期當前狀況的評估以及對未來狀況的預測作出調整。

本集團一直就不存在重大融資組成部分的應收交易款項及合約資產確認全期預期信貸虧損。

就所有其他工具而言，本集團按相等於12個月預期信貸虧損的金額計量虧損撥備，除非自初始確認後信貸風險大幅增加，則本集團確認全期預期信貸虧損。是否應確認全期預期信貸虧損的評估乃基於自初始確認以來發生違約之可能性或風險的顯著增加。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

*Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)*

##### (i) Significant increase in credit risk

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

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

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產減值(續)

##### (i) 信貸風險顯著上升

於評估信貸風險是否自初始確認以來顯著增加時，本集團將於報告日期就金融工具發生之違約風險與初始確認日起金融工具發生之違約風險進行比較。在進行該評估時，本集團會考慮合理且有根據的定量和定性資料，包括毋須花費不必要成本或精力即可獲得之過往的經驗及前瞻性資料。

特別是，在評估信貸風險是否顯著增加時，會考慮以下信息：

- 金融工具的外部(如有)或內部信貸評級的實際或預期顯著惡化；
- 信貸風險外部市場指標顯著惡化，例如債務人的信貸價差、信貸違約掉期價格顯著上升；

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

*Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)*

##### (i) Significant increase in credit risk (Continued)

- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產減值(續)

##### (i) 信貸風險顯著上升(續)

- 預期將導致債務人履行其債務責任的能力顯著下降的業務、財務或經濟狀況的現有或預測不利變動；
- 已發生的或預期的債務人經營成果的嚴重惡化；
- 債務人的監管、經濟或技術環境有實際或預期的顯著不利變動，導致債務人償債能力顯著下降。

不論上述評估結果如何，本集團假定，當合約付款逾期超過三十天，則自初始確認以來信貸風險已顯著增加，除非本集團擁有合理且有根據的資料，則另作別論。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

*Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)*

##### (i) Significant increase in credit risk (Continued)

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

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產(續)

*須根據香港財務報告準則第9號進行減值評估的金融資產減值(續)*

##### (i) 信貸風險顯著上升(續)

儘管如此，倘一項債務工具於報告日期確定為信貸風險較低，則本集團假設該債務工具的信貸風險自初始確認以來並無大幅增加。倘一項債務工具(i)違約風險較低，(ii)借款人近期具充分償付合約現金流量負債的能力及(iii)長遠而言經濟及業務狀況的不利變動可能但未必會降低借款人償付合約現金流量負債的能力，則該項債務工具可確定為信貸風險較低。倘一項債務工具的內部或外部信貸評級為國際通用的「投資級別」，則本集團認為該項債務工具的信貸風險較低。

本集團定期監控用以識別信貸風險有否顯著增加的標準之效益，且修訂標準(如適當)以確保標準能在金額逾期前識別信貸風險顯著增加。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

*Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)*

##### (ii) Definition of default

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

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產減值(續)

##### (ii) 違約釋義

就內部信貸風險管理而言，本集團認為，違約事件在內部制訂或得自外界來源的資料顯示債務人不大可能悉數向債權人(包括本集團)還款(未計及本集團所持任何抵押品)時發生。

不論上述情形如何，本集團認為，倘金融資產逾期超過九十天，則違約已經發生，除非本集團擁有合理且有根據的資料顯示一項更滯後的違約標準更為合適。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

*Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)*

##### (iii) Credit-impaired financial assets

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

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產減值(續)

##### (iii) 信貸減值的金融資產

當發生一項或多項對金融資產預計未來現金流量有不利影響的事件時，金融資產出現信貸減值。金融資產出現信貸減值的證據包括有關下列事件的可觀察數據：

- (a) 發行人或借款人陷入嚴重財務困難；
- (b) 違約，例如違約或逾期事件；
- (c) 借款人的貸款人因有關借款人財困的經濟或合約理由而向借款人批出貸款人不會另行考慮的優惠；
- (d) 借款人可能破產或進行其他財務重組；或
- (e) 因為財務困難而使該金融資產的活躍市場不再存在。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 Material accounting policy information (Continued)

#### 3.2 重大會計政策資料(續)

##### Financial instruments (Continued)

##### 金融工具(續)

##### Financial assets (Continued)

##### 金融資產(續)

*Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)*

須根據香港財務報告準則第9號進行減值評估的金融資產減值(續)

##### (iv) Write-off policy

##### (iv) 撇銷政策

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

當有資料顯示交易對手陷入嚴重財務困難，且並無實際收回的可能之時(例如交易對手已清算或進入破產程序)或金額逾期超過三年(就應收交易款項而言)(以較早者為準)，本集團會撇銷金融資產。已撇銷的金融資產仍可根據本集團的收回程序並在適當情況下考慮法律意見後實施強制執行活動。撇銷構成終止確認事件。任何其後收回於損益中確認。

##### (v) Measurement and recognition of ECL

##### (v) 預期信貸虧損的計量及確認

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

預期信貸虧損的計量取決於違約概率、違約損失率(即違約損失程度)及違約風險。違約概率及違約損失率的評估乃基於根據前瞻性資料調整的歷史數據作出。預期信貸虧損的估計反映以發生相關違約風險的金額作為加權數值而釐定的無偏概率加權金額。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### *Financial assets (Continued)*

*Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)*

##### (v) Measurement and recognition of ECL (Continued)

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

Lifetime ECL for trade receivables and contract assets are considered on a collective basis taking into consideration past due information and relevant credit information such as forward-looking macroeconomic information.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融資產(續)

須根據香港財務報告準則第9號進行減值評估的金融資產減值(續)

##### (v) 預期信貸虧損的計量及確認(續)

一般而言，預期信貸虧損乃根據合約應付本集團之所有合約現金流量與本集團預期收取之所有現金流量(按初始確認時釐定的實際利率貼現)之間的差額。就應收租賃款項而言，用於釐定預期信貸虧損的現金流量與根據香港財務報告準則第16號用於計量應收租賃款項的現金流量一致。

應收交易款項和合約資產的全期預期信貸虧損經考慮過往逾期資料及前瞻性宏觀經濟資料等相關信貸資料按集體基準考慮。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 Material accounting policy information (Continued)

#### 3.2 重大會計政策資料(續)

##### Financial instruments (Continued)

##### 金融工具(續)

##### Financial assets (Continued)

##### 金融資產(續)

*Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)*

須根據香港財務報告準則第9號進行減值評估的金融資產減值(續)

##### (v) Measurement and recognition of ECL (Continued)

##### (v) 預期信貸虧損的計量及確認(續)

For collective assessment, the Group takes into consideration the following characteristic when formulating the grouping:

就集體評估而言，本集團訂立組別時考慮以下特徵：

- Past-due status;
- Nature, size and industry of debtors; and
- External credit ratings where available.

- 逾期狀況；
- 債務人的性質、規模和行業；及
- 外部信貸評級(如可用)。

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

歸類工作經管理層定期檢討，以確保各組別成分繼續具有類似信貸風險特性。

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

利息收入按金融資產的總賬面值計算，除非該金融資產出現信貸減值，則利息收入按金融資產的攤銷成本計算。

The Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of trade and other receivables and contract assets where the corresponding adjustment is recognised through a loss allowance account.

本集團透過調整所有金融工具的賬面值於損益確認其減值收益或虧損，惟應收交易款項及其他款項及合約資產除外，其相應調整乃透過虧損撥備賬確認。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### *Foreign exchange gains and losses*

The carrying amount of financial assets that are denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period. Specifically:

- For financial assets measured at amortised cost that are not part of a designated hedging relationship, exchange differences are recognised in profit or loss in the “Other income, gains and losses, net” line item as part of the net foreign exchange gains and losses;
- For financial assets measured at FVTPL that are not part of a designated hedging relationship, exchange differences are recognised in profit or loss in the “Other income, gains and losses, net” line item as part of the gain (loss) from changes in fair value of financial assets;

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### *外匯損益*

以外幣計值的金融資產的賬面值以該外幣釐定，並於各報告期末按即期匯率換算。具體來說：

- 就並非指定對沖關係一部分的按攤銷成本計量的金融資產而言，匯兌差額於損益中的「其他收入、增益及虧損淨額」項目確認為匯兌收益及虧損淨額的一部分；
- 對於不屬於指定對沖關係的按公允值計入損益之金融資產，匯兌差額於損益中的「其他收入、增益及虧損淨額」項目確認為金融資產公允值變動之收益(虧損)的一部分；

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Foreign exchange gains and losses (Continued)

##### Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

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

##### Financial liabilities and equity

##### Classification as debt or equity

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

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 外匯損益(續)

##### 終止確認金融資產

本集團僅於從資產獲取現金流量的合約權利屆滿時，或向另一實體轉讓金融資產及該資產擁有權之絕大部分風險及回報時，終止確認金融資產。倘本集團並無轉讓或保留其於擁有權之絕大部份風險及回報，並繼續控制已轉讓資產，則本集團會確認其於資產之保留權益以及其或須支付款項之相關負債。倘本集團保留其於已轉讓金融資產擁有權之絕大部份風險及回報，則本集團會繼續確認金融資產及以已收取之所得款項確認為有抵押貸款。

當終止確認按攤銷成本計量之金融資產時，資產賬面值與已收及應收代價之差額於損益中確認。

##### 金融負債及權益

##### 分類為債務或權益

債務及權益工具乃根據合約安排的內容以及金融負債及權益工具的釋義分類為金融負債或權益。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial liabilities and equity (Continued)

##### Equity instruments

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

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

##### Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method.

##### Financial liabilities at amortised cost

Financial liabilities including trade and other payables, lease liabilities and borrowings are subsequently measured at amortised cost, using the effective interest method.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融負債及權益(續)

##### 權益工具

權益工具為證明實體於扣除其所有負債後之剩餘資產權益之任何合約。本公司發行的權益工具按所收取所得款項扣除直接發行成本後的金額確認。

購回本公司自有權益工具直接在權益中確認及扣除。購買、出售、發行或註銷本公司自有權益工具的收益或虧損不會於損益中確認。

##### 金融負債

所有金融負債乃於其後使用實際利率法按攤銷成本計量。

##### 按攤銷成本計量的金融負債

金融負債(包括應付交易款項及其他應付款項、租賃負債及借款)其後使用實際利率法按攤銷成本計量。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### *Financial liabilities and equity (Continued)*

##### *Financial guarantee contracts*

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument. Financial guarantee contract liabilities are measured initially at their fair values. It is subsequently measured at the higher of:

- the amount of the loss allowance determined in accordance with HKFRS 9; and
- the amount initially recognised less, where appropriate, cumulative amortisation recognised over the guarantee period.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融負債及權益(續)

##### 財務擔保合約

財務擔保合約為要求發行人支付指定款項以補償持有人因指定債務人未能根據債務工具的條款於到期時付款而招致損失的合約。財務擔保合約負債初步按其公允值計量。其後按以下兩者之較高者計量：

- 根據香港財務報告準則第9號釐定的虧損撥備金額；及
- 初始確認金額減擔保期內確認的累計攤銷(如適用)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

#### 3.2 Material accounting policy information (Continued)

##### Financial instruments (Continued)

##### Financial liabilities and equity (Continued)

##### Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments. These foreign exchange gains and losses are recognised in the "Other income, gains and losses, net" line item in profit or loss.

##### Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and consideration paid or payable is recognised in profit or loss.

### 3. 綜合財務報表編製基礎及重大會計政策資料(續)

#### 3.2 重大會計政策資料(續)

##### 金融工具(續)

##### 金融負債及權益(續)

##### 外匯損益

對於以外幣計價並在每個報告期末按攤銷成本計量的金融負債，外匯損益根據金融工具的攤銷成本釐定。該等外匯損益在損益的「其他收入、增益及虧損淨額」項目中確認。

##### 終止確認金融負債

本集團僅於其責任已被解除、註銷或屆滿時方會終止確認金融負債。終止確認的金融負債賬面值與已付或應付代價之間的差額會於損益中確認。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in Note 3, the Directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

#### Critical judgements in applying accounting policies

The following is the critical judgement, apart from those involving estimations (see below), that the Directors have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

#### Going concern and liquidity

The consolidated financial statements have been prepared by the management on a going concern basis. The assessment of the going concern assumptions involves making judgement by the management, at a particular point of time, about the future outcome of events or conditions which are inherently uncertain. The management considers that the Group has ability to continue as a going concern and the major conditions and business strategies about the going concern assumptions are set out in Note 3.1 to the consolidated financial statements.

### 4. 重要會計判斷及估計不確定性的主要來源

於應用附註3所述本集團之會計政策時，董事須就未能於其他來源取得之資產及負債賬面值作出判斷、估計及假設。該等估計及相關假設乃根據過往經驗及被視為相關之其他因素而作出。實際結果或有別於該等估計。

估計及相關假設將受到持續檢討。倘若會計估計修訂只影響該期間，則有關會計估計的修訂會在修訂估計期間確認。倘若有關修訂既影響當前及未來期間，則有關修訂會在修訂期間及未來期間確認。

#### 應用會計政策之重大判斷

除涉及估計(見下文)者外，以下為董事應用本集團之會計政策過程中作出並對綜合財務報表內確認之款項造成最重大影響的重大判斷。

#### 持續經營及流動資金

綜合財務報表乃由管理層按持續經營基準編製。評估持續經營假設涉及管理層於特定的時間點對就內在而言乃屬不確定的事件或條件的未來結果作出判斷。管理層認為，本集團有能力持續經營，有關持續經營假設的主要條件及業務策略略載於綜合財務報表附註3.1。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

#### Key sources of estimation uncertainty

The followings are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

#### (a) Income tax and deferred tax

Deferred tax assets relating to certain temporary differences and tax losses are recognised when management considers to be probable that future taxable profit will be available against which the temporary differences or tax losses can be utilised. The outcome of their actual utilisation may be different.

The realisability of the deferred tax asset mainly depends on whether sufficient taxable profits will be available in the future or taxable temporary differences are expected to reverse in the same period as the expected reversal of the deductible temporary differences, which is a key source of estimation uncertainty. In cases where the actual future taxable profits generated are less or more than expected, or change in facts and circumstances which result in revision of future taxable profits estimation, a material reversal or further recognition of deferred tax assets may arise, which would be recognised in profit or loss for the period in which such a reversal or further recognition takes place.

### 4. 重要會計判斷及估計不確定性的主要來源(續)

#### 估計不確定性的主要來源

以下為於報告期末有關未來的主要假設及估計不確定因素的其他主要來源，有關假設及來源具有導致資產及負債賬面值於下一個財政年度發生重大調整的重大風險。

#### (a) 所得稅及遞延稅項

在管理層認為未來應課稅溢利可能會用作抵銷可使用暫時差額或稅項虧損時，確認涉及若干暫時差額和稅項虧損的遞延稅項資產。實際應用結果可能不同。

遞延稅項資產的可變現性主要取決於未來是否有足夠的應課稅利潤，或應課稅暫時性差異是否與可扣稅暫時差額的預期撥回在同一時期內撥回，此乃估計不確定性的主要來源。倘所產生的實際未來應課稅溢利少於或多於預期，或事實及情況有變，導致修訂未來應課稅溢利估計，則可能作出撥回或進一步確認遞延稅項資產，其將於有關撥回或進一步確認進行期間於損益中確認。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

#### Key sources of estimation uncertainty (Continued)

##### (b) Leases — Estimating the incremental borrowing rate

The Group cannot readily determine the interest rate implicit in a lease, and therefore, it uses an incremental borrowing rate (“IBR”) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group “would have to pay”, which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when it needs to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary’s functional currency). The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary’s stand-alone credit rating).

##### (c) Provision of ECL for trade receivables and contract assets

Contract assets with credit-impaired balances are assessed for ECL individually.

### 4. 重要會計判斷及估計不確定性的主要來源(續)

#### 估計不確定性的主要來源(續)

##### (b) 租賃 — 估算增量借款利率

本集團無法輕易釐定租賃內所隱含的利率，因此，使用增量借款利率（「增量借款利率」）計量租賃負債。增量借款利率為本集團於類似經濟環境中為取得與使用權資產價值相近之資產，而以類似抵押品於類似期間借入所需資金應支付之利率。因此，增量借款利率可反映本集團「將須支付」的利率，而當並無可觀察利率可供使用時（如就並無訂立融資交易的附屬公司而言）或當利率須進行調整以反映租賃的條款及條件時（如當租賃並非以附屬公司的功能貨幣訂立時），則須對利率作出估計。當可觀察輸入數據（如市場利率）可供使用時，本集團會使用有關輸入數據估計增量借款利率，並須作出若干實體特定估計（如附屬公司的單獨信貸評級）。

##### (c) 應收交易款項及合約資產預期信貸虧損撥備

對信貸減值結餘之合約資產單獨進行預期信貸虧損評估。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

#### Key sources of estimation uncertainty (Continued)

#### (c) Provision of ECL for trade receivables and contract assets (Continued)

In addition, the Group uses practical expedient in estimating ECL on trade receivables and contract assets which are not assessed individually using a provision matrix. The provision rates are based on aging of debtors as groupings of various debtors taking into consideration the Group's historical default rates and forward-looking information that is reasonable and supportable available without undue costs or effort. At every reporting date, the historical observed default rates are reassessed and changes in the forward-looking information are considered.

The provision of ECL is sensitive to changes in estimates. The information about the ECL and the Group's trade receivables and contract assets are disclosed in Notes 25, 26 and 35(b) to the consolidated financial statements.

#### (d) Provision of ECL for other receivables and deposits

The Group calculates the ECL for other receivables and deposits by grouping the counterparties with similar nature under general approach. The provision rates are based on internal credit rating and taking into consideration forward-looking information that is reasonable and supportable available without undue costs or effort. At every reporting date, changes in the forward-looking information are considered.

The provision of ECL is sensitive to changes in estimates. The information about the ECL and the Group's other receivables and deposits are disclosed in Notes 25 and 35(b) to the consolidated financial statements.

### 4. 重要會計判斷及估計不確定性的主要來源(續)

#### 估計不確定性的主要來源(續)

#### (c) 應收交易款項及合約資產預期信貸虧損撥備(續)

此外，本集團使用實際權益法估計並非單獨使用撥備矩陣評估的應收交易款項及合約資產的預期信貸虧損。撥備率按一組不同債務人的債務人賬齡並經考慮本集團歷史違約率及毋須花費不必要成本或精力可取得的合理且有理據支持的前瞻性資料而釐定。於各報告日期，本集團會重新評估過往觀察違約率並考慮前瞻性資料的變動。

預期信貸虧損撥備容易受估計變動影響。預期信貸虧損及本集團的應收交易款項及合約資產之資料於綜合財務報表附註25、26及35(b)披露。

#### (d) 其他應收款項及按金預期信貸虧損撥備

本集團根據一般方法將性質相似的交易對手分組，以計算其他應收款項及按金的預期信貸虧損。撥備率乃基於內部信貸評級，並計及無需付出不必要成本或精力即可獲得的合理及有理據的前瞻性資料。於各報告日期，會考慮前瞻性資料的變動。

預期信貸虧損撥備容易受估計變動影響。有關預期信貸虧損及本集團其他應收款項及按金的資料於綜合財務報表附註25及35(b)披露。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

#### Key sources of estimation uncertainty (Continued)

##### (e) Estimated impairment of goodwill

Determining whether goodwill is impaired requires an estimation of the recoverable amount of the cash-generating unit (or group of cash-generating units) to which goodwill has been allocated, which is the higher of the value in use or fair value less costs of disposal. The value in use calculation requires the Group to estimate the future cash flows expected to arise from the cash-generating unit (or a group of cash-generating units) and a suitable discount rate in order to calculate the present value. Where the actual future cash flows are less than expected, or change in facts and circumstances which results in downward revision of future cash flows or upward revision of discount rate, a material impairment loss or further impairment loss may arise. Furthermore, the estimated cash flows and discount rate are subject to change due to ongoing uncertain macroeconomic environment.

As at 31 December 2025, the carrying amount of goodwill is approximately HK\$Nil (2024: HK\$6,683,000) (net of accumulated impairment of approximately HK\$18,786,000 (2024: HK\$12,103,000)). Details of the recoverable amount calculation are disclosed in Note 20 to the consolidated financial statements.

### 4. 重要會計判斷及估計不確定性的主要來源(續)

#### 估計不確定性的主要來源(續)

##### (e) 估計的商譽減值

確定商譽是否發生減值，需要估計商譽已分配的現金產生單位(或一組現金產生單位)的可收回金額，即使用價值或公允價值減去處置成本後的較高者。使用價值計算要求本集團估計預期從現金產生單位(或一組現金產生單位)產生的未來現金流量以及適當的折現率，以計算現值。如果實際未來現金流量少於預期，或者事實和情況發生變化，導致未來現金流量向下修正或折現率向上修正，則可能產生重大減值虧損或進一步減值虧損。此外，由於宏觀經濟環境持續不穩定，估計現金流量及貼現率可能有變。

於二零二五年十二月三十一日，商譽的賬面值約為零港元(二零二四年：6,683,000港元)(扣除累計減值約18,786,000港元(二零二四年：12,103,000港元))。可收回金額的計算詳情於綜合財務報表附註20中披露。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 5. REVENUE

#### (i) Disaggregation of revenue from contracts with customers

### 5. 收益

#### (i) 來自客戶合約的收益分類

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元 (Restated) (經重列)
<b>Continuing operations</b>	<b>持續經營業務</b>		
<b>Types of goods or services:</b>	<b>貨品或服務類型：</b>		
Manufacture and selling of sewing threads	縫紉線生產及銷售	1,226	8,035
Interior decorating and furnishing services	室內裝飾及室內陳設服務	20,379	51,479
Interior design services	室內設計服務	25	1,038
Equine services	馬匹服務	75	6,519
<b>Total</b>	<b>總計</b>	<b>21,705</b>	67,071
<b>Geographical market – location of customers</b>	<b>地理市場 – 客戶位置</b>		
PRC (excluding Hong Kong)	中國(不包括香港)	—	291
Hong Kong	香港	20,404	52,188
Middle East	中東	1,226	6,937
Mauritius	毛裏求斯	—	808
Australia	澳洲	75	6,519
Others	其他	—	328
<b>Total</b>	<b>總計</b>	<b>21,705</b>	67,071
<b>Timing of revenue recognition:</b>	<b>確認收益時間：</b>		
Over time	隨時間	20,404	52,517
At a point in time	於某一時間點	1,301	14,554
<b>Total</b>	<b>總計</b>	<b>21,705</b>	67,071

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 5. REVENUE (Continued)

#### (i) Disaggregation of revenue from contracts with customers (Continued)

Set out below is the reconciliation of the revenue from contracts with customers with the amounts disclosed in the segment information:

### 5. 收益(續)

#### (i) 來自客戶合約的收益分類(續)

下文載列來自客戶合約的收益與分部資料所披露金額的對賬：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Continuing operations</b>	持續經營業務		
<b>Manufacture and selling of sewing threads</b>	縫紉線生產及銷售		
Selling of sewing threads	銷售縫紉線	1,226	8,035
<b>Interior design and decoration services</b>	室內設計及裝飾服務		
Interior decorating and furnishing services	室內裝飾及室內陳設服務	20,379	51,479
Interior design services	室內設計服務	25	1,038
<b>Total</b>	<b>總計</b>	<b>20,404</b>	<b>52,517</b>
<b>Equine services</b>	馬匹服務		
Trading of equines	馬匹貿易	50	4,621
Equine related services	馬匹相關服務	25	1,898
<b>Total</b>	<b>總計</b>	<b>75</b>	<b>6,519</b>

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 5. REVENUE (Continued)

#### (ii) Performance obligations for contracts with customers

##### Selling of sewing threads

The performance obligation is satisfied upon delivery of the sewing threads and payment is generally due within 30–90 days from delivery.

##### Combined services of interior designs, interior decorating and furnishing services

Interior design services, interior decorating and furnishing services are recognised as a performance obligation satisfied over time as the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date. Revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation using input method.

The Group's service contracts include payment schedules which require stage payments over the design period once certain specified milestones are reached. The Group requires certain customers to provide upfront deposits range from 10% to 50% of total contract sum, when the Group receives a deposit before design service commences, this will give rise to contract liabilities at the start of a contract, until the revenue recognised on the specific contract exceeds the amount of the deposit. However, certain customers are granted credit period of 30 days.

### 5. 收益(續)

#### (ii) 客戶合約之履約責任

##### 銷售縫紉線

履行責任於交付縫紉線後達成，而付款通常自交付起計30至90日內到期。

##### 室內設計、室內裝修及室內陳設服務的組合服務

室內設計、室內裝修及室內陳設服務確認為隨時間達成的履約責任，原因為本集團的履約並無產生對本集團有替代用途的資產，且本集團對迄今已完成履約的付款具有可強制執行的權利。收益乃使用投入法並參考已完成之相關履約責任的進度隨時間確認。

本集團的服務合約包括付款時間表，規定一旦達到若干指定里程碑，則於設計期間作出階段付款。本集團要求若干客戶提供介乎總合約金額10%至50%的前期按金，當本集團於設計服務開始前收取按金，此將於合約開始時產生合約負債，直至就特定合約確認的收益超過按金金額為止。然而，若干客戶獲授予30日的信貸期。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 5. REVENUE (Continued)

#### (ii) Performance obligations for contracts with customers (Continued)

##### Equine services

The performance obligation is satisfied upon completion of trading of bloodstocks, stallion stud's services, horse management services and horse racing, payment is generally due within 30 days after services provided.

#### (iii) Transaction price allocated to the remaining performance obligation for contracts with customers

All revenue contracts are for period of one year or less. As permitted by HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

### 5. 收益(續)

#### (ii) 客戶合約之履約責任(續)

##### 馬匹服務

履約責任於純種馬、種馬服務、馬匹管理服務及賽馬交易完成後達成，而付款通常自提供服務後30日內到期。

#### (iii) 分配至客戶合約餘下履約責任的交易價格

所有收入合約之期限為一年或以下。誠如香港財務報告準則第15號所許可，並無披露分配至該等未履約合約之交易價格。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. OPERATING SEGMENTS

Information reported to the Board, being the chief operating decision maker (“**CODM**”), for the purposes of resource allocation and assessment of segment performance focuses on types of goods or services delivered or provided. No operating segments identified by the CODM have been aggregated in arriving at the reportable segments of the Group.

The Group now has three (2024: four) reportable segments. The segments are managed separately as each business offers different products and services and requires different business strategies. The Group has three reportable segments under HKFRS 8 *Operating Segments* as follows:

#### Manufacture and selling of sewing threads

- manufacture and selling of high-performance sewing threads and broad categories of garment accessories

#### Interior design and decoration

- provision of interior design, interior decorating, furnishing services and sales of furnishings

#### Equine services

- trading of bloodstocks, provision of stallion services and equine handling services

### 6. 經營分部

就資源配置及分部表現評估向董事會，即主要經營決策者(「**主要經營決策者**」)報告的資料，重點關注交付或提供的商品或服務類型。於達致本集團可報告分部時，概無合併主要經營決策者識別的經營分部。

本集團現時有三個(二零二四年：四個)可報告分部。由於各業務提供不同的產品及服務，並需要不同的業務策略，故分部分開管理。根據香港財務報告準則第8號經營分部，本集團有三個可報告分部如下：

#### 縫紉線生產及銷售

- 優質縫紉線和各類服裝輔料生產及銷售

#### 室內設計及裝修

- 提供室內設計、室內裝飾、室內陳設服務及傢俱銷售

#### 馬匹服務

- 純種馬買賣、提供種馬服務及馬匹管理服務

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. OPERATING SEGMENTS (Continued)

As detailed in Note 1 to the consolidated financial statements, during the year ended 31 December 2025, the Board resolved to discontinue the operating segment of provision of advising on securities, corporate finance and asset management services due to the reallocation and concentration of resources to other business sectors. The segment information reported does not include any figures from this discontinued operation:

#### (a) Segment revenues and results

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

#### For the year ended 31 December 2025

#### Continuing operations

		Manufacture and selling of sewing threads 縫紉線 生產及銷售 HK\$'000 千港元	Interior design and decoration 室內 設計及裝修 HK\$'000 千港元	Equine services 馬匹服務 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Reportable segment revenue from external customers	來自外部客戶的可報告 分部收益	1,226	20,404	75	21,705
Reportable segment loss	可報告分部虧損	(171)	(18,014)	(545)	(18,730)
Unallocated other income	未分配其他收入				18,678
Unallocated corporate expenses	未分配企業開支				(5,953)
Group's loss before tax	本集團除稅前虧損				(6,005)

### 6. 經營分部(續)

誠如綜合財務報表附註1所詳述，截至二零二五年十二月三十一日止年度，由於資源向其他業務部門的重新分配和集中，董事會議決，終止提供證券、企業融資諮詢及資產管理服務的經營分部。所報告的分部資料不包括來自該已終止經營業務的任何數據：

#### (a) 分部收益和業績

以下是按可報告分部對本集團收益和業績的分析：

#### 截至二零二五年十二月三十一日止年度

#### 持續經營業務

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. OPERATING SEGMENTS (Continued)

#### (a) Segment revenues and results (Continued)

For the year ended 31 December 2024

Continuing operations (Restated)

		Manufacture and selling of sewing threads 縫紉線 生產及銷售 HK\$'000 千港元	Interior design and decoration 室內 設計及裝修 HK\$'000 千港元	Equine services 馬匹服務 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Reportable segment revenue from external customers	來自外部客戶的可報告 分部收益	8,035	52,517	6,519	67,071
Reportable segment profit (loss)	可報告分部溢利(虧損)	(19,549)	2,551	(10,545)	(27,543)
Unallocated other income	未分配其他收入				522
Unallocated corporate expenses	未分配企業開支				(7,944)
Group's loss before tax	本集團除稅前虧損				(34,965)

The accounting policies of the operating segments are the same as the Group's accounting policies described in Note 3. Segment profit (loss) represents the profit earned by/loss from each segment without allocation of central administration costs. This is the measure reported to the CODM for the purposes of resource allocation and performance assessment.

Inter-segment sales are charged at prevailing market rates.

### 6. 經營分部(續)

#### (a) 分部收益和業績(續)

截至二零二四年十二月三十一日  
止年度

持續經營業務(經重列)

經營分部的會計政策與附註3所述本集團的會計政策一致。分部溢利(虧損)指各分部賺取之溢利/虧損，並無分配中央行政成本。此乃就資源分配及表現評估向主要營運決策者呈報的計量。

分部間銷售按現行市場價格收取。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. OPERATING SEGMENTS (Continued)

#### (b) Segment assets and liabilities

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

**For the year ended 31 December 2025**

#### Continuing operations

		Manufacture and selling of sewing threads 縫紉線生產及銷售 HK\$'000 千港元	Interior design and decoration 室內設計及裝修 HK\$'000 千港元	Equine services 馬匹服務 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Reportable segment assets from continuing operations	來自持續經營業務的可報告分部資產	—	15,790	88	15,878
Asset related to discontinued operations	與已終止經營業務有關的資產				149
Unallocated assets	未分配資產				294
					16,321
Reportable segment liabilities from continuing operations	來自持續經營業務的可報告分部負債	(22)	(9,155)	(2,008)	(11,185)
Liabilities relating to discontinued operations	與已終止經營業務有關的負債				(14)
Corporate and unallocated liabilities	企業及未分配負債				(23,156)
					(34,355)

### 6. 經營分部(續)

#### (b) 分部資產及負債

以下是按可報告分部對本集團資產和負債的分析：

**截至二零二五年十二月三十一日止年度**

#### 持續經營業務

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. OPERATING SEGMENTS (Continued)

#### (b) Segment assets and liabilities (Continued)

For the year ended 31 December 2024

#### Continuing operations (Restated)

	Manufacture and selling of sewing threads 縫紉線生產及銷售 HK\$'000 千港元	Interior design and decoration 室內設計及裝修 HK\$'000 千港元	Equine services 馬匹服務 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Reportable segment assets from continuing operations	31	26,750	779	27,560
Asset classified as held for sale				6,478
Asset related to discontinued operations				146
Unallocated assets				6,964
				41,148
Reportable segment liabilities from continuing operations	(338)	(6,947)	(17,931)	(25,216)
Liabilities associated with assets classified as held for sale				(16,307)
Liabilities relating to discontinued operations				(13)
Corporate and unallocated liabilities				(14,811)
				(56,347)

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

- all assets are allocated to operating segments other than certain of the Group's property, plant and equipment, other receivables, financial assets at FVTPL and cash and cash equivalents; and
- all liabilities are allocated to operating segments other than certain of the Group's borrowings, other payables and retirement benefit obligations.

### 6. 經營分部(續)

#### (b) 分部資產及負債(續)

截至二零二四年十二月三十一日止年度

#### 持續經營業務(經重列)

	Manufacture and selling of sewing threads 縫紉線生產及銷售 HK\$'000 千港元	Interior design and decoration 室內設計及裝修 HK\$'000 千港元	Equine services 馬匹服務 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Reportable segment assets from continuing operations	31	26,750	779	27,560
Asset classified as held for sale				6,478
Asset related to discontinued operations				146
Unallocated assets				6,964
				41,148
Reportable segment liabilities from continuing operations	(338)	(6,947)	(17,931)	(25,216)
Liabilities associated with assets classified as held for sale				(16,307)
Liabilities relating to discontinued operations				(13)
Corporate and unallocated liabilities				(14,811)
				(56,347)

為了監控分部業績和在分部之間分配資源：

- 所有資產(不包括若干本集團物業、廠房及設備、其他應收款項、按公允值計入損益之金融資產及現金及現金等價物)都分配給營運分部；及
- 所有負債(不包括本集團若干借款、其他應付款項及退休金福利責任)都分配給營運分部。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. OPERATING SEGMENTS (Continued)

### 6. 經營分部(續)

#### (c) Other segment information

#### (c) 其他分部資料

For the year ended 31 December 2025

截至二零二五年十二月三十一日止年度

#### Continuing operations

#### 持續經營業務

Amounts included in the measure of segment profit or loss on segment assets:

計入計量分部資產之分部溢利或虧損之金額：

		Manufacture and selling of sewing threads 縫紉線生產及銷售 HK\$'000 千港元	Interior design and decoration 室內設計及裝修 HK\$'000 千港元	Equine services 馬匹服務 HK\$'000 千港元	Unallocated 未分配 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Amounts included in the measure of segment profits or loss or segment assets:	分部溢利或虧損或分部資產計量中包括的金額：					
Addition to property, plant and equipment	納入物業、廠房及設備	—	41	—	—	41
Depreciation of property, plant and equipment	物業、廠房及設備折舊	—	74	—	30	104
Depreciation of right-of-use assets	使用權資產折舊	—	451	—	—	451
Impairment losses under expected credit loss model, net of reversal	預期信貸虧損模式下減值虧損(扣除撥回)	—	4,855	16	—	4,871
Gain on disposal of subsidiaries	出售附屬公司之收益	—	—	—	(16,143)	(16,143)
Loss on deregistration of subsidiary	註銷一間附屬公司之虧損	—	—	—	451	451
Loss on disposal of property, plant and equipment	出售物業、廠房及設備之虧損	—	36	—	—	36
(Reversed of written down) written down of inventory, net	(撥回撇減)撇減存貨淨額	(91)	187	—	—	96
Written-off of other receivables	其他應收款項撇銷	—	38	—	—	38
Waiver of other payables	豁免其他應付款項	—	—	—	(2,021)	(2,021)
Interest income	利息收入	—	(2)	—	—	(2)
Finance costs	融資成本	4	33	—	1,836	1,873
Other gains and losses, net	其他增益及虧損淨額	(12)	—	1	(965)	(976)

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. OPERATING SEGMENTS (Continued)

#### (c) Other segment information (Continued)

For the year ended 31 December 2024

#### Continuing operations (Restated)

Amounts included in the measure of segment profit or loss on segment assets:

	Manufacture and selling of sewing threads 縫紉線生產及銷售 HK\$'000 千港元	Interior design and decoration 室內設計及裝修 HK\$'000 千港元	Equine services 馬匹服務 HK\$'000 千港元	Unallocated 未分配 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Amounts included in the measure of segment profits or loss or segment assets:					
Addition to property, plant and equipment	7	200	—	—	207
Depreciation of property, plant and equipment	65	408	—	57	530
Depreciation of right-of-use assets	187	447	—	91	725
Fair value gain on financial assets at FVTPL, net	(124)	—	—	—	(124)
Fair value gain on biological assets, net	—	—	(309)	—	(309)
Reversal of impairment losses under expected credit loss model, net of reversal	(87)	(60)	(3)	—	(150)
Written-down of Inventory	1,721	—	—	—	1,721
Loss on disposal of biological assets	—	—	3,413	—	3,413
Written-off of trade receivables	—	376	—	—	376
Written-off of other receivables	8,947	—	—	—	8,947
Interest income	—	(6)	—	(1)	(7)
Finance costs	139	66	2,718	617	3,540
Other gains and losses, net	(475)	(280)	(690)	2,755	1,310

### 6. 經營分部(續)

#### (c) 其他分部資料(續)

截至二零二四年十二月三十一日止年度

#### 持續經營業務(經重列)

計入計量分部資產之分部溢利或虧損之金額：

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. OPERATING SEGMENTS (Continued)

#### (d) Geographical information

##### Continuing operations (Restated)

The Group's operations are located in the PRC, Australia and Hong Kong.

Information about the Group's revenue from external customers is presented based on the location of customers. Information about the Group's non-current assets is presented based on the geographical location of the assets.

### 6. 經營分部(續)

#### (d) 地區資料

##### 持續經營業務(經重列)

本集團的業務位於中國、澳洲及香港。

有關本集團來自外部客戶的收益資料乃根據客戶地點呈列。有關本集團非流動資產的資料乃根據資產的地理位置呈列。

		Revenue from external customers 來自外部客戶的收益		Non-current assets 非流動資產	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元 (Restated) (經重列)	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
PRC	中國	—	291	—	—
Hong Kong	香港	20,404	52,188	39	908
Middle East	中東	1,226	6,937	—	—
Mauritius	毛裏求斯	—	808	—	—
Australia	澳洲	75	6,519	—	—
Other	其他	—	328	—	—
		<b>21,705</b>	<b>67,071</b>	<b>39</b>	<b>908</b>

Non-current assets excluded deferred tax assets, financial instruments and goodwill.

非流動資產不包括遞延稅項資產、金融工具及商譽。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 6. OPERATING SEGMENTS (Continued)

#### (e) Information about major customers

Revenue from customers of the corresponding years contributing over 10% of the total revenue of the Group are as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Customer A <sup>2,3</sup>	客戶A <sup>2,3</sup>	N/A 不適用	6,937
Customer B <sup>1</sup>	客戶B <sup>1</sup>	15,719	46,890

<sup>1</sup> Revenue from interior design and decoration.

<sup>2</sup> Revenue from manufacture and selling of sewing threads service.

<sup>3</sup> The corresponding revenue did not contribute over 10% of the total revenue of the Group.

相應年度為本集團總收益貢獻10%以上的客戶的收益如下：

<sup>1</sup> 室內設計及裝飾之收益。

<sup>2</sup> 生產及銷售縫紉線服務之收益。

<sup>3</sup> 相應收益並無佔本集團總收益的10%以上。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 7. OTHER INCOME, GAINS AND LOSSES, NET 7. 其他收入、增益及虧損淨額

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Rental income, net	租金收入淨額	—	84
Fair value gains on financial assets at FVTPL, net	按公允值計入損益的金融資產的公允值收益淨額	—	124
Financial guarantee fee from a related company	來自一間關連公司的財務擔保費用	—	44
Exchange gain (loss), net	匯兌增益(虧損)淨值	932	(2,483)
Fair value gain on biological assets, net	生物資產公允值收益淨額	—	309
Interest income	利息收入	2	7
Insurance compensation	保險賠償	—	592
Gain on disposal of subsidiaries	出售附屬公司之增益	16,143	—
Loss on deregistration of a subsidiary	註銷一間附屬公司之虧損	(451)	—
(Loss) gain on disposal of property, plant and equipment	出售物業、廠房及設備之(虧損)收益	(36)	229
Loss on written-off of property, plant and equipment	物業、廠房及設備撇銷虧損	—	(16)
Loss on disposal of biological assets	出售生物資產之虧損	—	(3,413)
Gain on termination of a lease contract	終止一項租賃合約的增益	—	19
Written-off of trade receivables	應收交易款項撇銷	—	(376)
Written-off of other receivables	其他應收款項撇銷	(38)	(8,947)
Waiver of other payables	豁免其他應付款項	2,021	—
Others	其他	44	221
		<b>18,617</b>	<b>(13,606)</b>

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 8. IMPAIRMENT LOSSES (REVERSAL OF IMPAIRMENT LOSSES) UNDER EXPECTED CREDIT LOSS MODEL, NET OF REVERSAL

### 8. 預期信貸虧損模式下減值虧損(減值虧損撥回)，已扣除撥回

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元 (Restated) (經重列)
<b>Continuing operations</b>	<b>持續經營業務</b>		
Impairment losses recognised (reversed) on:	已確認(撥回)減值虧損：		
— trade receivables	— 應收交易款項	4,042	(58)
— contract assets	— 合約資產	865	(18)
— deposits and other receivables	— 按金及其他應收款項	(36)	(74)
		<b>4,871</b>	<b>(150)</b>

Details of impairment assessment are set out in Note 35(b).

減值評估詳情載於附註35(b)。

### 9. FINANCE COSTS

### 9. 融資成本

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Continuing operations</b>	<b>持續經營業務</b>		
Interest expense on borrowings and overdrafts	借款及透支利息開支	1,839	3,415
Interest expense on lease liabilities	租賃負債利息開支	27	90
Interest expense on accrued benefits	應計福利的利息開支	7	7
Interest expense on overdue trade payables	逾期應付交易款項的利息開支	—	28
		<b>1,873</b>	<b>3,540</b>

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 10. INCOME TAX (CREDIT) EXPENSE

Income tax expense (credit) expense from continuing operations are as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元 (Restated) (經重列)
Current tax	即期稅項	—	73
(Over) Under provision in prior years:	過往年度(超額撥備) 撥備不足:	(30)	155
Deferred tax	遞延稅項	(818)	(57)
<b>Total income tax (credit) expense</b>	<b>所得稅(抵免)開支總額</b>	<b>(848)</b>	<b>171</b>

The Group is subjected to income tax on an entity basis on profits arising in or derived from the jurisdictions in which subsidiaries of the Group are domiciled and operated. Pursuant to the rules and regulations of the Cayman Islands and the British Virgin Islands (the "BVI"), the Group is not subject to any income tax in the Cayman Islands and BVI.

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 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. 所得稅(抵免)開支

來自持續經營業務的所得稅開支(抵免)開支如下:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元 (Restated) (經重列)
Current tax	即期稅項	—	73
(Over) Under provision in prior years:	過往年度(超額撥備) 撥備不足:	(30)	155
Deferred tax	遞延稅項	(818)	(57)
<b>Total income tax (credit) expense</b>	<b>所得稅(抵免)開支總額</b>	<b>(848)</b>	<b>171</b>

本集團須按實體基準就產生或源於本集團附屬公司註冊及經營所在司法管轄區的溢利繳納所得稅。根據開曼群島及英屬處女群島(「英屬處女群島」)的規則及法規，本集團毋須繳納開曼群島及英屬處女群島的任何所得稅。

根據香港利得稅兩級利得稅制度，合資格集團實體首2百萬港元溢利將按8.25%繳稅，而超過2百萬港元的溢利將按16.5%繳稅。不符合利得稅兩級制資格的集團實體的溢利將繼續按16.5%的劃一稅率徵稅。因此，合資格集團實體的香港利得稅按首2百萬港元估計應課稅溢利的8.25%計算，而超過2百萬港元的估計應課稅溢利則按16.5%計算。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 10. INCOME TAX (CREDIT) EXPENSE (Continued)

Hong Kong Profits Tax is calculated at 16.5% on the estimated assessable profit for both years. For the year ended 31 December 2025, no provision for taxation in Hong Kong has been made as the Company did not have any assessable profits arising in Hong Kong. For the year ended 31 December 2024, Hong Kong Profits Tax is calculated at 16.5% on the estimated assessable profits by offsetting the tax loss which previously not recognised.

No provision for corporate tax has been made for the Group's operation in Australia as such operation incurred loss for taxation purpose for the year of assessment 2025 (2024: Nil).

Pursuant to the PRC Income Tax Law and the respective regulations, the subsidiaries which operate in the PRC are subject to corporate income tax at a rate of 25% on the taxable income. No provision for PRC income tax has been made for the Group's operation in PRC as such operation incurred loss for tax purpose for the year of assessment 2025 (2024: Nil).

### 10. 所得稅(抵免)開支(續)

香港利得稅乃就兩個年度的估計應課稅溢利按稅率16.5%計算。截至二零二五年十二月三十一日止年度，由於本公司於香港並無產生任何應課稅溢利，因此並無就於香港的稅項計提撥備。截至二零二四年十二月三十一日止年度，香港利得稅乃就估計應課稅溢利按稅率16.5%計算，以抵銷先前未確認的稅項虧損。

由於本集團於澳洲的業務於二零二五年課稅年度產生稅項虧損，故並無就該業務作出企業稅撥備(二零二四年：無)。

根據中國所得稅法及相關規定，於中國經營之附屬公司須按應課稅收入的25%繳納企業所得稅。由於相關業務於二零二五年評稅年度產生稅項虧損，概無就本集團於中國的業務計提中國所得稅撥備(二零二四年：無)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 10. INCOME TAX (CREDIT) EXPENSE (Continued)

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

### 10. 所得稅(抵免)開支(續)

本年度所得稅開支與綜合損益及其他全面收入表之除稅前虧損對賬如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元 (Restated) (經重列)
Loss before tax from continuing operations	來自持續經營業務的除稅前虧損	(6,005)	(34,965)
Tax calculated at applicable tax rate	按適用稅率計算的稅項	(1,037)	(7,833)
Tax effect of expenses not deductible for tax purpose	不可扣稅開支的稅務影響	1,082	602
Tax effect of income not taxable for tax purpose	毋須課稅收入的稅務影響	(1,767)	(226)
(Over) under provision in respect of previous year	過往年度(超額撥備)撥備不足	(30)	155
Tax reduction	稅項扣減	—	(2)
Tax losses not recognised	未確認稅項虧損	430	7,380
Effect to different tax rates of subsidiaries operating in other jurisdictions	於其他司法權區經營的附屬公司的不同稅率的影響	89	—
Tax effect of two-tiered profits tax rates regime	利得稅兩級制的稅務影響	—	(74)
Other	其他	385	169
Income tax (credit) expense for the year relating to continuing operations	與持續經營業務有關的年度所得稅(抵免)開支	(848)	171

The Group has tax losses arising in Hong Kong of HK\$17,593,000 (2024: HK\$28,609,000) that are available indefinitely for offsetting against future taxable profits of the companies in which the losses arose.

本集團於香港產生稅項虧損17,593,000港元(二零二四年: 28,609,000港元)，可無限期用作抵銷產生虧損之公司的未來應課稅溢利。

The Group has no tax losses arising in the PRC (2024: HK\$29,612,000) that will expire in one to five years for offsetting against future taxable profits.

本集團於中國並無將於一至五年內到期以抵銷未來應課稅溢利的稅項虧損(二零二四年: 29,612,000港元)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 11. DISCONTINUED OPERATION/DISPOSAL GROUP HELD FOR SALE

#### a) Discontinued Operation – Hua Yu Investment Management Limited (as at 31 December 2025)

During the year ended 31 December 2025, the Group entered into a sale agreement with a purchaser, an independent third party, in respect of the disposal of a subsidiary, Hua Yu Investment Management Limited (“**Hua Yu**”) for a cash consideration of HK\$800,000 (the “**Disposal I**”). Hua Yu carries out all of the Group’s advising on securities, corporate finance and asset management operation. The disposal was due to the reallocation and concentration of resources to other business sectors. The Disposal I was completed on 20 March 2026. The assets and liabilities attributable to the business, which were expected to be sold within twelve months, had been classified as held for sale and were presented separately in the consolidated statement of financial position.

The profit (loss) for the years from the discontinued operation in respect of advising on securities, corporate finance and asset management operation are set out below. The comparative figures in the consolidated statement of profit or loss and other comprehensive income have been restated to re-present the advising on securities, corporate finance and asset management operation as a discontinued operation.

### 11. 已終止經營業務／持作出售的出售組別

#### a) 已終止經營業務 – 華禹投資管理有限公司(於二零二五年十二月三十一日)

截至二零二五年十二月三十一日止年度，本集團與一名買方(獨立第三方)就出售附屬公司華禹投資管理有限公司(「**華禹**」)訂立出售協議，現金代價為800,000港元(「**出售事項I**」)。華禹經營本集團所有就證券、企業融資及資產管理提供意見之業務。進行出售事項乃由於資源向其他業務部門的重新分配和集中。出售事項I於二零二六年三月二十日完成。預期將於十二個月內出售的該業務應佔資產及負債已分類為持作出售，並於綜合財務狀況表中單獨呈列。

來自己終止經營業務就證券、企業融資及資產管理提供意見業務之年內溢利(虧損)載列如下。綜合損益及其他全面收入表內的比較數字已予重列，以將就證券、企業融資及資產管理提供意見之業務重新呈列為已終止經營業務。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 11. DISCONTINUED OPERATION/DISPOSAL GROUP HELD FOR SALE (Continued)

#### a) Discontinued Operation — Hua Yu Investment Management Limited (as at 31 December 2025) (Continued)

### 11. 已終止經營業務／持作出售的出售組別(續)

#### a) 已終止經營業務 — 華禹投資管理有限公司(於二零二五年十二月三十一日)(續)

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Profit (loss) of advising on securities, corporate finance and asset management for the year	就證券、企業融資及資產管理提供意見的年內溢利(虧損)	1,810	(1,875)

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 11. DISCONTINUED OPERATION/DISPOSAL GROUP HELD FOR SALE (Continued)

#### a) Discontinued Operation – Hua Yu Investment Management Limited (as at 31 December 2025) (Continued)

The results of the discontinued operation in respect of advising on securities, corporate finance and asset management for the year, which have been included in the consolidated statement of profit or loss and other comprehensive income, were as follows:

### 11. 已終止經營業務／持作出售的出售組別(續)

#### a) 已終止經營業務 — 華禹投資管理有限公司(於二零二五年十二月三十一日)(續)

已終止經營業務就證券、企業融資及資產管理提供意見之年內業績(已計入綜合損益及其他全面收入表)如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Revenue	收益		
Advising on securities, corporate finance and asset management	就證券、企業融資及資產管理提供意見	2,084	1,510
Impairment loss on intangible asset	無形資產減值虧損	—	(3,788)
Reversal of impairment loss under expected credit loss model	預期信貸虧損模式下減值虧損撥回	—	3
Administrative expenses	行政開支	(274)	(219)
Profit (loss) before tax	除稅前溢利(虧損)	1,810	(2,494)
Income tax credit	所得稅抵免	—	619
<b>Profit (loss) for the year</b>	<b>年內溢利(虧損)</b>	<b>1,810</b>	<b>(1,875)</b>
Profit (loss) for the year from discontinued operations includes the following:	已終止經營業務之年內溢利(虧損)包括以下各項：		
Auditor's remuneration	核數師薪酬	13	13
Cash flows from discontinued operations:	已終止經營業務所得現金流量：		
Net cash (used in) from operating activities	經營活動(所用)所得現金淨額	(524)	419
Net cash inflow (outflow) from investing activities	投資活動所得現金流入(流出)淨額	528	(408)
Net cash from financing activities	融資活動所得現金淨額	—	—

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 11. DISCONTINUED OPERATION/DISPOSAL GROUP HELD FOR SALE (Continued)

#### a) Discontinued Operation — Hua Yu Investment Management Limited (as at 31 December 2025) (Continued)

##### Corporate financial advisory services

Corporate financial advisory services are recognised as a performance obligation satisfied over time, payment is generally due within 30 days after services are provided.

##### Asset management services

Asset management services include advisory services and property services. Revenue from advisory services is recognised over time as the customer simultaneously receives and consumes the benefits provided by the Group. And revenue from property services is recognised at a point in time when the services are rendered in accordance with the contract terms. Payment is generally received in advance or prompt payment will be given after services are provided.

### 11. 已終止經營業務／持作出售的出售組別(續)

#### a) 已終止經營業務 — 華禹投資管理有限公司(於二零二五年十二月三十一日)(續)

##### 企業財務諮詢服務

企業財務諮詢服務確認為隨時間履行的履約責任，付款通常自提供服務後30日內到期。

##### 資產管理服務

資產管理服務包括諮詢服務及物業服務。由於客戶同時收取及使用本集團提供的利益，諮詢服務收益隨時間確認。而物業服務收益於根據合約條款提供服務的時間點確認。一般提前收到付款或在提供服務後及時付款。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 11. DISCONTINUED OPERATION/DISPOSAL GROUP HELD FOR SALE (Continued)

#### a) Discontinued Operation – Hua Yu Investment Management Limited (as at 31 December 2025) (Continued)

The major classes of assets and liabilities of advising on securities, corporate finance and asset management operation as at 31 December 2025, which have been presented separately in the consolidated statement of financial position, are as follows:

### 11. 已終止經營業務／持作出售的出售組別(續)

#### a) 已終止經營業務 — 華禹投資管理有限公司(於二零二五年十二月三十一日)(續)

於二零二五年十二月三十一日，已於綜合財務狀況表單獨呈列的就證券、企業融資及資產管理提供意見業務的資產及負債主要類別如下：

		2025 二零二五年 HK\$'000 千港元
Asset classified as held for sale	分類為持作出售資產	
Intangible assets (Note)	無形資產(附註)	—
Cash and cash equivalents	現金及現金等價物	149
Liability associated with assets classified as held for sale	與分類為持作出售資產相關的負債	
— Accruals	— 應計費用	(14)

Note: The intangible assets were fully impaired as at 31 December 2024.

附註：於二零二四年十二月三十一日，無形資產已悉數減值。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 11. DISCONTINUED OPERATION/DISPOSAL GROUP HELD FOR SALE (Continued)

#### b) Disposal group held for sale – Strat Tech Holdings Limited (as at 31 December 2024)

On 2 October 2024, the Company and Trillion Mind Limited (“**Trillion Mind**”), an independent third party, entered into a sale and purchase agreement, pursuant to which the Company has conditionally agreed to sell, and Trillion Mind conditionally agreed to purchase, the sale share, representing the entire issued share capital in Strat Tech Holdings Limited (“**Strat Tech**”) for a total consideration of HK\$1,000,000 (the “**Disposal II**”).

Accordingly, the assets and liabilities of Strat Tech and its subsidiaries (the “**Strat Tech Group**”), which were expected to be sold within twelve months, had been classified as a disposal group held for sale as at 31 December 2024 and are presented separately in the consolidated statement of financial position. The net proceeds of Disposal II were expected to exceed the net carrying amount of the relevant assets and liabilities and accordingly, no impairment loss had been recognised.

The Strat Tech Group was principally engaged in the manufacture and sale of sewing threads and broad categories of garment accessories. The Strat Tech Group was included in the Group’s manufacture and selling of sewing threads activities for segment reporting purposes (see Note 6).

The Disposal II was completed on 27 January 2025.

### 11. 已終止經營業務／持作出售的出售組別(續)

#### b) 持作出售的出售組別—Strat Tech Holdings Limited (於二零二四年十二月三十一日)

於二零二四年十月二日，本公司與獨立第三方 Trillion Mind Limited (「**Trillion Mind**」) 訂立買賣協議，據此，本公司已有條件同意出售而 Trillion Mind 已有條件同意購買銷售股份，即 Strat Tech Holdings Limited (「**Strat Tech**」) 的全部已發行股本，總代價為1,000,000港元 (「**出售事項II**」)。

因此，Strat Tech及其附屬公司 (「**Strat Tech集團**」) 資產及負債預期於十二個月內出售，於二零二四年十二月三十一日已分類為持作出售之出售組別，並於綜合財務狀況表中單獨呈列。出售事項II所得款項淨額預期將超過相關資產及負債的賬面淨值，因此並無確認減值虧損。

Strat Tech集團主要從事縫紉線及各類服裝輔料生產及銷售。就分部報告而言，Strat Tech集團包括在本集團縫紉線生產及銷售業務內(見附註6)。

出售事項II於二零二五年一月二十七日完成。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 11. DISCONTINUED OPERATION/DISPOSAL GROUP HELD FOR SALE (Continued)

#### b) Disposal group held for sale – Strat Tech Holdings Limited (as at 31 December 2024) (Continued)

The major classes of assets and liabilities of the Strat Tech Group classified as held for sale are as follows:

### 11. 已終止經營業務／持作出售的出售組別(續)

#### b) 持作出售的出售組別—Strat Tech Holdings Limited (於二零二四年十二月三十一日)(續)

Strat Tech集團分類為持作出售的資產及負債的主要類別如下：

		HK\$'000 千港元
Plant and equipment	廠房及設備	164
Financial asset at FVTPL ( <i>note a</i> )	按公允值計入損益的金融資產 (附註a)	5,318
Right-of-use assets	使用權資產	172
Trade and other receivables	應收交易款項及其他應收款項	452
Bank balances and cash	銀行結餘及現金	372
<b>Total assets classified as held for sale</b>	<b>分類為持作出售的資產總額</b>	<b>6,478</b>
Trade and other payables	應付交易款項及其他應付款項	13,066
Lease liabilities	租賃負債	186
Tax payables	應付稅項	900
Retirement benefit obligations	退休金福利責任	162
Bank borrowing	銀行借款	1,993
<b>Total liabilities classified as held for sale</b>	<b>分類為持作出售的負債總額</b>	<b>16,307</b>

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 11. DISCONTINUED OPERATION/DISPOSAL GROUP HELD FOR SALE (Continued)

#### b) Disposal group held for sale – Strat Tech Holdings Limited (as at 31 December 2024) (Continued)

Note:

- (a) On 25 January 2016, the Group entered into a life insurance policy with an insurance company to insure an executive director. Under the policy, the Group is the beneficiary and the policy holder. The Group paid upfront premiums for the policy and might surrender the policy any time by making a written request and would receive cash based on the surrender value of the policy at the date of withdrawal, which would be calculated by the insurer. The Directors are of the opinion that the surrender value of the policy provided by the insurance company is the best approximation of its fair value, which is categorised within Level 3 of the fair value hierarchy. The life insurance policy was mandatorily classified as a financial asset at FVTPL as its contractual cash flows are not solely payments of principal and interest.
- (b) Cumulative amount of HK\$10,977,000 relating to the disposal group classified as held for sale has been recognised in other comprehensive income and included in equity.

### 11. 已終止經營業務／持作出售的出售組別(續)

#### b) 持作出售的出售組別—Strat Tech Holdings Limited (於二零二四年十二月三十一日)(續)

附註：

- (a) 於二零一六年一月二十五日，本集團與一間保險公司訂立壽險保單，為一名執行董事投保。根據保單，本集團為受益人及保單持有人。本集團已預付保費，惟可透過提交書面請求隨時退保，及根據保單於撤回日期的退保金額(由承保人計算)收取現金。董事認為，保險公司規定的保單退保金額與其公允值相若，並歸類為公允值層級第三級。壽險保單經強制分類為按公允值計入損益之金融資產，原因為其合約現金流量並非僅為支付本金及利息。
- (b) 與分類為持作出售之出售組別有關之累計金額10,977,000港元已於其他全面收益確認並計入權益。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 12. LOSS FOR THE YEAR

Loss for the year from continuing operations has been arrived at after charging:

### 12. 年內虧損

持續經營業務之年內虧損乃經扣除下列各項後達致：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元 (Restated) (經重列)
Auditor's remuneration	核數師薪酬		
— Audit services	— 核數服務	450	700
— Non-audit services	— 非審核服務	—	90
Cost of inventories sold	已售存貨成本		
— Manufacture and sewing of threads	— 縫紉線生產	891	10,001
— Interior decorating and furnishing services	— 室內裝飾及室內陳設服務	1,399	3,667
Cost of bloodstocks sold	已售純種馬成本	520	8,187
Written-down of inventories, net	撇減存貨淨額	96	1,721
Depreciation of property, plant and equipment	物業、廠房及設備折舊	104	530
Depreciation of right-of-use assets	使用權資產折舊	451	725
Lease payments not included in the measurement of lease liabilities	不計入租賃負債計量之租賃款項	172	1,243

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 13. STAFF COSTS

### 13. 員工成本

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Employee costs (excluding Directors and Chief Executive's remuneration)	僱員成本(不包括董事及行政總裁薪酬)		
Wages and salaries	工資及薪金	2,038	8,505
Pension scheme contributions	退休金計劃供款	144	1,479
Service costs of long service payments	長期服務金之服務成本	79	37
Reversal of LSP obligation	撥回長期服務金責任	—	(34)
Severance payments	遣散費	—	230
		<b>2,261</b>	<b>10,217</b>

During the year ended 31 December 2025, the staff costs of approximately HK\$1,073,000, HK\$83,000 and HK\$1,105,000 (2024: HK\$4,551,000, HK\$1,233,000 and HK\$4,433,000) are recognised as direct cost, selling and distribution expense and administrative expense respectively.

截至二零二五年十二月三十一日止年度，員工成本約1,073,000港元、83,000港元及1,105,000港元(二零二四年：4,551,000港元、1,233,000港元及4,433,000港元)分別確認為直接成本、銷售及分銷開支及行政開支。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 14. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS

Directors' and chief executive's remuneration for the year, disclosed pursuant to the applicable GEM Listing Rules and CO, is as follows:

For the year ended 31 December 2025

### 14. 董事及行政總裁薪酬

根據適用的GEM上市規則及公司條例披露的本年度董事及行政總裁薪酬如下：

截至二零二五年十二月三十一日止年度

Name	Director fees	Basic salaries and allowances	Emoluments waived	Equity settled share-based payments	Retirement scheme contributions	Total
姓名	董事袍金	基本薪金及津貼	已放棄酬金	以權益結算的股份支付	退休計劃供款	總計
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>Chief executive and executive director:</b>						
Mr. Wong Kwok Wai, Albert	行政總裁兼執行董事： 黃國偉先生	—	1,354	(200)	—	1,154
<b>Executive directors:</b>						
Mr. Chan Yiu Tung, Enoch	執行董事： 陳耀東先生	—	360	—	18	378
Mr. Leung King Yue, Alex	梁景裕先生	—	480	(480)	—	—
Mr. Leung Tat Chi (Note (c))	梁達志先生(附註(c))	—	1,075	—	23	1,098
		—	3,269	(680)	41	2,630
<b>Non-executive director:</b>						
Ms. Ho Wing Shan (Note (d))	非執行董事： 何穎珊女士(附註(d))	100	—	—	—	100
<b>Independent non-executive directors:</b>						
Mr. Chan Tsun Choi, Arnold (Note (f))	獨立非執行董事： 陳進財先生(附註(f))	100	—	—	—	100
Mr. Chow Chin Hang, Joel (Note (g))	周展恒先生(附註(g))	100	—	—	—	100
Mr. Tang Chun Hei (Note (h))	鄧鎮熾先生(附註(h))	100	—	—	—	100
		300	—	—	—	300
<b>Total</b>	<b>總計</b>	400	3,269	(680)	41	3,030

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 14. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS (Continued)

### 14. 董事及行政總裁薪酬(續)

For the year ended 31 December 2024

截至二零二四年十二月三十一日止年度

Name	Director fees	Basic salaries and allowances	Emoluments waived	Equity settled share-based payments	Retirement scheme contributions	Total
姓名	董事袍金	基本薪金及津貼	已放棄酬金	以權益結算的股份支付	退休計劃供款	總計
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
<b>Chief executive and executive director:</b>	<b>行政總裁兼執行董事：</b>					
Mr. Wong Kwok Wai, Albert	—	1,888	—	—	6	1,894
<b>Executive directors:</b>	<b>執行董事：</b>					
Mr. Chan Yiu Tung, Enoch	—	360	—	—	18	378
Mr. Leung King Yue, Alex	—	480	(116)	—	18	382
Mr. Ma Pok Man, Josiah (Note (a))	—	140	(137)	—	3	6
Mr. Shane McGrath (Note (b))	—	413	—	—	—	413
Mr. Leung Tat Chi (Note (c))	—	353	—	—	8	361
	—	3,634	(253)	—	53	3,434
<b>Non-executive director:</b>	<b>非執行董事</b>					
Ms. Ho Wing Shan (Note (d))	33	—	—	—	—	33
<b>Independent non-executive directors:</b>	<b>獨立非執行董事：</b>					
Mr. Sung Alfred Lee Ming (Note (e))	78	—	—	—	—	78
Mr. Chan Tsun Choi, Arnold (Note (f))	140	—	—	—	—	140
Mr. Chow Chin Hang, Joel (Note (g))	140	—	—	—	—	140
Mr. Tang Chun Hei (Note (h))	33	—	—	—	—	33
	391	—	—	—	—	391
<b>Total</b>	<b>總計</b>	<b>424</b>	<b>(253)</b>	<b>—</b>	<b>53</b>	<b>3,858</b>

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 14. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS (Continued)

#### For the year ended 31 December 2024 (Continued)

Notes:

- (a) Mr. Ma Pok Man, Josiah ("Mr. Ma") resigned on 29 February 2024.
- (b) Mr. Shane McGrath resigned on 6 September 2024.
- (c) Mr. Leung Tat Chi appointed on 3 September 2024.
- (d) Ms. Ho Wing Shan appointed on 6 September 2024.
- (e) Mr. Sung Alfred Lee Ming retired on 6 June 2024.
- (f) Mr. Chan Tsun Choi, Arnold resigned on 1 January 2026.
- (g) Mr. Chow Chin Hang, Joel resigned on 1 January 2026.
- (h) Mr. Tang Chun Hei appointed on 6 September 2024.

The executive directors' emoluments shown above were for their services in connection with the management of the affairs of the Company and the Group.

The non-executive director's and independent non-executive directors' emoluments shown above were for their services as directors of the Company.

During the year ended 31 December 2025, Mr. Wong Kwok Wai, Albert and Mr. Leung King Yue, Alex, the executive directors, agreed to waive their emoluments of a total of HK\$680,000 due to the unsatisfactory financial performance of the Group.

During the year ended 31 December 2024, Mr. Ma Pok Man, Josiah and Mr. Leung King Yue, Alex, the executive directors, agreed to waive their emoluments of a total of approximately HK\$253,000 due to the unsatisfactory financial performance of the Group.

### 14. 董事及行政總裁薪酬(續)

#### 截至二零二四年十二月三十一日止年度(續)

附註:

- (a) 馬博文先生(「馬先生」)於二零二四年二月二十九日辭任。
- (b) Shane McGrath先生於二零二四年九月六日辭任。
- (c) 梁達志先生於二零二四年九月三日獲委任。
- (d) 何穎珊女士於二零二四年九月六日獲委任。
- (e) 宋理明先生於二零二四年六月六日退任。
- (f) 陳進財先生於二零二六年一月一日辭任。
- (g) 周展恒先生於二零二六年一月一日辭任。
- (h) 鄧鎮晞先生於二零二四年九月六日獲委任。

上述執行董事之酬金乃就彼等與管理本公司及本集團事務有關的服務而支付。

上述非執行董事及獨立非執行董事的薪酬為其擔任本公司董事提供服務的薪酬。

截至二零二五年十二月三十一日止年度，執行董事黃國偉先生及梁景裕先生同意放棄彼等的酬金合共680,000港元，原因是本集團財務表現欠佳。

截至二零二四年十二月三十一日止年度，執行董事馬博文先生及梁景裕先生同意放棄彼等的酬金合共約253,000港元，原因是本集團財務表現欠佳。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 15. FIVE HIGHEST PAID EMPLOYEES

The five highest employees of the Group during the year included three (2024: two) Directors, details of whose emoluments are set out in Note 14 above. Details of the remuneration for the year of the remaining two (2024: three) highest paid employees who are neither a director nor chief executive of the Company are as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Salaries, allowances and benefits in kind	薪金、津貼及實物福利	859	1,381
Service costs of long service payment	長期服務金之服務成本	11	61
Pension scheme contributions	退休金計劃供款	33	28
		<b>903</b>	<b>1,470</b>

The number of the highest paid employees who are not the Directors whose remuneration fell within the following bands is as follows:

		2025 二零二五年 Number of Individuals 人數	2024 二零二四年 Number of Individuals 人數
Nil to HK\$1,000,000	零至1,000,000港元	2	3

### 16. DIVIDENDS

No dividend was paid or proposed for ordinary shareholders of the Company during the year ended 31 December 2025, nor has any dividend been proposed since the end of the reporting period (2024: Nil).

### 15. 五名最高薪酬僱員

年內本集團五名最高薪酬僱員包括三名(二零二四年:兩名)董事,其薪酬詳情載於上文附註14。年內餘下兩名(二零二四年:三名)最高薪酬僱員(並非本公司董事或行政總裁)的薪酬詳情如下:

薪酬屬於以下組別的最高薪酬僱員(其並非董事)人數如下:

### 16. 股息

於截至二零二五年十二月三十一日止年度,並無向本公司普通股股東派付或擬派股息,亦無於報告期末起擬派任何股息(二零二四年:無)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 17. LOSS PER SHARE

#### For continuing operations

The calculation of the basic and diluted loss per share from continuing operations attributable to owners of the Company is based on the following data:

### 17. 每股虧損

#### 持續經營業務

本公司擁有人應佔來自持續經營業務的每股基本及攤薄虧損乃根據以下數據計算：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loss for the year attributable to owners of the Company	本公司擁有人應佔年內虧損	(3,347)	(37,011)
Less: Profit (loss) for the year from discontinued operation	減：來自已終止經營業務之年內溢利(虧損)	1,810	(1,875)
Loss for the purpose of basic and diluted loss per share from continuing operations	用以計算來自持續經營業務的每股基本及攤薄虧損的虧損	(5,157)	(35,136)
<b>Number of shares</b>	<b>股份數目</b>		
Weighted average number of ordinary shares for the purpose of basic and diluted loss per share	用以計算每股基本及攤薄虧損的普通股加權平均數	428,639,394	409,141,860
Basic and diluted loss per share (HK cents) (Note)	每股基本及攤薄虧損(港仙)(附註)	(1.20)	(8.59)

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 17. LOSS PER SHARE (Continued)

#### From discontinued operation

The calculation of the basic and diluted earnings (loss) per share from discontinued operation attributable to owners of the Company is based on the following data:

### 17. 每股虧損(續)

#### 已終止經營業務

本公司擁有人應佔來自已終止經營業務的每股基本及攤薄盈利(虧損)乃根據以下數據計算：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Earnings (loss) for the purpose of basic and diluted earnings (loss) per share from discontinued operation	用以計算來自已終止經營業務的每股基本及攤薄盈利(虧損)的盈利(虧損)	1,810	(1,875)
<b>Number of shares</b>	<b>股份數目</b>		
Weighted average number of ordinary shares for the purpose of basic and diluted earnings (loss) per share	用以計算每股基本及攤薄盈利(虧損)的普通股加權平均數	428,639,394	409,141,860
Basic and diluted earnings (loss) per share (HK cents) (Note)	每股基本及攤薄盈利(虧損)(港仙)(附註)	0.42	(0.46)

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 17. LOSS PER SHARE (Continued)

#### For continuing and discontinued operations

The calculation of the basic and diluted loss per share from continuing and discontinued operations attributable to owners of the Company is based on the following data:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loss for the purpose of basic and diluted loss per share from continuing and discontinued operation	用以計算來自持續經營及已終止經營業務的每股基本及攤薄虧損的虧損	(3,347)	(37,011)
<b>Number of shares</b>	<b>股份數目</b>		
Weighted average number of ordinary shares for the purpose of basic and diluted loss per share	用以計算每股基本及攤薄虧損的普通股加權平均數	428,639,394	409,141,860
Basic and diluted loss per share (HK cents) (Note)	每股基本及攤薄虧損 (港仙)(附註)	(0.78)	(9.05)

Note:

The computation of diluted loss per share for the year ended 31 December 2024 does not assume the conversion of the Company's outstanding share options since their assumed exercise would result in a decrease in loss per share from operations.

There were no potential dilutive ordinary shares outstanding during the year ended 31 December 2025. Accordingly, diluted loss per share was the same as basic loss per share.

### 17. 每股虧損(續)

#### 持續經營業務及已終止經營業務

本公司擁有人應佔來自持續經營及已終止經營業務的每股基本及攤薄虧損乃根據以下數據計算：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loss for the purpose of basic and diluted loss per share from continuing and discontinued operation	用以計算來自持續經營及已終止經營業務的每股基本及攤薄虧損的虧損	(3,347)	(37,011)
<b>Number of shares</b>	<b>股份數目</b>		
Weighted average number of ordinary shares for the purpose of basic and diluted loss per share	用以計算每股基本及攤薄虧損的普通股加權平均數	428,639,394	409,141,860
Basic and diluted loss per share (HK cents) (Note)	每股基本及攤薄虧損 (港仙)(附註)	(0.78)	(9.05)

附註：

計算截至二零二四年十二月三十一日止年度之每股攤薄虧損時並無假設轉換本公司尚未行使購股權，原因是假設行使該等購股權將導致經營所得每股虧損減少。

於截至二零二五年十二月三十一日止年度，並無已發行潛在攤薄普通股。因此，每股攤薄虧損與每股基本虧損相同。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 18. PROPERTY, PLANT AND EQUIPMENT

### 18. 物業、廠房及設備

		Office equipment 辦公室設備 HK\$'000 千港元	Leasehold improvement 租賃物業裝修 HK\$'000 千港元	Vehicles 汽車 HK\$'000 千港元	Total 總計 HK\$'000 千港元
<b>31 December 2025</b>	<b>二零二五年十二月三十一日</b>				
At 31 December 2024 and at 1 January 2025	於二零二四年十二月三十一日及 於二零二五年一月一日				
Cost	成本	438	579	976	1,993
Accumulated depreciation and impairment	累計折舊及減值	(397)	(579)	(369)	(1,345)
Net carrying amount	賬面淨值	41	—	607	648
At 1 January 2025, net of accumulated depreciation	於二零二五年一月一日，扣除累計折舊	41	—	607	648
Additions	添置	41	—	—	41
Disposal	出售	—	—	(546)	(546)
Depreciation provided during the year	於年內計提折舊	(43)	—	(61)	(104)
At 31 December 2025 net of accumulated depreciation and impairment	於二零二五年十二月三十一日， 已扣除累計折舊及減值	39	—	—	39
At 31 December 2025	於二零二五年十二月三十一日				
Cost	成本	438	345	—	783
Accumulated depreciation and impairment	累計折舊及減值	(399)	(345)	—	(744)
Net carrying amount	賬面淨值	39	—	—	39

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 18. PROPERTY, PLANT AND EQUIPMENT (Continued)

### 18. 物業、廠房及設備(續)

		Buildings 樓宇 HK\$'000 千港元	Production machinery 生產機器 HK\$'000 千港元	Office equipment 辦公室設備 HK\$'000 千港元	Leasehold improvement 租賃物業裝修 HK\$'000 千港元	Vehicles 汽車 HK\$'000 千港元	Total 總計 HK\$'000 千港元
<b>31 December 2024</b>	<b>二零二四年十二月三十一日</b>						
At 31 December 2023 and at 1 January 2024:	於二零二三年十二月三十一日 及於二零二四年一月一日:						
Cost	成本	4,193	26,501	1,813	1,086	1,794	35,387
Accumulated depreciation and impairment	累計折舊及減值	(809)	(26,173)	(1,758)	(964)	(1,139)	(30,843)
Net carrying amount	賬面淨值	3,384	328	55	122	655	4,544
At 1 January 2024, net of accumulated depreciation	於二零二四年一月一日， 扣除累計折舊	3,384	328	55	122	655	4,544
Additions	添置	—	—	7	—	200	207
Disposal	出售	(3,336)	(2)	—	—	(1)	(3,339)
Written-off	撇銷	—	(5)	(3)	(8)	—	(16)
Depreciation provided during the year	於年內計提折舊	(48)	(117)	(11)	(114)	(240)	(530)
Asset classified as held for sales	分類為持作出售的資產	—	(152)	(7)	—	(5)	(164)
Exchange realignment	匯兌調整	—	(52)	—	—	(2)	(54)
At 31 December 2024 net of accumulated depreciation and impairment	於二零二四年十二月三十一日， 已扣除累計折舊及減值	—	—	41	—	607	648
At 31 December 2024	於二零二四年十二月三十一日						
Cost	成本	—	—	438	579	976	1,993
Accumulated depreciation and impairment	累計折舊及減值	—	—	(397)	(579)	(369)	(1,345)
Net carrying amount	賬面淨值	—	—	41	—	607	648

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 18. PROPERTY, PLANT AND EQUIPMENT (Continued)

Depreciation is calculated on the straight-line basis to write off the cost of each item of property, plant and equipment to its residual value over its estimated useful life. The principal annual rates used for this purpose are as follows:

Buildings	Over term of lease
Production machinery	10% to 20%
Office equipment	20% to 30%
Leasehold improvement	Over the shorter of the lease terms and 20%
Vehicles	20% to 30%

As at 31 December 2024, the carrying amount of vehicles held under lease liabilities was approximated to HK\$453,000.

### 18. 物業、廠房及設備(續)

折舊是按直線法計算的，以在估計的使用壽命內將每項物業、廠房及設備的成本撇銷至其殘值。用於此目的的主要年利率如下：

樓宇	於租期內
生產機器	10%至20%
辦公室設備	20%至30%
租賃物業裝修	按租賃年期及20%的兩者中較短者
汽車	20%至30%

於二零二四年十二月三十一日，根據租賃負債持有的汽車賬面值約為453,000港元。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 19. RIGHT-OF-USE ASSETS

### 19. 使用權資產

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
As at 1 January	於一月一日	260	1,385
Additions	添置	918	—
Depreciation charges	折舊支出	(451)	(725)
Impairment loss recognised (Note 20)	已確認減值虧損 (附註20)	(727)	—
Early termination	提前終止	—	(228)
Reclassified as held for sale	重新分類為持作出售	—	(172)
As at 31 December	於十二月三十一日	—	260
Expense relating to short-term leases (Note)	有關短期租賃的開支 (附註)	172	1,243
Total cash outflow for leases	租賃現金流出總額	700	2,043
Additions to right-of-use assets	使用權資產添置	918	—

*Note:*

For both years, the Group leases various offices for its operations. Lease contracts were entered into for fixed term of two years (2024: two years). Lease terms are negotiated on an individual basis and contain different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

During the years ended 31 December 2025 and 2024, the Group entered into several short-term leases for office. As at 31 December 2025, the outstanding lease commitments relating to this office is HK\$80,000 (2024: HK\$187,000).

*附註:*

於兩個年度，本集團租賃多間辦公室作營運之用。租賃合約按固定年期兩年(二零二四年：兩年)訂立。租賃條款乃在個別基礎上磋商，包括不同條款及條件。於釐定租期及評估不可撤銷之期限時，本集團應用合約的定義，並釐定可強制執行合約的期限。

截至二零二五年及二零二四年十二月三十一日止年度，本集團就辦公室訂立若干短期租賃。於二零二五年十二月三十一日，有關該辦公室的未償還租賃承擔為80,000港元(二零二四年：187,000港元)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 20. GOODWILL

### 20. 商譽

		HK\$'000 千港元
<b>Cost</b>	<b>成本</b>	
At 1 January 2024, 31 December 2024 and 31 December 2025	於二零二四年一月一日、二零 二四年十二月三十一日及 二零二五年十二月三十一日	18,786
<b>Impairment</b>	<b>減值</b>	
At 1 January 2024 and 31 December 2024	於二零二四年一月一日及 二零二四年十二月三十一日	(12,103)
Impairment loss recognised	已確認減值虧損	(6,683)
At 31 December 2025	於二零二五年十二月三十一日	—
<b>Carrying amounts</b>	<b>賬面值</b>	
<b>At 31 December 2025</b>	於二零二五年十二月三十一日	—
At 31 December 2024	於二零二四年十二月三十一日	6,683

Goodwill acquired in a business combination is allocated, at acquisition, to the cash generating units that are expected to benefit from that business combination. The carrying amount of goodwill had been allocated to the cash generating units as follows:

在業務合併中獲得的商譽在收購時分配給預期從該業務合併中受益的現金產生單位。商譽的賬面值已分配給現金產生單位，具體如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Operation of interior design and decoration business	室內設計和裝飾業務 的經營	—	6,683

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 20. GOODWILL (Continued)

#### Impairment testing

##### Interior design and decoration

On 9 February 2021, the Group acquired 100% of the equity interests in Diamond Motto Limited (“DML”) at a total consideration of approximately HK\$25,628,000. Management considered that the DML Group represents a separate CGU for the purpose of impairment testing. During the year ended 31 December 2021, the Group recognised an impairment loss of HK\$12,103,000 in relation to goodwill allocated to the DML Group for impairment testing purpose. The goodwill arising from the acquisition of the DML Group represented the excess of the cost of acquisition over the Group’s interest in the provisional fair value of the identifiable assets and liabilities of the DML Group.

In connection with the acquisition of the DML Group, 67,441,860 consideration shares were transferred at the issue price of HK\$0.215 each were issued and allotted to the vendors to acquire the 100% equity interest in the DML Group. The difference between (i) the grant date fair value of the consideration shares for the acquisition of the DML Group as determined based on the closing price of HK\$0.38 per share of the Company on the completion date and (ii) the issue price of HK\$0.215 per consideration share pursuant to the sale and purchase agreement for the acquisition of the DML Group, has resulted in unexpected increase in the total consideration transferred for acquisition of the DML Group from approximately HK\$14,500,000, being the consideration as stipulated in sale and purchase agreement for the acquisition of the DML Group, to approximately HK\$25,628,000, being the fair value of the consideration having been transferred.

In accordance with HKFRS 3 *Business combinations* issued by the HKICPA, the cost of this business combination was determined using the fair values at the date of the business combination of these instruments issued by the Group. The Group has performed an impairment assessment on the carrying amount of the CGU (including goodwill) based on VIU calculations.

### 20. 商譽(續)

#### 減值測試

##### 室內設計及裝修

於二零二一年二月九日，本集團以總對價25,628,000港元收購Diamond Motto Limited(「DML」)的100%股權。管理層認為，就減值測試而言，DML集團代表一個單獨的現金產生單位。截至二零二一年十二月三十一日止年度，本集團就分配至DML集團用作減值測試的商譽確認減值虧損12,103,000港元。收購DML集團產生的商譽是指收購成本超過本集團在DML集團可辨認資產和負債的臨時公允值中的權益。

就收購DML Group而言，67,441,860股代價股份已按發行價每股0.215港元轉讓，並已向賣方發行及配發，以收購DML集團的100%股權。(i)於授出日期有關DML集團收購事項代價股份之公允值(根據於完成日期本公司每股股份收市價0.38港元而釐定)與(ii)根據DML集團收購事項項下買賣協議每股代價股份0.215港元的發行價之差額已導致根據DML集團收購事項轉讓的總代價，從約14,500,000港元(即DML集團收購事項的買賣協議規定的代價)意外增加到約25,628,000港元(即已轉讓的代價公允值)。

根據香港會計師公會頒佈的香港財務報告準則第3號業務合併，本次業務合併的成本採用本集團發行的相關工具在業務合併當日的公允值確定。本集團已根據使用價值計算對現金產生單位(包括商譽)的賬面價值進行減值評估。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 20. GOODWILL (Continued)

#### Impairment testing (Continued)

##### Interior design and decoration (Continued)

Management expected the operation scale of the CGU after the acquisition would be further expanded by incorporating the resources of the Group. However, such expectations are not incorporated as assumptions in preparing the cash flow forecasts for impairment testing purpose as they are not clearly supported and therefore not included in the VIU calculations. Since the carrying amount of the CGU (including goodwill) is significantly above its recoverable amount, the Group impaired the amount of goodwill of approximately HK\$12,103,000 on date of acquisition of the DML Group.

As at 31 December 2025 and 31 December 2024, goodwill is further tested for impairment for this CGU by management by estimating the recoverable amount of the CGU based on value-in-use calculations. The Group engaged an independent professional valuer to perform the valuation.

The key assumptions for the VIU calculations are those regarding the discount rates, growth rates and expected changes to selling prices and direct costs during the relevant periods. Management estimates discount rates using pre-tax rates that reflect current market assessments of the time value of money and the risks specific to the CGU. The growth rates are based on the estimates made by the management on the industry. Changes in selling prices and direct costs are based on past practices and expectations of future changes in the market.

### 20. 商譽(續)

#### 減值測試(續)

##### 室內設計及裝修(續)

管理層預計收購後現金產生單位的經營規模將通過整合本集團資源進一步擴大。然而，這些預期沒有就減值測試目的被納入到編製現金流量預測的假設，因為相關預期並無有力事實支撐，因此不包括在使用價值計算中。由於現金產生單位(包括商譽)的賬面值遠高於其可收回金額，本集團於收購DML集團之日減值商譽金額約12,103,000港元。

於二零二五年十二月三十一日及二零二四年十二月三十一日，管理層根據使用價值計算估計現金產生單位的可收回金額，進一步測試該現金產生單位的商譽減值。本集團聘請獨立專業估值師進行估值。

使用價值計算的關鍵假設是有關貼現率、增長率以及相關期間銷售價格和直接成本的預期變化的假設。管理層使用反映當前市場對貨幣時間價值和現金產生單位特定風險評估的稅前利率估計貼現率。增長率是基於管理層對行業的估計。售價和直接成本的變化是基於過去的慣例和對市場未來變化的預期。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 20. GOODWILL (Continued)

#### Impairment testing (Continued)

##### Interior design and decoration (Continued)

The Group prepared cash flows forecasts derived from the most recent financial budgets approved by management for a five-year period. The CGU's cashflows beyond the 5-year period are extrapolated using a steady 3% (2024: 3%) growth rate. The financial budgets and growth rates are estimated according to the stage of operation with reference to the development curve of the industry. The rate used to discount the forecast cash flows for the CGU is 16.3% (2024: 15.5%).

Based on the above basis and assumptions, impairment loss of approximately HK\$6,683,000 and HK\$727,000 has been recognised in respect of the goodwill and rights-of-use assets, respectively, to the extent that the carrying amounts exceeded their recoverable amounts and the amounts were recognised to the consolidated statement of profit or loss and other comprehensive income for the year ended 31 December 2025.

As at 31 December 2024, the recoverable amounts of the DML Group calculated based on VIU exceeded its carrying value. No further impairment of goodwill was required. Management believes that any reasonably possible change in any of these assumptions would not result in impairment.

### 20. 商譽(續)

#### 減值測試(續)

##### 室內設計及裝修(續)

本集團根據管理層批准的最近五年期財務預算編製現金流量預測。超過五年期的現金產生單位的現金流量使用穩定的3% (二零二四年：3%) 增長率推算。財務預算和增長率是根據經營階段，參考行業發展曲線估算的。用於對現金產生單位的預測現金流量貼現的利率為16.3% (二零二四年：15.5%)。

基於上述基準及假設，已就商譽及使用權資產分別確認減值虧損約6,683,000港元及727,000港元，減值金額為賬面值超出可收回金額的部分，該等款項已於截至二零二五年十二月三十一日止年度的綜合損益及其他全面收入表中確認。

於二零二四年十二月三十一日，DML集團按使用價值計算的可收回金額超過其賬面值。不需要進一步減值商譽。管理層認為，任何該等假設的任何合理可能變動將不會導致減值。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 21. INTANGIBLE ASSETS

### 21. 無形資產

		<b>Licence 執照</b>
		HK\$'000 千港元
<b>Cost</b>	<b>成本</b>	
At 1 January 2024, 31 December 2024 and 31 December 2025	於二零二四年一月一日、二零二四年 十二月三十一日及二零二五年十二月 三十一日	3,788
<b>Accumulated impairment</b>	<b>累計減值</b>	
At 1 January 2024	於二零二四年一月一日	—
Impairment loss	減值虧損	<b>3,788</b>
At 31 December 2024 and 31 December 2025	於二零二四年十二月三十一日及 二零二五年十二月三十一日	—
<b>Carrying amounts</b>	<b>賬面值</b>	
<b>At 31 December 2025</b>	於二零二五年十二月三十一日	—
At 31 December 2024	於二零二四年十二月三十一日	—

The intangible assets represent the licences issued by Securities and Futures Commission (“SFC”), which enable Hua Yu Investment Management Limited (“Hua Yu”), a wholly-owned subsidiary of the Group, to operate in advising on securities (Type 4 regulated activity), advising on corporate finance (Type 6 regulated activity) and assets management (Type 9 regulated activity) activities in Hong Kong, under the Hong Kong Securities and Futures Ordinance (“SFO”). Under SFO, Hua Yu is required to meet its relevant paid-up share capital and liquid capital requirements of the Securities and Futures (Financial Resources) Rules issued by SFC.

The Directors are of the opinion that the Group would renew the licence continuously and has the ability to do so. As a result, the licences are considered by the management of the Group as having an indefinite useful life because it is expected to generate economic benefit to the Group indefinitely. The licences will not be amortised. Instead, the licences will be tested for impairment annually and whenever there is an indication that it may be impaired.

該等無形資產指證券及期貨事務監察委員會(「證監會」)發出的牌照，使本集團全資附屬公司華禹投資管理有限公司(「華禹」)可根據香港證券及期貨條例(「證券及期貨條例」)在香港從事證券(第4類受規管活動)、企業融資(第6類受規管活動)及資產管理(第9類受規管活動)業務。根據證券及期貨條例，華禹須符合證監會頒佈的證券及期貨(財務資源)規則有關繳足股本及流動資金的規定。

董事認為，本集團將持續重續牌照，並有能力重續牌照。因此，本集團管理層認為該等牌照具有無限可使用年期，因為預期該等牌照將無限期地為本集團帶來經濟利益。該等牌照將不會攤銷。相反，本集團將每年及於有跡象顯示該等牌照可能出現減值時進行減值測試。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 21. INTANGIBLE ASSETS (Continued)

As at 31 December 2025, the licences have been reclassified as assets held for sale on the consolidated statement of financial position (Note 11).

As at 31 December 2024, the recoverable amount of intangible assets with indefinite useful lives with carrying amount of approximately HK\$ Nil, within the provision of advising on securities, corporate finance and asset management segments, is estimated individually.

The recoverable amount of the licenses has been determined based on the VIU calculation by reference to valuation carried out by an independent professional valuer engaged by the Group. The calculation uses cash flow projections based on financial budgets approved by management covering a 5-year period, and pre-tax discount rate of 13.72%. The financial model assumes a terminal growth rate of 2.5% taking into account of inflation rate and other relevant economic factors. The cash flow projections, growth rates and discount rate have been assessed as at 31 December 2024 taking into consideration higher degree of estimation uncertainties in the current year due to volatility in financial markets, including potential disruptions of the Group's operations. Management of the Group determined that the recoverable amount of the cash generating unit is lower than the carrying amount. The impairment loss has been allocated to the intangible assets with indefinite useful lives. Based on the value in use calculation and the allocation, impairment loss of approximately HK\$3,788,000 was recognised against the carrying amount of licenses for the year ended 31 December 2024.

### 21. 無形資產(續)

於二零二五年十二月三十一日，該等牌照已於綜合財務狀況表重新分類為持作出售資產(附註11)。

於二零二四年十二月三十一日，在提供證券諮詢、企業融資及資產管理分部中，賬面值約為零港元的無限期可使用年期無形資產的可收回金額乃個別估計。

牌照的可收回金額乃參考本集團委聘的獨立專業估值師進行的估值，根據使用價值計算釐定。該計算使用基於管理層批准的五年期財務預算的現金流量預測，以及稅前貼現率13.72%。經計及通脹率及其他相關經濟因素後，財務模式假設最終增長率為2.5%。現金流量預測、增長率及貼現率已於二零二四年十二月三十一日進行評估，當中計及由於金融市場波動(包括本集團營運的潛在中斷)導致本年度存在較高程度的估計不確定性。本集團管理層釐定現金產生單位的可收回金額低於賬面值。減值虧損已分配至可使用年期無限的無形資產。截至二零二四年十二月三十一日止年度，根據使用價值計算及分配，已就牌照賬面值確認減值虧損約3,788,000港元。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 22. BIOLOGICAL ASSETS

A subsidiary of the Group is holding quality stallions and provide stallion services in Australia, and another subsidiary of the Group is engaged in the rearing of trading of bloodstocks, horse management services and horse racing in Australia.

The quantity and value of stallions and bloodstocks owned by the Group at the end of the reporting period are shown below.

		As at 31 December 2025 於二零二五年十二月三十一日		As at 31 December 2024 於二零二四年十二月三十一日	
		No. of horses 馬的數量	HK\$'000 千港元	No. of horses 馬的數量	HK\$'000 千港元
<b>Current assets</b>	<b>流動資產</b>				
Bloodstocks	純種馬				
— Racehorses	— 賽馬	—	—	1	482

Bloodstocks represent thoroughbred broodmares, colts, fillies and racing horses held primarily for trading purpose and are classified as current assets.

Stallions represent adult male horses that have not been castrated and are held for breeding purpose. The stallions are classified as non-current assets as the Group has no intention to sell these stallions in the foreseeable future.

### 22. 生物資產

本集團的一家附屬公司在澳洲擁有優質種馬並提供種馬服務，而本集團的另一家附屬公司則在澳洲從事純種馬的飼養和買賣、馬匹管理服務及賽馬。

於報告期末，本集團擁有的種馬及純種馬數量及價值如下。

純種馬是指主要為交易目的而持有的育種母馬、小馬、雌馬及賽馬，分類為流動資產。

種馬指尚未閹割且用於育種目的之成年公馬。這些種馬分類為非流動資產，因為本集團無意在可預見的未來出售這些種馬。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 22. BIOLOGICAL ASSETS (Continued)

No live foals (2024: Nil) were born during the year and there is no other output of biological assets during the year (2024: Nil).

The movements in value of biological assets during the reporting period were as follows:

### 22. 生物資產(續)

年內並無活馬駒出生(二零二四年：無)，且年內並無其他生物資產產出(二零二四年：無)。

報告期內生物資產價值變動如下：

		As at 31 December 2025 於二零二五年十二月三十一日		
		Bloodstocks 純種馬 HK\$'000 千港元	Stallions 種馬 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January	於一月一日	482	—	482
Decrease due to sales	因銷售而減少	(502)	—	(502)
Exchange realignment	匯兌調整	20	—	20
At 31 December	於十二月三十一日	—	—	—

		As at 31 December 2024 於二零二四年十二月三十一日		
		Bloodstocks 純種馬 HK\$'000 千港元	Stallions 種馬 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January	於一月一日	9,550	5,864	15,414
Fair value changes	公允值調整	309	—	309
Decrease due to death	因死亡而減少	(644)	—	(644)
Decrease due to sales	因銷售而減少	(8,187)	(5,664)	(13,851)
Decrease due to retirements	因退役而減少	(206)	(12)	(218)
Exchange realignment	匯兌調整	(340)	(188)	(528)
At 31 December	於十二月三十一日	482	—	482

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 22. BIOLOGICAL ASSETS (Continued)

#### Financial risk management strategies

Biological assets are exposed to domestic, disease and other natural risks. The Group engages an external veterinarian hospital to provide professional veterinarian services to the Group's biological assets to minimise the risk and to take care the health of horses. Depending on the emergency, the veterinarian arrives at the farm around 10–45 minutes, or the Group delivers the biological assets to veterinarian hospital within 15–30 minutes. As at 31 December 2024, the biological insurance coverage for 1 bloodstock are approximately HK\$530,000, which covered 110% of bloodstocks. In the opinion of management, the above policies are effective and sufficient against the financial risk arising from bloodstocks and stallion. There is no restriction on the title of bloodstocks owned by the Group and there is no commitment for acquiring biological assets at the end of reporting period. The management is regularly reviewing the portfolio of biological assets to maximise the return.

The fair value of the biological assets are measured at the reporting date on a recurring basis, categorised into level 3 fair value hierarchy as defined in HKFRS 13 *Fair Value Measurement* ("HKFRS 13"). The level into which a fair value measurement is classified in determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

### 22. 生物資產(續)

#### 財務風險管理策略

生物資產面臨國內、疾病和其他自然風險。本集團聘請外部獸醫醫院，為本集團生物資產提供專業獸醫服務，以最大程度地降低風險並照顧馬匹的健康。根據緊急情況，獸醫在大約10-45分鐘內到達農場，或者本集團在15-30分鐘內將生物資產運送到獸醫醫院。於二零二四年十二月三十一日，為1匹純種馬投購生物保險所用金額約為530,000港元，佔純種馬的110%。管理層認為，上述政策有效且足以應對純種馬和種馬帶來的財務風險。本集團擁有的純種馬沒有產權限制，報告期末不存在收購生物資產的承諾。管理層定期檢討生物資產組合，以實現收益最大化。

在報告日期以經常性基準計量的生物資產的公允值，分類為香港財務報告準則第13號公允值計量（「香港財務報告準則第13號」）所定義的第三級公允值層級。參考估值技術中使用的輸入數據的可觀察性和重要性後確定分類公允值計量的水平如下：

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 22. BIOLOGICAL ASSETS (Continued)

#### The qualification of valuer

As at 31 December 2024, the Group's bloodstocks were independently valued by Magic Millions Sales Pty Limited ("Magic Millions"), which is a leading bloodstock sales company in Australia, a major market place and key actor of the global horse economy. The professional valuer in charge of the valuation is Mr. Clint Donovan, Bloodstock Manager of Magic Millions, who has appropriate qualification and relevant experiences in various appraisal assignments involving biological assets and has worked in the industry of thoroughbred bloodstock and provides regular bloodstock valuations in Australia. In addition, this valuation report has been consulted with the following experts:

- Dane Robinson (Magic Millions' Bloodstock Manager)

All experts are full time members of the bloodstock department of Magic Millions and members of the Federation of Bloodstock Agents Australia Limited. Magic Millions through its experts, has conducted a number of yearly stock valuations for major global and domestic bloodstock entities.

The valuation methodologies adopted are consistent with those described in accounting standards HKAS 41 *Agriculture* and HKFRS 13.

Based on the above qualification, history and various experiences of Magic Millions, the Directors are of the view that Magic Millions is competent to determine the fair value of the Group's bloodstocks and stallions.

### 22. 生物資產(續)

#### 估值師的資格

於二零二四年十二月三十一日，本集團的純種馬由 Magic Millions Sales Pty Limited (「Magic Millions」)獨立估值，該公司是澳大利亞領先的純種馬銷售公司，是全球馬匹經濟的主要市場和主要參與者。負責本次估值的專業估值師是 Magic Millions 的純種馬經理 Clint Donovan 先生，彼在涉及生物資產的各種評估任務中具有適當的資格和相關經驗，並曾在純種馬行業工作，及在澳大利亞提供定期的純種馬估值。此外，本估值報告已諮詢下列專家：

- Dane Robinson (Magic Millions 的純種馬經理)

所有專家都是 Magic Millions 純種馬部的全職成員，也是澳大利亞純種馬代理人聯合會的成員。Magic Millions 通過其專家，對全球和國內主要的純種馬實體進行了多次年度股票估值。

採用的估值方法與香港會計準則第 41 號 *農業* 和香港財務報告準則第 13 號中所述的估值方法一致。

根據 Magic Millions 的上述資質、歷史和各種經驗，董事認為 Magic Millions 有能力確定本集團的純種馬和種馬的公允值。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 22. BIOLOGICAL ASSETS (Continued)

#### Bloodstocks

##### Valuation methodology of bloodstocks

In the process of valuing the biological assets, Magic Millions has taken into consideration the nature and specialty of the above bloodstocks and considered that the market approach would be appropriate and reasonable in the valuation of the fair value less costs to sell of the bloodstocks by making reference to the requirement of HKAS 41 and HKFRS 13.

The valuations are arrived at based on market approach to estimate the fair market value of the biological assets. In determining the fair market value, the valuer has had regard to the price that a buyer could reasonably be expected to pay and a seller could reasonably be expected to accept if the assets were exposed for sales on the open market for a reasonable period of time with both buyer and seller being in possession of the pertinent facts and neither being under compulsion to act.

Where available, publicly observable information has been used to the maximum extent possible in deriving valuations. In the absence of such information, or where such observable information is believed not to derive a fair value measurement at measurement date, the valuer has adopted valuation techniques with inputs that valuer believes are reasonably based.

### 22. 生物資產(續)

#### 純種馬

##### 純種馬的估值方法

在評估生物資產的過程中，Magic Millions已考慮上述純種馬的性質和特殊性，並參考香港會計準則第41號和香港財務報告準則第13號的要求，認為市場法在評估純種馬的公允值減去出售成本時是適當和合理的。

估值是基於市場法得出的，以估計生物資產的公平市場價值。在確定公平市場價值時，估值師已經考慮了買方可以合理預期支付的價格，賣方可以合理預期接受的價格，如果資產在合理的時間內在公開市場上進行銷售，而買方和賣方都了解相關事實，並且都沒有受脅迫行事。

在可獲得的情況下，已最大程度地使用了可公開觀察的資料來得出估值。在缺乏該等資料的情況下，或在該等可觀察資料被認為不能得出計量日的公允值計量的情況下，估值師採用了估值技術，估值技術的輸入數據被認為是合理的。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 22. BIOLOGICAL ASSETS (Continued)

#### Bloodstocks (Continued)

##### Valuation methodology of bloodstocks (Continued)

With respect to the valuation of horses, the valuer adopted a stand-alone basis of valuation. In this regard, each horse is valued having regard to the price that the horse could be realised for at auction less the costs of disposal. Such valuations are determined by considering large number of qualitative and quantitative factors which including:

1. The economic outlook in general and the condition and outlook of the specific industry in particular.
2. The nature of the asset.
3. The earning capacity of an asset.
4. The residual value for breeding of an asset.
5. The age of the asset.
6. The market price of in the same or a similar line of business having their stocks actively traded in a free and open market.
7. Based on circumstances unique, additional factors have been considered.

These factors vary for each valuation which depend on the unique circumstances of the general economic conditions that exist at the effective date of the valuation.

In the rare event that a market-based value cannot be derived, initial cost of acquisition may be used to approximate fair value, particularly where the horse was acquired within the past year.

### 22. 生物資產(續)

#### 純種馬(續)

##### 純種馬的估值方法(續)

關於馬匹的估值，估值師採用了獨立的估值基礎。在這方面，每匹馬的估值是考慮到在拍賣中可以實現的價格減去處置成本。這些估值是通過考慮大量的定性和定量因素來確定的，這些因素包括：

1. 總體經濟前景，特別是特定行業的狀況和前景。
2. 資產的性質。
3. 資產的收益能力。
4. 資產育種的剩餘價值。
5. 資產的年齡。
6. 在相同或相似的業務領域，其股票在自由和公開的市場上活躍交易的市場價格。
7. 根據獨特情況，已考慮其他因素。

根據估值生效日存在的一般經濟狀況的獨特情況，這些因素對於每次估值都有所不同。

在極少數情況下，無法得出基於市場的價值，可以使用初始收購成本來近似公允值，特別是在過去一年內收購了該馬匹的情況下。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 22. BIOLOGICAL ASSETS (Continued)

#### Bloodstocks (Continued)

##### Valuation technique and major inputs

##### *Breeding Stock*

Valuation of broodmares take into account the age of the bloodstock, its race records its cover status, if applicable, and its progeny record, both commercially and on the track. Magic Millions took into account as well the last price it was sold for in the scenario the bloodstock had been exposed to a public market in recent years, and to compare this profile to a similar profile that went through public auction in the past year.

##### *Weanlings and Foals*

Valuation of weanlings and foals take into account the assessment of market trends, the depth of the pedigree of the bloodstock (i.e. the black type performances through the female line), the race record and the age of the first dam, and the progeny record, if applicable, of the first dam as well as the stallion's commercial trends.

##### *Yearlings*

Valuation of yearlings takes into account the assessment of market trends, the depth of the pedigree of the individual (i.e., the black type performances through the female line), the race record and the age of the first dam, and the progeny record, if applicable, of the first dam as well as the stallion's commercial trends.

##### *Racing Stock*

Valuation of racing stock takes into account the assessment of market trends, the race record of the bloodstock and his/her breeding residual value, if applicable. In the scenario the individual is still at a young age and hasn't been exposed to races or trials, Magic Millions performed their valuation based on the public auction price at the yearling stage, or an assessment of the value the individual would have possibly made if he/she was exposed to a public market at the yearling stage.

### 22. 生物資產(續)

#### 純種馬(續)

##### 估值技術及主要輸入數據

##### 馬匹育種

母馬的估值考慮了純種馬的年齡、賽馬記錄、其配種狀態(如適用)以及其在商業上和賽道上的後代記錄。Magic Millions亦考慮了該純種馬近年來在公開市場上的最後一次出售價格，並將此資料與過去一年通過公開拍賣的類似資料進行了比較。

##### 斷奶幼崽和幼駒

斷奶幼駒和幼駒的估值考慮了市場趨勢的評估、純種馬的血統深度(即通過母系的黑體字表現)、比賽記錄和初產母馬的年齡、以及初產母馬的後代記錄(如適用)以及種馬的商業趨勢。

##### 一歲馬

一歲馬的估值考慮了市場趨勢的評估、個體的血統深度(即通過母系的黑體字表現)、比賽記錄和初產母馬的年齡、以及初產母馬的後代記錄(如適用)以及種馬的商業趨勢。

##### 賽馬育種

賽馬的估值考慮了對市場趨勢的評估、純種馬的比賽記錄以及其育種剩餘價值(如適用)。倘個體馬仍然處於幼齡，沒有接觸過比賽或試驗，在這種情況下，Magic Millions根據一歲馬的公開拍賣價格進行估值，或個體馬在一歲階段於公開市場可能具備的評估價值。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 22. BIOLOGICAL ASSETS (Continued)

#### Bloodstocks (Continued)

#### Valuation technique and major inputs (Continued)

#### Racing Stock (Continued)

As the valuation results of bloodstocks are subjective based on the experiences of Magic Millions and current market conditions which are unable to be quantitatively measured, accordingly, the Directors consider that no sensitivity analysis should be presented.

### 23. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Financial assets at FVTPL:	按公允價值計入損益之 金融資產：		
Unlisted equity investment, at fair value (Note)	按公允價值計量的未上市 股本投資(附註)	—	—

Note:

The unlisted equity investment represented the Group's equity investment in a private entity established in Australia. The fair value of the investment decreased to HK\$ Nil in 2023. No fair value gain had been recognised during the years ended 31 December 2025 and 31 December 2024.

### 22. 生物資產(續)

#### 純種馬(續)

#### 估值技術及主要輸入數據(續)

#### 賽馬育種(續)

由於基於Magic Millions的經驗和當前無法定量衡量的市場狀況對純種馬的估值結果是主觀的，因此，董事們認為不應提出敏感性分析。

### 23. 按公允價值計入損益之金融資產

附註：

非上市股本投資代指本集團於一項澳大利亞成立之私營實體的股本投資。該項投資的公允價值於二零二三年減少至零港元。截至二零二五年十二月三十一日及二零二四年十二月三十一日止年度，概無確認公允價值收益。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 24. INVENTORIES

### 24. 存貨

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Finished goods	製成品	1,963	2,150

### 25. TRADE AND OTHER RECEIVABLES

### 25. 應收交易款項及其他應收款項

		Notes 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Trade receivables — contracts with customers	應收交易款項 — 客戶合約		11,699	11,164
Less: Allowance for credit losses	減：信貸虧損撥備		(4,221)	(179)
		(a)	7,478	10,985
Other prepayments Deposits and other receivables	其他預付款項 按金及其他應收款項		812	662
Amount due from a director	應收一名董事款項	(b)	154	786
			1,028	736
			1,994	2,184
Less: Allowance for credit losses	減：信貸虧損撥備		(12)	(48)
			1,982	2,136

As at 1 January 2024, trade receivables from contracts with customers amounted to approximately HK\$8,019,000, net of allowance for credit losses of approximately HK\$424,000.

於二零二四年一月一日，客戶合約應收交易款項約為8,019,000港元，扣除信貸虧損撥備約424,000港元。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 25. TRADE AND OTHER RECEIVABLES (Continued)

Note:

- a) The following is an aged analysis of trade receivables net of allowance for credit losses presented based on the invoice dates.

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Within 1 month	不足一個月	421	5,977
2 to 3 months	二至三個月	2,505	1,043
Over 3 months	超過三個月	4,552	3,965
		<b>7,478</b>	<b>10,985</b>

As at 31 December 2025, included in the Group's trade receivables balance are debtors with aggregate carrying amount of approximately HK\$7,057,000 (2024: approximately HK\$5,008,000) which are past due as at the reporting date.

Out of the past due balances, approximately HK\$4,552,000 (2024: approximately HK\$3,867,000) has been past due 90 days or more.

Details of impairment assessment of trade and other receivables are set out in Note 35(b) to the consolidated financial statements.

### 25. 應收交易款項及其他應收款項 (續)

附註：

- a) 基於發票日期呈列的應收交易款項(已扣除信貸虧損撥備)的賬齡分析如下。

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Within 1 month	不足一個月	421	5,977
2 to 3 months	二至三個月	2,505	1,043
Over 3 months	超過三個月	4,552	3,965
		<b>7,478</b>	<b>10,985</b>

於二零二五年十二月三十一日，本集團應收交易款項結餘包括賬面總值約7,057,000港元(二零二四年：約5,008,000港元)的應收賬款，於報告日已逾期。

逾期結餘當中，約4,552,000港元(二零二四年：約3,867,000港元)逾期90日或以上。

應收交易款項及其他應收款項的減值評估詳情載於綜合財務報表附註35(b)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 25. TRADE AND OTHER RECEIVABLES (Continued)

Notes: (Continued)

- b) The amount due from a director is unsecured, interest-free and has no fixed terms of repayment.

### 25. 應收交易款項及其他應收款項 (續)

附註：(續)

- b) 應收一名董事款項為無抵押、免息及無固定還款期。

	Maximum amount outstanding during the year ended 2025 截至二零二五年止年度未償還最高金額 HK\$'000 千港元	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Amount due from Mr. Leung Tat Chi 應收梁達志先生款項	1,028	1,028	736

### 26. CONTRACT ASSETS

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Interior design and decoration 室內設計及裝修	2,807	7,307
Less: Allowance for credit losses 減：信貸虧損撥備	(923)	(58)
	1,884	7,249

As at 1 January 2024, contract assets amounted to approximately HK\$7,832,000, net of allowance for credit loss of approximately HK\$77,000.

The contract assets are primarily related to the Group's right to consideration for work completed and not billed because the rights are conditioned on the Group's future performance. The contract assets are transferred to trade receivables when the rights become unconditional.

於二零二四年一月一日，合約資產金額約為7,832,000港元，扣除信貸虧損撥備約77,000港元。

合約資產主要與本集團就已完成但未開具賬單的工程收取代價的權利有關，因為該等權利以本集團的未來表現為條件。於有關權利成為無條件時，合約資產轉撥至應收交易款項。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 26. CONTRACT ASSETS (Continued)

#### Interior design and decoration

The Group's interior design and decoration contracts include payment schedules which require stage payments over the contracts period once certain specified milestones are reached. The Group requires certain customers to provide upfront deposits which range from 10% to 50% of total contract sum as part of its credit risk management policies. The contract assets are transferred to trade receivables when the Group obtains the certification of the completed works from the customers or when the Group is entitled to issue invoices for the completed work to the customers.

The significant decrease in contract assets during the year was primarily because one significant contract included in the prior year's contract assets balance was not yet completed as at 31 December 2024. As at 31 December 2025, the contract has been substantially completed, with only a minor portion remaining recorded as contract assets.

The Group also typically agrees to a retention period ranging from 1 month to 1 years for 5% to 10% of the contract value. This amount is included in contract assets until the end of the retention period as the Group's entitlement to this final payment is conditional on the expiry date of the retention period.

The Group classifies these contract assets as current because the Group expects to realise them in its normal operating cycle.

Details of impairment assessment of contract assets are set out in Note 35(b) to the consolidated financial statements.

### 26. 合約資產(續)

#### 室內設計及裝修

本集團的室內設計及裝修合約包括付款時間表，要求於合約期內達到若干指定里程碑後分期付款。本集團要求若干客戶提供介乎總合約金額10%至50%的前期按金，作為其信貸風險管理政策的一部分。當本集團取得客戶出具的完工證明，或有權就已完成工程向客戶開具發票時，合約資產將轉至應收交易款項。

年內合約資產大幅減少，主要由於上一年度合約資產結餘中包含一份於二零二四年十二月三十一日尚未完成的重大合約。於二零二五年十二月三十一日，該合約已大致完成，僅餘小部分仍列賬為合約資產。

本集團一般亦協定保證期介乎一個月至一年，為合約金額的5%至10%。該金額計入合約資產直至保留期結束，原因是本集團收取該最終付款的權利須於保留期屆滿日期方可作實。

本集團將該等合約資產分類為流動資產，原因為本集團預期於其正常營運週期內變現該等資產。

合約資產的減值評估詳情載於綜合財務報表附註35(b)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 27. CASH AND CASH EQUIVALENTS

Cash and cash equivalents for the purpose of meeting the Group's short term cash commitments, which carry interest at market rates range from 0% to 0.125% (2024: 0% to 0.25%).

Cash and cash equivalents are denominated in the following currencies:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Denominated in — RMB	以人民幣計值	—	1
Denominated in — HK\$	以港元計值	1,882	3,561
Denominated in — AUD	以澳元計值	23	222
		<b>1,905</b>	<b>3,784</b>

Included in cash and cash equivalents are the following amounts which are subject to foreign exchange control regulations and are not freely transferable:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Amounts denominated in RMB	以人民幣計值的款項	—	1

Details of impairment assessment of bank balances are set out in Note 35(b) to consolidated financial statements.

### 27. 現金及現金等價物

用於滿足本集團短期現金承擔的現金及現金等價物，按介乎0%至0.125%（二零二四年：0%至0.25%）的市場利率計息。

現金及現金等價物乃以下列貨幣計值：

現金及現金等價物包括以下受外匯管制規例規限且不可自由轉讓的金額：

銀行結餘減值評估詳情載於綜合財務報表附註35(b)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 28. TRADE PAYABLES, OTHER PAYABLES AND ACCRUALS 28. 應付交易款項、其他應付款項及應計費用

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Trade payables</b>	<b>應付交易款項</b>		
— from third parties (Note a)	— 來自第三方款項 (附註a)	7,785	6,721
<b>Other payables and accruals</b>	<b>其他應付款項及應計費用</b>		
Contract liabilities (Note b)	合約負債(附註b)	331	381
Other payables and accruals (Notes c, d and e)	其他應付款項及應計費用 (附註c、d及e)	4,667	6,839
Amount due to a shareholder (Note f)	應付一名股東款項(附註f)	1,197	1,109
Amounts due to directors (Note f)	應付董事款項(附註f)	24	1,303
		<b>6,219</b>	<b>9,632</b>

Notes:

- a) The following is an aged analysis of trade payables presented based on the invoices date.

附註：

- a) 下文為按發票日期呈列的應付交易款項的賬齡分析。

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Within 1 month	不足一個月	2,196	5,056
2 to 3 months	兩至三個月	399	600
Over 3 months	超過三個月	5,190	1,065
		<b>7,785</b>	<b>6,721</b>

The credit period on subcontracting fee is generally 30 days.

分包費的信貸期一般為30天。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 28. TRADE PAYABLES, OTHER PAYABLES AND ACCRUALS (Continued)

Notes: (Continued)

b) Details of contract liabilities are as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Interior design and decoration	室內設計及裝修	331	381
Manufacture and selling of sewing threads	縫紉線生產及銷售	—	—
		<b>331</b>	<b>381</b>

As at 1 January 2024, contract liabilities amounted to approximately HK\$4,171,000.

### 28. 應付交易款項、其他應付款項及應計費用(續)

附註：(續)

b) 合約負債詳情如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Interior design and decoration	室內設計及裝修	331	381
Manufacture and selling of sewing threads	縫紉線生產及銷售	—	—
		<b>331</b>	<b>381</b>

於二零二四年一月一日，合約負債金額約為4,171,000港元。

		Interior design and decoration 室內設計及裝修 HK\$'000 千港元	Manufacture and selling of sewing threads 縫紉線生產及銷售 HK\$'000 千港元	Total 總計 HK\$'000 千港元
<b>For the year ended 31 December 2025</b>	<b>截至二零二五年十二月三十一日止年度</b>			
Revenue recognised that was included in the contract liabilities balance at the beginning of the year	於年初計入合約負債結餘的已確認收益	50	—	50
<b>For the year ended 31 December 2024</b>	<b>截至二零二四年十二月三十一日止年度</b>			
Revenue recognised that was included in the contract liabilities balance at the beginning of the year	於年初計入合約負債結餘的已確認收益	234	3,431	3,665

Typical payment terms which impacted on the amount of contract liabilities recognised are as follows:

影響已確認合約負債金額的一般付款條款如下：

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 28. TRADE PAYABLES, OTHER PAYABLES AND ACCRUALS (Continued)

Notes: (Continued)

b) (Continued)

#### Interior design and decoration

When the Group receives a deposit before the interior design and decoration services commence, this will give rise to contract liabilities at the start of a contract, until the amount of revenue recognised on the relevant contract exceeds the amount of the deposit. The Group typically receives a 10% to 50% of the contract amount as deposit before construction work commences.

#### Sewing threads and garments

When the Group receives a deposit before the production activity commences, this will give rise to contract liabilities at the start of a contract, until the amount of revenue recognised on the relevant contract exceeds the amount of the deposit.

- c) As at 31 December 2025, approximately HK\$1,325,000 (2024: approximately HK\$1,812,000) represented the accrued salaries.
- d) As at 31 December 2025, approximately HK\$308,000 (2024: approximately HK\$2,824,000) represented the interest payable on other borrowings (Note 29(b) and (c)).
- e) As at 31 December 2025, approximately HK\$1,081,000 (2024: approximately HK\$802,000) represented the legal and professional fees payable.
- f) The amounts are unsecured, interest-free and repayable on demand.

### 28. 應付交易款項、其他應付款項及應計費用(續)

附註：(續)

b) (續)

#### 室內設計及裝修

當本集團於室內設計及裝修服務開始前收取按金時，其將於合約開始時產生合約負債，直至就相關合約確認的收益金額超過按金金額為止。本集團通常於建築工程開始前收取合約金額的10%至50%作為按金。

#### 縫紉線及服裝

當本集團於生產活動開始前收取按金時，其將於合約開始時產生合約負債，直至就相關合約確認的收益金額超過按金金額為止。

- c) 於二零二五年十二月三十一日，約1,325,000港元(二零二四年：約1,812,000港元)為應計薪資。
- d) 於二零二五年十二月三十一日，約308,000港元(二零二四年：約2,824,000港元)為就其他借款應付的利息(附註29(b)及(c))。
- e) 於二零二五年十二月三十一日，約1,081,000港元(二零二四年：約802,000港元)為應付法律及專業費用。
- f) 該等款項為無抵押、免息及須按要求償還。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 29. BORROWINGS

### 29. 借款

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loans from shareholders — unsecured	股東貸款 — 無抵押	2,880	8,110
Other borrowings — secured	其他借款 — 有抵押	16,494	14,500
		<b>19,374</b>	<b>22,610</b>

The carrying amounts of the above borrowings are analysed based on contractual repayment date as follows:

上述借款賬面值根據合約償還日分析如下：

		<b>Loans from shareholders and other borrowings</b> 來自股東的貸款及其他借款	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
The carrying amounts of the borrowings are repayable	借款的賬面值須償還		
— Within a period of more than one year but not exceeding two years	— 多於一年但不多於兩年期間內	<b>19,374</b>	<b>22,610</b>

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 29. BORROWINGS (Continued)

Notes:

(a) Bank loans

The bank loans are at floating interest rates that are market dependent and the carrying amounts approximate the fair values. The range of interest rates for the year ended 31 December 2024 are as follows:

Bank loan, unsecured

All the interest-bearing bank borrowings were repayable on demand as at 31 December 2024. As at 31 December 2024, the Group's bank loan is classified as held for sale and included in line item of "Liabilities associated with assets classified as held for sale" on the consolidated statement of financial position (see Note 11).

As at 31 December 2024, the effective interest rate on the Group's bank borrowings are ranged from 3.75% to 3.85% per annum.

### 29. 借款(續)

附註：

(a) 銀行貸款

銀行貸款按取況於市場的浮動利率計息，其賬面值與公允值相若。截至二零二四年十二月三十一日止年度的利率範圍如下：

2024  
二零二四年

銀行貸款，無抵押

LPR+0.3%

於二零二四年十二月三十一日，所有計息銀行借款須按要求償還。於二零二四年十二月三十一日，本集團的銀行貸款分類為持作出售，並計入綜合財務狀況表「與分類為持作出售資產相關的負債」項目(見附註11)。

於二零二四年十二月三十一日，本集團的銀行借款的實際年利率介乎3.75%至3.85%。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 29. BORROWINGS (Continued)

Notes: (Continued)

(b) Loan from shareholders

The Group entered into three loan agreements with two shareholders respectively (“**Loan agreements A, B and C**”) as follow:

### 29. 借款(續)

附註：(續)

(b) 股東貸款

本集團分別與兩名股東訂立以下三份貸款協議(「**貸款協議A、B及C**」)：

		Loan agreement A 貸款協議A (Notes (a),(b),(c),(d)) (附註(a) · (b) · (c) · (d))	Loan agreement B 貸款協議B (Note (e)) (附註(e))	Loan agreement C 貸款協議C (Note (b), (e)) (附註(b) · (e))
Agreement date	協議日期	17 November 2022 二零二二年十一月十七日	25 June 2024 二零二四年六月二十五日	25 June 2024 二零二四年六月二十五日
Facilities — Maximum amount	融資 — 最高金額	HK\$15,000,000 15,000,000港元	HK\$2,500,000 2,500,000港元	HK\$380,000 380,000港元
Date of Maturity	到期日	16 November 2026 二零二六年十一月十六日	1 January 2027 二零二七年一月一日	1 January 2027 二零二七年一月一日
Interest rate	利率	10%	5%/Interest-free 5%/免息	Interest-free 免息
Outstanding balance as at 31 December 2025	於二零二五年十二月三十一日未償還的餘額	—	HK\$2,500,000 2,500,000港元	HK\$380,000 380,000港元
Outstanding balance as at 31 December 2024	於二零二四年十二月三十一日未償還的餘額	HK\$5,230,000 5,230,000港元	HK\$2,500,000 2,500,000港元	HK\$380,000 380,000港元
Maximum outstanding balance during the year	年內未償還的最高餘額	HK\$5,230,000 5,230,000港元	HK\$2,500,000 2,500,000港元	HK\$380,000 380,000港元

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 29. BORROWINGS (Continued)

Notes: (Continued)

(b) Loan from shareholders (Continued)

Notes:

- (a) On 17 February 2023, the Group entered into a supplementary agreement with the shareholder to increase the loan facilities amount for Loan agreement A from HK\$8,000,000 to HK\$15,000,000.

On 17 November 2023, the Group entered into the second supplementary agreement with the shareholder to extend the Loan agreement B to 15 November 2024 with interest of 10% per annum.

- (b) On 25 June 2024, a shareholder of the Group had signed a deed of assignment (“**Loan C**”) in relation to assign the receivable with aggregate amount of HK\$380,000 from Loan A to another shareholder.
- (c) On 17 November 2024, the Group entered into supplementary agreement to make the available to the shareholder facility up to HK\$15,000,000 and extend the repayment of loan and interest to 16 November 2026.
- (d) On 30 June 2025, a shareholder of the Group had signed a deed of assignment (“**Loan E**”) in relation to assign the receivable with aggregate amount of HK\$3,370,000 from Loan A to an independent third party.
- (e) On 10 December 2025, the Group entered into the second supplementary agreement with the shareholder to extend the Loan agreement B and Loan agreement C to 1 January 2027.

All borrowings from shareholders are unsecured and denominated in HK\$.

### 29. 借款(續)

附註：(續)

(b) 股東貸款(續)

附註：

- (a) 於二零二三年二月十七日，本集團與股東訂立補充協議，以將貸款協議A的貸款融資金額由8,000,000港元增加至15,000,000港元。

於二零二三年十一月十七日，本集團與股東訂立第二份補充協議，將貸款協議B延長至二零二四年十一月十五日，按年利率10%計息。

- (b) 於二零二四年六月二十五日，本集團一名股東已簽署轉讓契據(「**貸款C**」)，內容有關向另一名股東轉讓貸款A總額為380,000港元的應收款項。
- (c) 於二零二四年十一月十七日，本集團訂立補充協議，向股東提供最多15,000,000港元的融資，並將貸款及利息的償還期限延長至二零二六年十一月十六日。
- (d) 於二零二五年六月三十日，本集團一名股東已簽署轉讓契據(「**貸款E**」)，內容有關向一名獨立第三方轉讓貸款A總額為3,370,000港元的應收款項。
- (e) 於二零二五年十二月十日，本集團與股東訂立第二份補充協議，將貸款協議B及貸款協議C延長至二零二七年一月一日。

所有股東借款均為無抵押及以港元計值。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 29. BORROWINGS (Continued)

Notes: (Continued)

(c) Other borrowings

The Group entered into two loan agreements with independent third party (“**Loan agreements D and E**”) as follows:

		Loan agreement D 貸款協議D	Loan agreement E 貸款協議E
Agreement date	協議日期	27 December 2023 二零二三年十二月二十七日	30 June 2025 二零二五年六月三十日
Facilities — Maximum amount	融資 — 最高金額	HK\$18,500,000 18,500,000港元	Under same facilities in Loan agreement D 貸款協議D的相同融資
Date of Maturity	到期日	19 December 2027 二零二七年十二月十九日	31 December 2027 二零二七年十二月三十一日
Interest rate	利率	12%	Interest-free 免息
Outstanding balance as at 31 December 2025	於二零二五年十二月三十一日 未償還的餘額	HK\$11,787,000 11,787,000港元	HK\$3,370,000 and AUD257,000 (equivalent to approximately HK\$1,337,000) 3,370,000港元及 257,000澳元(相當於 約1,337,000港元)
Outstanding balance as at 31 December 2024	於二零二四年十二月三十一日 未償還的餘額	HK\$14,500,000 14,500,000港元	—
Maximum outstanding balance during the year	年內未償還的最高餘額	HK\$14,500,000 14,500,000港元	HK\$4,707,000 4,707,000港元

Loan agreement D is secured by a director and a shareholder’s personal guarantees.

On 13 December 2024, the Company requested the lenders to extend Loan D and accrued interest for 18 months. The request was approved by the lender on 20 December 2024.

On 31 December 2025, the Company requested the lenders to further extend Loan D and accrued interest for 18 months. The request was approved by the lender on 31 December 2025.

All borrowings are denominated in HK\$.

- (d) The management believes that the unutilised facilities from Loan agreements D and E amounted to approximately HK\$2,006,000 respectively can be drawn at any time in accordance with the terms of the agreements for supporting the Group’s operation.

### 29. 借款(續)

附註：(續)

(c) 其他借款

本集團與獨立第三方訂立以下兩份貸款協議(「**貸款協議D及E**」)：

貸款協議D以董事及股東的個人擔保作抵押。

於二零二四年十二月十三日，本公司要求貸款人將貸款D及應計利息延長18個月。該要求於二零二四年十二月二十日獲得貸款人批准。

於二零二五年十二月三十一日，本公司要求貸款人將貸款D及應計利息進一步延長18個月。該要求於二零二五年十二月三十一日獲得貸款人批准。

所有借款均以港元計值。

- (d) 管理層相信，貸款協議D及E的未動用融資分別約為2,006,000港元，可根據協議條款隨時提取，以支持本集團的營運。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 30. LEASE LIABILITIES

### 30. 租賃負債

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Lease liabilities payable:</b>	<b>應付租賃負債：</b>		
Within one year	一年內	457	393
Within a period of more than one year but not exceeding two years	多於一年但不多於兩年 期間內	274	265
As at 31 December	於十二月三十一日	731	658
Less: Amount due for settlement within 12 months shown under current liabilities	減：於12個月內到期結算 的款項，列為流動 負債	(457)	(393)
Amount due for settlement after 12 months shown under non-current liabilities	於12個月後到期結算的 款項，列為非流動負債	274	265

The incremental borrowing rate applied to lease liabilities recognised under HKFRS 16 *Leases* is 3.85% per annum (2024: 6.49% to 6.67% per annum).

適用於根據香港財務報告準則第16號租賃確認的租賃負債之增量借款利率為每年3.85% (二零二四年：每年6.49%至6.67%)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 30. LEASE LIABILITIES (Continued)

#### The Group as a lessor

During the year ended 31 December 2024, the Group subleased certain buildings in the PRC and leased them as investment properties in Hong Kong under an operating lease arrangement, of which the remaining lease term was two years. The terms of the lease generally required the tenants to pay security deposits and provided for periodic rent adjustments according to the then prevailing market conditions. Rental income recognised by the Group for the year ended 31 December 2024 was HK\$84,000, details of which are included in Note 7 to the consolidated financial statements.

At 31 December 2025 and 2024, the Group had no lease payments receivable in future periods under operating lease.

### 30. 租賃負債(續)

#### 本集團作為出租人

截至二零二四年十二月三十一日止年度，本集團根據經營租賃安排轉租若干位於中國的樓宇並將其作為投資物業於香港出租，其餘租期為兩年。租賃條款一般要求租戶支付保證金及根據當時市況定期調整租金。本集團於截至二零二四年十二月三十一日止年度確認的租金收入為84,000港元，詳情載於綜合財務報表附註7。

於二零二五年及二零二四年十二月三十一日，本集團於未來期間概無根據經營租賃應收租賃款項。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 31. SHARE CAPITAL

### 31. 股本

		Number of shares 股份數目	Amount 金額 HK\$'000 千港元
<b>Ordinary shares</b> 普通股			
<b>Authorised:</b> At 1 January 2024, 31 December 2024 and 31 December 2025 at HK\$0.05 each	<b>法定：</b> 於二零二四年一月一日、二零二四年十二月 三十一日及二零二五年十二月三十一日， 每股0.05港元	1,000,000,000	50,000
<b>Issued and fully paid:</b> At 1 January 2024 and 31 December 2024	<b>已發行並繳足：</b> 於二零二四年一月一日及二零二四年 十二月三十一日	409,141,860	20,457
Issued new shares (note)	發行新股份(附註)	81,800,000	4,090
<b>At 31 December 2025</b>	<b>於二零二五年十二月三十一日</b>	<b>490,941,860</b>	<b>24,547</b>

Note:

On 22 September 2025, the Company entered into a placing agreement with a placing agent for the placement of 81,800,000 new ordinary shares at a placing price of HK\$0.10 per share to placees who and whose beneficial owners are independent third parties.

The placing was completed on 6 October 2025. An aggregate of 81,800,000 placing shares, representing approximately 16.66% of the enlarged issued share capital of the Company, were successfully placed to not less than six placees at the placing price of HK\$0.10 per share, raising gross proceeds of HK\$8,180,000. The net proceeds from the placing, after deducting related expenses including legal fees and other expenses of approximately HK\$260,000, amounted to approximately HK\$7,920,000 and have been applied as general working capital of the Group.

附註：

於二零二五年九月二十二日，本公司與配售代理訂立配售協議，以按每股0.10港元的配售價向承配人(其本身及其實益擁有人為獨立第三方)配售81,800,000股新普通股。

配售已於二零二五年十月六日完成。合共81,800,000股配售股份(佔本公司經擴大已發行股本約16.66%)已按每股0.10港元的配售價成功配售予不少於六名承配人，籌集所得款項總額為8,180,000港元。扣除相關開支(包括法律費用及其他開支約260,000港元)後，配售所得款項淨額約為7,920,000港元，並已用作本集團的一般營運資金。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 32. EQUITY-SETTLED SHARE-BASED PAYMENT TRANSACTION

The Company operates a share option scheme (the “**Old Share Option Scheme**”) for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Group’s operations. Eligible participants of the Scheme include Directors, independent non-executive directors, other employees of the Group, suppliers of goods or services to the Group, customers of the Group and the Company’s shareholders in the Company’s subsidiaries. The Scheme became effective on 24 November 2017 and, unless otherwise cancelled or amended, would remain in force for 10 years from that date.

On 8 February 2023, the Company resolved to adopt the new share option scheme (“**New Share Option Scheme**”) and terminate the Old Share Option Scheme. The Directors considered that the adoption of the New Share Option Scheme, which would be valid for 10 years from the adoption date, would provide the Company more flexibility in long term planning of granting the options to eligible participants and would also provide appropriate incentives or rewards to suitable and eligible persons for their contributions or potential contributions to the Group. There were not any share options granted from the adoption date and up to the end of the reporting date.

The maximum number of unexercised share options currently permitted to be granted under the New Share Option Scheme is an amount equivalent, upon their exercise, to 10% of the shares of the Company in issue at any time unless the Company obtains approval from its shareholders in general meeting and/or other requirements prescribed under the Listing Rules and must not exceed 30% of the total number of shares in issue from time to time. The maximum number of shares issuable under share options to each eligible participant in the Scheme within any 12-month period is limited to 1% of the shares of the Company in issue at any time. Any further grant of share options in excess of this limit is subject to shareholders’ approval in a general meeting.

### 32. 以權益結算的股份支付交易

本公司設有購股權計劃(「**舊購股權計劃**」)，以向為本集團業務成就作出貢獻的合資格參與者提供激勵及獎賞。計劃之合資格參與者包括董事、獨立非執行董事、本集團其他僱員、向本集團提供貨品或服務的供應商、本集團客戶及本公司於本公司附屬公司的股東。計劃於二零一七年十一月二十四日生效，除非另行註銷或修訂，否則計劃將自該日起計十年內始終有效。

於二零二三年二月八日，本公司決議採納新購股權計劃(「**新購股權計劃**」)並終止舊購股權計劃。董事認為，採納新購股權計劃(自採納日期起計10年內有效)將為本公司提供更大靈活性以長遠規劃向合資格參與者授出購股權，亦就合適及合資格人士對本集團作出的貢獻或潛在貢獻向彼等提供適當激勵或回報獎勵。自採納日期起至報告日止，概無授出任何購股權。

除非本公司於股東大會上獲得其股東批准及／或遵守按照上市規則訂明的其他要求，否則現時可根據新購股權計劃授出之最高尚未行使購股權數目相當於其獲行使時佔本公司任何時間已發行股份之10%，且不得超過不時已發行股份總數之30%。在任何十二個月期間內，根據向該計劃每位合資格參與者授出的購股權而可予發行的最高股份數目，均以本公司任何時間已發行股份的1%為限。倘再授出超逾上述限額的購股權，則必須取得股東於股東大會上批准。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 32. EQUITY-SETTLED SHARE-BASED PAYMENT TRANSACTION (Continued)

The offer of a grant of share options may be accepted within 7 days from the date of offer, upon payment of a nominal consideration of HK\$1 in total by the grantee. The period within which the shares must be taken up under an option shall be determined by the Board at its absolute discretion and in any event, such period shall not be longer than 10 years from the date upon which any particular option is granted in accordance with the New Share Option Scheme.

The subscription price shall be determined solely by the Directors, but may not be less than the highest of: (i) the closing price of the shares of the Company as stated in The Stock Exchange's daily quotation sheet on the date of grant of the option, which must be a business day; (ii) the average of the closing prices of the shares of the Company as stated in The Stock Exchange's daily quotation sheets for the five business days immediately preceding the date of grant of the option; and (iii) the nominal value of a share on the date of offer.

The Company, by resolution in a general meeting, or the Directors may at any time terminate the operation of the New Share Option Scheme. In such event no further options of the Scheme will be offered but those options granted prior to such termination shall continue to be valid and exercisable in accordance with the previous provisions of the New Share Option Scheme.

On 13 May 2021, the Company resolved to grant 3,500,000 share options ("**Share Option A**") under the Old Share Option Scheme to Mr. Ma, an executive Director, to subscribe for up to 3,500,000 ordinary shares of HK\$0.05 each in the share capital of the Company, subject to acceptance of Mr. Ma.

### 32. 以權益結算的股份支付交易(續)

提呈授出之購股權可於提呈日期起計七日內接納，而承授人須支付合共1港元之象徵式代價。根據購股權須接納股份之期間由董事會全權酌情情況定，且於任何情況下，該期間不得超過根據新購股權計劃授出任何個別購股權日期起計十年。

認購價須由董事全權釐定，惟不得低於下列最高者：(i)本公司股份於授出購股權日期(須為營業日)在聯交所每日報價表所報之收市價；(ii)股份於緊接授出購股權日期前五個營業日在聯交所每日報價表所報之平均收市價；及(iii)股份於授出購股權日期之面值。

本公司在股東大會上通過決議案或董事可隨時終止新購股權計劃的運作。在此情況下不得再授出計劃之任何購股權，惟該等於此終止前授出之購股權根據新購股權計劃之先前條文繼續有效及可行使。

於二零二一年五月十三日，本公司議決根據舊購股權計劃向執行董事馬先生授出3,500,000份購股權(「**購股權A**」)，以認購本公司股本中最多3,500,000股每股面值0.05港元的普通股，惟須待馬先生接納後方可作實。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 32. EQUITY-SETTLED SHARE-BASED PAYMENT TRANSACTION (Continued)

As at 31 May 2021, the Company has 355,441,860 shares in issue. The total of 3,500,000 shares to be subscribed under Share Options A granted represent approximately 0.98% of the issued share capital of the Company as at 13 May 2021 and approximately 0.98% of the enlarged issued share capital of the Company assuming full exercise of the Share Options A.

On 3 January 2022, the Company resolved to grant 4,091,418 share options (“**Share Option B**”) under Old Share Option Scheme to Mr. McGrath, an executive Director, to subscribe for up to 4,091,418 ordinary shares of HK\$0.05 each in the share capital of the Company, subject to acceptance of Mr. McGrath.

As at 3 January 2022, the Company has 409,141,860 shares in issue. The total of 4,091,418 shares to be subscribed under the Share Options B granted represented approximately 1.00% of the issued share capital of the Company as at 3 January 2022 and approximately 0.99% of the enlarged issued share capital of the Company assuming full exercise of the Share Options B.

On 31 August 2022, the Company resolved to grant 4,000,000 share options and 4,000,000 share options (collectively “**Share Option C**”) under the Old Share Option Scheme to Mr. Leung and Mr. Ma, two executive directors respectively, to subscribe for up to 4,000,000 and 4,000,000 ordinary shares of HK\$0.05 each in the share capital of the Company respectively, subject to acceptance of Mr. Leung and Mr. Ma.

### 32. 以權益結算的股份支付交易(續)

於二零二一年五月三十一日，本公司已發行355,441,860股股份。已授出購股權A項下將予認購的合共3,500,000股股份相當於本公司於二零二一年五月十三日的已發行股本約0.98%及本公司的經擴大已發行股本約0.98%（假設購股權A獲悉數行使）。

於二零二二年一月三日，本公司議決根據舊購股權計劃向執行董事McGrath先生授出4,091,418份購股權（「購股權B」），以認購本公司股本中最多4,091,418股每股面值0.05港元的普通股，惟須待McGrath先生接納後，方可作實。

於二零二二年一月三日，本公司已發行409,141,860股股份。已授出購股權B項下將予認購的合共4,091,418股股份相當於本公司於二零二二年一月三日的已發行股本約1.00%及本公司的經擴大已發行股本約0.99%（假設購股權B獲悉數行使）。

於二零二二年八月三十一日，本公司議決根據舊購股權計劃向兩名執行董事梁先生及馬先生分別授出4,000,000份購股權及4,000,000份購股權（「購股權C」），以分別認購本公司股本中每股面值0.05港元的最多4,000,000股及4,000,000普通股，惟須待梁先生及馬先生接納後，方可作實。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 32. EQUITY-SETTLED SHARE-BASED PAYMENT TRANSACTION (Continued)

### 32. 以權益結算的股份支付交易(續)

- (a) As at 31 August 2022, the Company has 409,141,860 shares in issue. The total of 8,000,000 shares to be subscribed under the Share Options C granted represent approximately 1.96% of the issued share capital of the Company as at 31 August 2022 and approximately 1.92% of the enlarged issued share capital of the Company assuming full exercise of the Share Options C.

- (a) 於二零二二年八月三十一日，本公司已發行409,141,860股股份。已授出購股權C項下將予認購的合共8,000,000股股份相當於本公司於二零二二年八月三十一日的已發行股本約1.96%及本公司的經擴大已發行股本約1.92% (假設購股權C獲悉數行使)。

Details of share options under the Old Share Option Scheme and New Share Option Scheme as at 31 December 2025 and 31 December 2024 are as follows:

於二零二五年十二月三十一日及二零二四年十二月三十一日，舊購股權計劃及新購股權計劃項下購股權的詳情如下：

		Old Share Option Scheme 舊購股權計劃	New Share Option Scheme 新購股權計劃
Number of options available for grant under the scheme	根據該計劃可供授出購股權數目	16,000,000	40,914,186
Number of options granted as at 31 December 2024	於二零二四年十二月三十一日已授出購股權數目	4,000,000	—
Percentage of share option granted divided by weighted average number of Shares issued as at 31 December 2024	於二零二四年十二月三十一日已授出購股權除以已發行股份加權平均數的百分比	3.0%	—
Number of shares may be issued in respect of share option granted as at 31 December 2024	就於二零二四年十二月三十一日已授出購股權可予發行的股份數目	4,000,000	—
Number of options granted as at 31 December 2025	於二零二五年十二月三十一日已授出購股權數目	—	—
Percentage of share option granted divided by weighted average number of Shares issued as at 31 December 2025	於二零二五年十二月三十一日已授出購股權除以已發行股份加權平均數的百分比	—	—
Number of shares may be issued in respect of share option Granted as at 31 December 2025	就於二零二五年十二月三十一日已授出購股權可予發行的股份數目	—	—

On 8 February 2023, the Company adopted New Share Option Scheme and the termination of Old Share Option Scheme.

於二零二三年二月八日，本公司採納新購股權計劃並終止舊購股權計劃。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 32. EQUITY-SETTLED SHARE-BASED PAYMENT TRANSACTION (Continued)

#### (a) (Continued)

As at 31 December 2025 and 31 December 2024, the total number of Shares which may be issued upon exercise of all share options to be granted under the Share Option Scheme together with all options and awards which may be granted under any other share schemes for the time being of the Company was 40,914,186 and 40,914,186, respectively.

As at 31 December 2025 and 31 December 2024, the sublimit on the total number of Shares which may be issued in respect of all Options to be granted to service providers under the Share Option Scheme together with all options and awards which may be granted under any other share schemes for the time being of the Company was 4,091,418 and 4,091,418, respectively.

As at 31 December 2024, the total number of shares available for issue under (a) the Previous Share Option Scheme, was 4,000,000, representing approximately 0.98% of the issued shares (excluding treasury shares) of the Company; and (b) the Share Option Scheme was 40,914,186, representing 10.00% of the issued shares (excluding treasury shares) of the Company.

### 32. 以權益結算的股份支付交易(續)

#### (a) (續)

於二零二五年十二月三十一日及二零二四年十二月三十一日，因行使根據購股權計劃將予授出的所有購股權連同根據本公司當時任何其他股份計劃可能授出的所有購股權及獎勵而可能發行的股份總數分別為40,914,186股及40,914,186股。

於二零二五年十二月三十一日及二零二四年十二月三十一日，就根據購股權計劃將向服務供應商授出的所有購股權連同根據本公司當時任何其他股份計劃可能授出的所有購股權及獎勵可能發行的股份總數上限分別為4,091,418股及4,091,418股。

於二零二四年十二月三十一日，(a)根據先前購股權計劃可供發行的股份總數為4,000,000股，佔本公司已發行股份(不包括庫存股份)約0.98%；及(b)根據購股權計劃可供發行的股份總數為40,914,186股，佔本公司已發行股份(不包括庫存股份)10.00%。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 32. EQUITY-SETTLED SHARE-BASED PAYMENT TRANSACTION (Continued) 32. 以權益結算的股份支付交易(續)

(b) Details of the share options outstanding during the years ended 31 December 2025 and 2024 were:

Option type	Date of grant	Exercise period	Outstanding as at 31 December 2024 於二零二四年十二月三十一日尚未行使	Lapsed during the year 年內失效	Outstanding as at 31 December 2025 於二零二五年十二月三十一日尚未行使	Exercise price (HK\$) 行使價 (港元)
Share Option C 購股權C	31 August 2022 二零二二年八月三十一日	31 August 2022-30 August 2025 二零二二年八月三十一日至二零二五年八月三十日	4,000,000	(4,000,000)	—	0.59

(b) 截至二零二五年及二零二四年十二月三十一日止年度尚未行使的購股權詳情如下：

Details of the share options outstanding during the years ended 31 December 2024 and 2023 were:

Option type	Date of grant	Exercise period	Outstanding as at 31 December 2023 於二零二三年十二月三十一日尚未行使	Lapsed during the year 年內失效	Outstanding as at 31 December 2024 於二零二四年十二月三十一日尚未行使	Exercise price (HK\$) 行使價 (港元)
Share Option A 購股權A	13 May 2021 二零二一年五月十三日	13 May 2021 - 12 May 2024 二零二一年五月十三日至二零二四年五月十二日	3,500,000	(3,500,000)	—	0.57
Share Option B 購股權B	3 January 2022 二零二二年一月三日	3 January 2022 - 2 January 2025 二零二二年一月三日至二零二五年一月二日	4,091,418	(4,091,418)	—	0.492
Share Option C 購股權C	31 August 2022 二零二二年八月三十一日	31 August 2022 - 30 August 2025 二零二二年八月三十一日至二零二五年八月三十日	8,000,000	(4,000,000)	4,000,000	0.59
			15,591,418	(11,591,418)	4,000,000	

截至二零二四年及二零二三年十二月三十一日止年度尚未行使的購股權詳情如下：

All share options vest immediately at the date of grant. No share options are exercised during the years ended 31 December 2025 and 31 December 2024.

所有購股權於授予之日立即歸屬。截至二零二五年十二月三十一日及二零二四年十二月三十一日止年度，概無行使購股權。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 32. EQUITY-SETTLED SHARE-BASED PAYMENT TRANSACTION (Continued) 32. 以權益結算的股份支付交易(續)

(c) The following table discloses movements of the Scheme during the year:

(c) 下表披露了該計劃在這一一年中的變動：

Date of grant	授出日期	Weighted average exercise price in HK\$ per share 加權平均行使價每股港元	Number of shares 股份數目
At 1 January 2024	於二零二四年一月一日	0.56	15,591,418
Forfeited during the year	於年內沒收	0.55	(11,591,418)
At 31 December 2024	於二零二四年十二月三十一日	0.59	4,000,000
Lapsed during the year	年內失效	0.59	(4,000,000)
<b>At 31 December 2025</b>	<b>於二零二五年十二月三十一日</b>	—	—

During the year ended 31 December 2025, the unexercised share option was lapsed due to the option expired.

截至二零二五年十二月三十一日止年度，未行使購股權因購股權屆滿而失效。

During the year ended 31 December 2024, the unexercised share option was forfeited due to the resignation of the directors.

截至二零二四年十二月三十一日止年度，未行使購股權因董事辭任而沒收。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 32. EQUITY-SETTLED SHARE-BASED PAYMENT TRANSACTION (Continued)

- (c) The following table discloses movements of the Scheme during the year: (Continued)

The fair value of the share options granted on those dates were determined by the Directors at the date of grants based on a binomial lattice model, evaluated by an independent professional valuer, with the following inputs:

		Share options granted on 31 August 2022 於二零二二年八月三十一日授出的購股權	Share options granted on 3 January 2022 於二零二二年一月三日授出的購股權	Share options granted on 13 May 2021 於二零二一年五月十三日授出的購股權
Exercise price	行使價	HK\$0.59 0.59港元	HK\$0.492 0.59港元	HK\$0.57 0.59港元
Grant date share price	授出日期股價	HK\$0.59 0.492港元	HK\$0.49 0.49港元	HK\$0.57 0.49港元
Closing share price of the listed securities immediately before the date on which the option was granted	緊接購股權授出日期前之上市證券收盤價	HK\$0.59 0.57港元	HK\$0.49 0.57港元	HK\$0.56 0.56港元
Annual risk-free interest rate	年度無風險利率	3.07%	0.88%	0.29%
Expected volatility	預期波動率	137%	135%	139%
Expected option life	預期期權壽命	3 years 3年	3 years 3年	3 years 3年
Expected dividend yield	預期股息收益率	0%	0%	0%

The expected volatility was based on the historical volatility (calculated based on the weighted average remaining life of the share options), adjusted for any expected changes to future volatility based on publicly available information. Expected dividends were based on historical dividends. Changes in the subjective input assumptions could materially affect the fair value estimate.

Share options were granted on the grantees' acceptance.

- (c) 下表披露了該計劃在這一一年中的變動：(續)

於該等日期授出的購股權的公允值由董事於授出日期根據二項式點陣模式釐定，並由獨立專業估值師評估，輸入數據如下：

預期波動率基於歷史波動率(根據股票期權的加權平均剩餘壽命計算)，並根據公開信息對未來波動率的任何預期變化進行調整。預期股息基於歷史股息。主觀輸入假設的變化可能會對公允值估計產生重大影響。

購股權是在承授人接受後授予的。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 33. DEFERRED TAX ASSETS (LIABILITIES)

The component of the deferred tax assets (liabilities) recognised and the movements thereon during the year is as follows:

		Accelerated tax depreciation	Intangible assets	ECL provision	Tax losses	Total
		加速稅項折舊	無形資產	預期信貸 虧損撥備	稅項虧損	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
At 1 January 2024	於二零二四年一月一日	(58)	(619)	—	—	(677)
Charge to profit or loss	於損益中扣除	57	619	—	—	676
At 31 December 2024 and 1 January 2025	於二零二四年十二月 三十一日及 二零二五年一月一日	(1)	—	—	—	(1)
Charge to profit or loss	於損益中扣除	1	—	366	451	818
At 31 December 2025	於二零二五年十二月 三十一日	—	—	366	451	817

### 33. 遞延稅項資產(負債)

下表載列於年內確認之遞延稅項資產(負債)組成部分及變動:

### 34. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance.

The Group also monitors the current and expected liquidity requirements regularly to ensure that sufficient working capital and adequate committed lines of funding are maintained to meet its liquidity requirements. Upon the discovery of any default, the Group would negotiate immediately with the relevant lenders for proper arrangement in order to maintain sufficient working capital. Upon the expectation of any cash insufficiency, the Company would seek new source of funding so as to maintain sufficient working capital. The capital structure of the Group consists of net debts (which include lease liabilities and borrowings), net of bank balances and cash and equity attributable to owners of the Company, comprising issued share capital and reserves. Details of which are disclosed in respective notes.

### 34. 資本風險管理

本集團管理旗下資本以確保本集團之實體能夠持續經營，並透過優化債務及權益結餘為股東帶來最大回報。

本集團亦監察目前及預期流動資金需要，以確保維持充裕的營運資金及足夠的承諾信貸融資，以應付其流動資金所需。於發現任何違約時，本集團立即與相關貸款人磋商進行適當安排，旨在維持足夠之營運資金。於預期任何現金不足時，本公司將尋求新融資來源，以維持足夠之營運資金。本集團的資本架構包括債務淨額(包括租賃負債及借款)，已扣除銀行結餘及現金，以及本公司擁有人應佔權益(包括已發行股本及儲備)。有關詳情披露於對應附註。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 34. CAPITAL RISK MANAGEMENT (Continued)

The Group is not subject to any externally imposed capital requirements, except for a wholly-owned subsidiary, Hua Yu, which is a licensed corporation registered under the SFO. Hua Yu met its relevant paid-up share capital and liquid capital requirements of the Securities and Futures (Financial Resources) Rules issued by the SFC throughout the financial reporting period.

The Directors review the capital structure on a regular basis. As part of this review, the Directors consider the cost of capital and the risks associated with each class of capital. Based on the recommendations of the Directors, the Group will balance its overall capital structure through new share issues as well as issuance of new debt or redemption of the existing debts. The Group's overall strategy remain unchanged from prior year.

### 34. 資本風險管理(續)

本集團毋須遵守任何外界施加的資本規定，惟全資附屬公司華禹(根據證券及期貨條例註冊的持牌法團)除外。於整個財務報告期間，華禹符合證監會頒佈的證券及期貨(財政資源)規則的有關繳足股本及速動資本規定。

董事定期檢討資本架構。作為審視一部份，董事將考慮資本成本及各類別資本相關的風險。根據董事之建議，本集團將通過發行新股份、以至發行新債務或贖回現有債務等方式，平衡整體資本結構。本集團的整體策略與上年度保持不變。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS

### 35. 金融工具

#### (a) Categories of Financial Instruments

#### (a) 金融工具類別

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Financial assets at FVTPL:</b>	按公允值計入損益之金融資產：		
Unlisted equity investment	未上市股本投資	—	—
<b>Financial assets at amortised cost:</b>	按攤銷成本計量的金融資產：		
Trade receivables	應收交易款項	7,478	10,985
Contract assets	合約資產	1,884	7,249
Deposits and other receivables	按金及其他應收款項	1,170	1,474
Cash and cash equivalents	現金及現金等價物	1,905	3,784
		<b>12,437</b>	<b>23,492</b>
<b>Financial liabilities at amortised cost:</b>	按攤銷成本計量的金融負債：		
Trade payables	應付交易款項	7,785	6,721
Other payables and accruals	其他應付款項及應計費用	5,888	9,251
Borrowings	借款	19,374	22,610
Lease liabilities	租賃負債	731	658
		<b>33,778</b>	<b>39,240</b>

#### (b) Financial risk management objectives and policies

#### (b) 財務風險管理目標及政策

The Group's major financial instruments include trade and other receivables, contract assets, cash and cash equivalents, trade and other payables, lease liabilities and borrowings. Details of the financial instruments are disclosed in respective notes. The risks associated with these financial instruments include market risk (currency risk, interest rate risk and other price risk), credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

本集團的主要金融工具包括應收交易款項及其他應收款項、合約資產、現金及現金等價物、貿易及其他應付款項、租賃負債及借款。該等金融工具詳情於相關的附註披露。與該等金融工具有關的風險包括市場風險(貨幣風險、利率風險及其他價格風險)、信貸風險及流動資金風險。下文載列如何降低該等風險的政策。管理層將管理並監控有關風險，以確保及時有效實行適當措施。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### (i) Currency risk

Several subsidiaries of the Company have foreign currency sales and purchases and bank balances which expose the Group to foreign currency risk. Approximately 5% (2024: 11%) of the Group's sales were denominated in currencies other than the functional currency of the group entity making the sale, whilst almost 4% (2024: 10%) of the costs were denominated in the group entity's respective functional currency. Since the Hong Kong dollar pegged with United States dollar, no significant currency risk would be expected by the Group. In addition, the Company has intra-group balances with several subsidiaries denominated in foreign currency which also expose the Group to foreign currency risk.

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### (i) 貨幣風險

本公司若干附屬公司的外幣買賣及銀行結餘使本集團面臨外幣風險。本集團約5%(二零二四年:11%)的銷售額以集團實體進行銷售的功能貨幣以外的貨幣計值,而近4%(二零二四年:10%)的成本則以集團實體各自的功能貨幣計值。由於港元與美元掛鈎,本集團預期將不會有重大貨幣風險。此外,本公司與若干附屬公司的集團內結餘以外幣計值,亦使本集團面臨外幣風險。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### (i) Currency risk (Continued)

The carrying amounts of the Group's foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period are as follows:

		Liabilities 負債		Assets 資產	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
RMB	人民幣	—	—	—	1
AUD	澳元	1,337	—	23	222

The following table demonstrates the sensitivity to a reasonably possible change by 5% in the HK\$ exchange rate against RMB and AUD, with all other variables held constant, of the Group's loss before tax increase (decrease) due to changes in the translated values of monetary assets and liabilities.

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
If HK\$ strengthens against AUD	倘港元兌澳元升值	(66)	11
If HK\$ weakens against AUD	倘港元兌澳元貶值	66	(11)
If HK\$ strengthens against RMB	倘港元兌人民幣升值	—	—
If HK\$ weakens against RMB	倘港元兌人民幣貶值	—	—

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### (i) 貨幣風險(續)

於報告期末，本集團以外幣計值的貨幣資產及貨幣負債的賬面值如下：

下表顯示在所有其他變數均保持不變之情況下，港元兌人民幣及澳元之匯率合理可能變動5%對本集團除稅前虧損增加(減少)(由於貨幣資產及負債換算價值之變動所致)之敏感分析。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### (ii) Interest rate risk

The Group is exposed to fair value interest rate risk in relation to fixed-rate over-due payable, fixed-rate loans from shareholders and other borrowings and lease liabilities as set out in Notes 28, 29 and 30 respectively. The Group is also exposed to cash flow interest rate risk in relation to its variable-rate bank balances as detailed in Note 27.

The Group currently does not have an interest rate hedging policy. However, the Directors monitor interest rate exposure and will consider hedging significant interest rate risk should the need arise.

Total interest income from financial assets that are measured at amortised cost is as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Interest income under effective interest method	實際利率法下的利息收入	2	7

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### (ii) 利率風險

本集團面臨分別載於附註28、29及30的與固定利率逾期應付款項、來自股東的固定利率貸款以及其他借款及租賃負債有關的公允值利率風險。本集團亦面臨有關其浮息銀行結餘之現金流量利率風險，詳情載於附註27。

本集團目前並無利率對沖政策。然而，董事將監察利率風險，並將於有需要時考慮對沖重大利率風險。

按攤銷成本計量的金融資產利息收入總額如下：

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### (ii) Interest rate risk (Continued)

Interest expense on financial liabilities not measured at FVTPL:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Financial liabilities at amortised cost	按攤銷成本計量的金融負債	1,866	3,533

##### **Sensitivity analysis**

Bank balances are excluded from sensitivity analysis as the management considers that the exposure of cash flow interest rate risk arising from variable-rate bank balances is insignificant.

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### (ii) 利率風險(續)

並非以公允值計入損益的金融負債的利息開支：

##### **敏感度分析**

並無對銀行結餘進行敏感度分析，因為管理層認為浮息銀行結餘產生之現金流量利率風險並不重大。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### (iii) Other price risk

The Group is exposed to equity price risk through its investments in unquoted equity securities measured at FVTPL. Price risk was monitored by the management of the Group who will consider hedging the risk exposure should the need arise. In the opinion of the Directors, as the price risk is minimal, no sensitivity analysis is presented.

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### (iii) 其他價格風險

本集團因投資至按公允值計入損益計量之無報價股本證券而承受股本價格風險。價格風險由本集團管理層監察，並將於有需要時考慮對沖有關風險。董事認為，由於價格風險極低，並無呈報敏感度分析。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

##### (iv) Credit risk and impairment assessment

Credit risk refers to the risk that the Group's counterparties default on their contractual obligations resulting in financial losses to the Group. The Group's credit risk exposures are primarily attributable to trade receivables, contract assets and other receivables and cash and cash equivalents. The Group does not hold any collateral or other credit enhancements to cover its credit risk associated with its financial assets.

##### **Trade receivables and contract assets**

The Group trades only with recognised and creditworthy third parties. It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis and the Group's exposure to bad debts is not significant.

The contract assets primarily relate to the Group's rights to consideration for work completed but not billed at the reporting date. The contract assets are transferred to receivables when the rights become unconditional. The contract assets have substantially the same risk characteristics as the trade receivables for the same types of contracts.

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

##### (iv) 信貸風險及減值評估

信貸風險指本集團的交易對手違約而導致本集團蒙受財務損失的風險。本集團之信貸風險主要與應收交易款項、合約資產、其他應收款項以及現金及現金等價物有關。本集團並無持有任何抵押品或其他信用提升措施，以涵蓋與其金融資產相關的信貸風險。

##### **應收交易款項及合約資產**

本集團僅與受認可及信譽高的第三方進行交易。本集團政策規定，所有欲按信貸條款交易的客戶均須通過信用審核程序。此外，本集團持續監控應收款項結餘，所面臨之壞賬風險並不重大。

合約資產主要與本集團於報告日期就已完成但未開具賬單的工程收取代價的權利有關。於有關權利成為無條件時，合約資產轉撥至應收款項。合約資產與同類合約的應收交易款項具有大致相同的風險特徵。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

#### (iv) Credit risk and impairment assessment (Continued)

##### *Trade receivables and contract assets (Continued)*

The Group's concentration of credit risk by geographical locations is mainly in HK, which accounted for 100% (2024: HK 99%) of the total trade receivables as at 31 December 2025. The Group has concentration of credit risk as 34% (2024: 26%) of the total trade receivables was due from the Group's largest customer. In order to minimise the credit risk, the financial department has been delegated by the management of the Group to be responsible for the determination of credit limits and credit approvals.

In addition, the Group performs impairment assessment under ECL model on trade receivables with significant balances and credit-impaired individually and/or collectively. Except for items that are subject to individual evaluation, which are assessed for impairment individually, the remaining trade receivables and contract assets are grouped based on shared credit risk characteristics by reference to the Group's internal credit ratings/aging of outstanding balances.

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

#### (iv) 信貸風險及減值評估(續)

##### *應收交易款項及合約資產(續)*

本集團之信貸風險按地區位置主要集中於香港，於二零二五年十二月三十一日佔應收交易款項總額之100% (二零二四年：香港99%)。本集團的信貸風險集中於本集團的應收交易款項總額中約34% (二零二四年：26%) 乃應收本集團最大客戶的款項。為盡量減輕信貸風險，本集團管理層授權財務部負責釐定信貸限額及信貸審批。

此外，本集團根據預期信貸虧損模式對結餘重大及個別及／或共同出現信貸減值的應收交易款項進行減值評估。除須進行個別評估的項目(個別評估減值)外，餘下應收交易款項及合約資產乃參考本集團的內部信貸評級／未償還結餘的賬齡根據共同信貸風險特徵分組。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

#### (iv) Credit risk and impairment assessment (Continued)

##### *Trade receivables and contract assets (Continued)*

Impairment loss of approximately HK\$4,042,000 (2024: reversal of impairment, net of impairment loss of approximately HK\$58,000) on trade receivables and impairment loss of approximately HK\$865,000 (2024: reversal of impairment, net of impairment loss of approximately HK\$18,000) for contract assets are recognised during the year ended 31 December 2025. Details of the quantitative disclosures are set out below in this note.

##### *Bank balances*

Credit risk on bank balances is limited because the counterparties are reputable banks with high credit ratings assigned by international credit agencies. The Group assessed 12m ECL for bank balances by reference to information relating to probability of default and loss given default of the respective credit rating grades published by external credit rating agencies. Based on the average loss rates, the 12m ECL on bank balances is considered to be insignificant and therefore no loss allowance was recognised.

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

#### (iv) 信貸風險及減值評估(續)

##### *應收交易款項及合約資產(續)*

於截至二零二五年十二月三十一日止年度確認應收交易款項減值虧損約4,042,000港元(二零二四年:減值撥回(扣除減值虧損)約58,000港元)及合約資產減值虧損約865,000港元(二零二四年:減值撥回(扣除減值虧損)約18,000港元)。有關定量披露之更多詳情載於本附註下文。

##### *銀行結餘*

銀行結餘的信貸風險有限，原因乃交易對手為獲國際信貸機構授予高信貸評級的知名銀行。本集團參考外部信貸評級機構所發佈有關信貸評級等級的違約概率及虧損之資料，評估銀行結餘的12個月預期信貸虧損。基於平均虧損率，銀行結餘的12個月預期信貸虧損被視為不重大，故並無確認虧損撥備。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

#### (iv) Credit risk and impairment assessment (Continued)

##### *Deposits and other receivables*

For deposits and other receivables, the management makes periodic individual assessment on the recoverability of deposits and other receivables based on historical settlement records, past experience, and also quantitative and qualitative information that is reasonable and supportive forward-looking information. For those deposits and other receivables that the Directors believe that there is no significant increase in credit risk of these amounts since initial recognition and the Group provided impairment based on 12m ECL. For those deposits and other receivables that are past due or there is significant increase in credit risk since initial recognition, the Directors provide impairment based on lifetime ECL. During the year ended 31 December 2025, the Group recognised reversal of impairment, net of impairment loss on deposits and other receivables of approximately HK\$36,000 (2024: impairment loss of approximately HK\$74,000), the Group assessed the ECL for deposits and other receivables to specify.

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

#### (iv) 信貸風險及減值評估(續)

##### *按金及其他應收款項*

就按金及其他應收款項而言，管理層根據過往結算記錄、過往經驗以及合理支持性前瞻性資料的定量及定性資料，定期對按金及其他應收款項的可收回性作出個別評估。就該等按金及其他應收款項而言，董事認為，自初步確認以來該等金額的信貸風險並無顯著增加，及本集團根據12個月預期信貸虧損作出減值撥備。對於已逾期或自首次確認以來信貸風險顯著上升的該等按金及其他應收款項，董事根據全期預期信貸虧損作出減值撥備。截至二零二五年十二月三十一日止年度，本集團就按金及其他應收款項確認減值撥回(扣除減值虧損)約36,000港元(二零二四年：減值虧損約74,000港元)，本集團已評估按金及其他應收款項的預期信貸虧損。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

#### (iv) Credit risk and impairment assessment (Continued)

The Group's internal credit risk grading assessment comprises the following categories:

Internal credit rating	Description	Trade receivables/ contract assets 應收交易款項/ 合約資產	Other financial assets 其他金融資產
Low risk 低風險	The counterparty has a low risk of default and does not have any past-due amounts 交易對手違約風險低，並無任何逾期金額	Lifetime ECL - not credit-impaired 全期預期信貸虧損 — 無信貸12個月預期信貸虧損減值	12m ECL
Watch list 觀察名單	Debtor frequently repays after due dates but usually settle in full 債務人經常於到期日之後悉數還款	Lifetime ECL - not credit-impaired 全期預期信貸虧損 — 無信貸12個月預期信貸虧損減值	12m ECL
Doubtful 可疑類	Amount is past due more than 30 days or there have been significant increases in credit risk since initial recognition through information developed internally or external resources 該款項逾期30日以上或根據內部所得資訊或外部資源，信貸風險自初始確認以來顯著增加	Lifetime ECL - not credit-impaired 全期預期信貸虧損 — 無信貸減值	Lifetime ECL - not credit-impaired 全期預期信貸虧損 — 無信貸減值
Loss 虧損	Amount is past due more than 90 days or there is evidence indicating the asset is credit-impaired 該款項逾期90日以上或有證據顯示資產出現信貸減值	Lifetime ECL - credit-impaired 全期預期信貸虧損 — 信貸減值	Lifetime ECL - credit-impaired 全期預期信貸虧損 — 信貸減值
Write-off 撇銷	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery 有證據顯示債務人陷入嚴重財務困難，且本集團並無收回款項的實際可能	Amount is written off 撇銷金額	Amount is written off 撇銷金額

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

#### (iv) 信貸風險及減值評估(續)

本集團的內部信貸風險評級評估包括以下類別：

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

#### (iv) Credit risk and impairment assessment (Continued)

The tables below detail the credit risk exposures of the Group's financial assets which are subject to ECL assessment:

	Notes 附註	External credit rating 外部信貸評級	Internal credit rating 內部信貸評級	12m or lifetime ECL 12個月或全期預期信貸虧損	Gross carrying amount 賬面總額			
					2025 二零二五年		2024 二零二四年	
					HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
<b>Financial assets at amortised costs</b> 按攤銷成本計量的金融資產								
Bank balances 銀行結餘	27	BB+ to AA- BB+至AA-	N/A 不適用	12m ECL 12個月預期信貸虧損	1,905		3,783	
Deposits and other receivables 按金及其他應收款項	25	N/A 不適用	(Note 1) (附註1)	12m ECL 12個月預期信貸虧損	1,182		1,492	
				Lifetime ECL 全期預期信貸虧損	—	1,182	30	1,522
Trade receivables 應收交易款項	25	N/A 不適用	(Note 2) (附註2)	Lifetime ECL (Provision matrix) 全期預期信貸虧損(撥備矩陣)	11,699		11,164	
Contract assets 合約資產	26	N/A 不適用	(Note 2) (附註2)	Lifetime ECL 全期預期信貸虧損	2,807		7,307	

Notes:

- The credit quality of the financial assets is considered to be low risk when they are not past due and there is no information indicating that the financial assets had a significant increase in credit risk since initial recognition. Otherwise, the credit quality of the financial assets is considered to be doubtful.
- For trade receivables and contract assets, the Group has applied the simplified approach in HKFRS 9 to measure the loss allowance at lifetime ECL.
- For financial guarantee contracts, the gross carrying amount represents the maximum amount the Group has guaranteed under the respective contracts.

附註:

- 金融資產並未逾期且並無資料表明金融資產自初始確認以來出現信貸風險大幅度增加的情況下，其信貸質素被視為低風險。否則，金融資產的信貸質素被視為可疑。
- 就應收交易款項及合約資產而言，本集團已應用香港財務報告準則第9號的簡化方法按全期預期信貸虧損計量虧損撥備。
- 就財務擔保合約而言，賬面總值指本集團根據有關合約擔保的最高金額。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

#### (iv) Credit risk and impairment assessment (Continued)

As part of the Group's credit risk management, the Group uses debtors' aging to assess the impairment for its customers in relation to its operation because these customers consist of a large number of small customers with common risk characteristics that are representative of the customers' abilities to pay all amounts due in accordance with the contractual terms. The following table provides information about the exposure to credit risk for trade receivables which are assessed on a collective basis by using provision matrix within lifetime ECL (not credit-impaired).

Set out below is the information about the credit risk exposure on the Group's trade receivables using a provision matrix:

		2025 二零二五年			2024 二零二四年		
		Average loss rate 平均虧損率	Trade receivables 應收 交易款項 HK\$'000 千港元	ECL 預期 信貸虧損 HK\$'000 千港元	Average loss rate 平均虧損率	Trade receivables 應收 交易款項 HK\$'000 千港元	ECL 預期 信貸虧損 HK\$'000 千港元
Current	即期	10.58%	470	49	1.26%	6,053	76
Past due	逾期						
— 1 to 3 months	— 一至三個月	17.08%	3,021	516	1.27%	1,156	15
— Over 3 months	— 超過三個月	44.54%	8,208	3,656	2.22%	3,955	88
Subtotal	小計		11,699	4,221		11,164	179

The estimated loss rates are estimated based on historical observed default rates over the expected life of the debtors and are adjusted for forward-looking information that is available without undue cost or effort.

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

#### (iv) 信貸風險及減值評估(續)

作為本集團信貸風險管理的一環，本集團利用應收賬款之賬齡為與其業務有關之客戶進行減值評估，原因為該等客戶乃由數量眾多的小型客戶所組成，而彼等擁有可反映彼等根據合約條款償還所有到期應付金額能力的共同風險特性。下表提供有關應收交易款項信貸風險的資料，該等資料乃使用全期預期信貸虧損(並無信貸減值)的撥備矩陣進行的集體評估。

下表載列本集團使用撥備矩陣計算的應收交易款項的信貸風險資料：

估計虧損率基於債務人預期年期內過往觀察所得違約率估計，並就毋須付出不必要成本或努力即可取得之前瞻性資料進行調整。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

#### (iv) Credit risk and impairment assessment (Continued)

The following tables shows the movement in lifetime ECL that has been recognised for trade receivables under simplified approach:

		Year ended 31 December 2025 截至 二零二五年 十二月三十一日 止年度 HK\$'000 千港元	Year ended 31 December 2024 截至 二零二四年 十二月三十一日 止年度 HK\$'000 千港元
Beginning balance	期初餘額	179	424
Loss allowance recognised (reversed), net	已確認(撥回)虧損 撥備淨額	4,042	(58)
Write-offs	撇銷	—	(174)
Reclassified as assets classified as held for sales	重新分類為分類為持 作出售資產	—	(13)
Closing balance	期末餘額	4,221	179

As at 31 December 2025, included in the above balance was HK\$3,656,000 (2024: HK\$Nil) related to the loss allowance recognised for credit-impaired trade receivables. During the year, loss allowance on credit impaired balance of HK\$Nil (2024: HK\$174,000) was written off.

The contractual amounts outstanding on trade receivables that were written off during the period but are still subject to enforcement activities was HK\$550,000 (2024: HK\$550,000).

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

#### (iv) 信貸風險及減值評估(續)

下表顯示已根據簡化方法就應收交易款項確認的全期預期信貸虧損的變動：

於二零二五年十二月三十一日，上述結餘包括就信貸減值應收交易款項確認的虧損撥備3,656,000港元(二零二四年：零港元)。年內，已撇銷出現信貸減值結餘之虧損撥備零港元(二零二四年：174,000港元)。

期內已撇銷但仍須進行強制執行活動的應收交易款項的未償還合約金額為550,000港元(二零二四年：550,000港元)。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

#### (iv) Credit risk and impairment assessment (Continued)

The following tables shows the movement in ECL that has been recognised for deposits and other receivables:

		12M ECL	Lifetime ECL (credit-impaired)	Total
		12個月預期 信貸虧損	全期預期 信貸虧損 (信貸減值)	總計
		HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元
As at 1 January 2024	於二零二四年一月一日	125	10,069	10,194
Changes due to financial instruments recognised as at 1 January 2024:	因於二零二四年一月一日 確認金融工具而出現的 變動：			
— Impairment losses reversed	— 已撥回減值虧損	(89)	—	(89)
— Transfer to credit-impaired	— 轉撥至信貸減值	(30)	30	—
— Written off	— 撇銷	—	(10,069)	(10,069)
New financial assets originated or purchased	所產生或購入的新金融資產	12	—	12
As at 31 December 2024	於二零二四年十二月三十一日	18	30	48
Changes due to financial instruments recognised as at 1 January 2025:	因於二零二五年一月一日 確認金融工具而出現的 變動：			
— Impairment losses reversed	— 已撥回減值虧損	(18)	(30)	(48)
New financial assets originated or purchased	所產生或購入的新金融資產	12	—	12
<b>As at 31 December 2025</b>	<b>於二零二五年十二月三十一日</b>	<b>12</b>	<b>—</b>	<b>12</b>

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

#### (iv) 信貸風險及減值評估(續)

下表顯示就按金及其他應收款項確認的預期信貸虧損的變動：

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

#### (iv) Credit risk and impairment assessment (Continued)

Changes in the loss allowance for deposits and other receivables are mainly due to:

		2025 二零二五年	
		Decrease in 12M ECL 12個月預期信 貸虧損減少 HK\$'000 千港元	Decrease in Lifetime ECL 全期預期信貸 虧損減少 HK\$'000 千港元
Settlement of deposits and other receivables	結算按金及其他應收款項	(18)	(30)
		2024 二零二四年	
		Decrease in 12M ECL 12個月預期信 貸虧損減少 HK\$'000 千港元	Decrease in Lifetime ECL 全期預期信貸 虧損減少 HK\$'000 千港元
No realistic prospect of recovery of other receivables	並無收回其他應收款項的實際可能	—	(10,069)

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

#### (iv) 信貸風險及減值評估(續)

按金及其他應收款項虧損撥備變動主要由於：

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

#### (iv) Credit risk and impairment assessment (Continued)

The following tables shows the movement in ECL that has been recognised for contract assets:

		Year ended 31 December 2025 截至二零二五年 十二月三十一日 止年度 HK\$'000 千港元	Year ended 31 December 2024 截至二零二四年 十二月三十一日 止年度 HK\$'000 千港元
Beginning balance	期初餘額	58	77
Loss allowance recognised (reversed), net	已確認(撥回)虧損撥備 淨額	865	(18)
Written-offs	撇銷	—	(1)
Closing balance	期末餘額	923	58

As at 31 December 2025, included in the above balance was HK\$700,000 (2024:HK\$Nil) related to the loss allowance recognised for credit-impaired contract assets.

#### (v) Liquidity risk

The Group's policies are to regularly monitor the current and expected liquidity requirements, and to ensure that it maintains sufficient reserves of cash and available banking facilities to meet its liquidity requirements in the short and longer term.

The following table details the Group's remaining contractual maturity for its financial liabilities. The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. Specifically, bank borrowings with a repayment on demand clause are included in the earliest time band regardless of the probability of the banks choosing to exercise their rights. The maturity dates for other non-derivative financial liabilities are based on the agreed repayment dates.

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

#### (iv) 信貸風險及減值評估(續)

下表顯示已確認合約資產的預期信貸虧損的變動情況：

		Year ended 31 December 2025 截至二零二五年 十二月三十一日 止年度 HK\$'000 千港元	Year ended 31 December 2024 截至二零二四年 十二月三十一日 止年度 HK\$'000 千港元
Beginning balance	期初餘額	58	77
Loss allowance recognised (reversed), net	已確認(撥回)虧損撥備 淨額	865	(18)
Written-offs	撇銷	—	(1)
Closing balance	期末餘額	923	58

於二零二五年十二月三十一日，上述結餘中包括700,000港元(二零二四年：零港元)與就信貸減值合約資產確認的虧損撥備有關。

#### (v) 流動資金風險

本集團政策為定期監控當前及預期流動資金需求，確保有足夠現金儲備及可動用銀行融資滿足短期及長期流動資金需求。

下表詳述本集團有關金融負債的剩餘合約年期。該表格依據按照本集團被要求還款的最早日期計算的金融負債未折現現金流量編製。尤其是，附帶按求償還條款的銀行借款計入最早時間段內，而不論銀行選擇行使其權利的可能性多寡。其他非衍生金融負債之到期日基於協定之還款日期。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (b) Financial risk management objectives and policies (Continued)

#### (v) Liquidity risk (Continued)

The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curve at the end of the reporting period.

		Interest rate	On demanded less than 1 year	Between 1 to 5 years	Total undiscounted cashflow	Carrying amount
		利率	按要求少於1年 HK\$'000 千港元	1至5年 HK\$'000 千港元	總計未貼現 現金流 HK\$'000 千港元	賬面值 HK\$'000 千港元
At 31 December 2025	於二零二五年 十二月三十一日					
Trade payables	應付交易款項	N/A 不適用	7,785	—	7,785	7,785
Lease liabilities	租賃負債	3.85%	498	282	780	731
Borrowings	借款	0%-12%	—	22,278	22,278	19,374
Other payables and accruals	其他應付款項及應計費用	N/A 不適用	5,888	—	5,888	5,888
			14,171	22,560	36,731	33,778

		Interest rate	On demanded less than 1 year	Between 1 to 5 years	Total undiscounted cashflow	Carrying amount
		利率	按要求少於1年 HK\$'000 千港元	1至5年 HK\$'000 千港元	總計未貼現 現金流 HK\$'000 千港元	賬面值 HK\$'000 千港元
At 31 December 2024	於二零二四年 十二月三十一日					
Trade payables	應付交易款項	N/A 不適用	6,721	—	6,721	6,721
Lease liabilities	租賃負債	6.49%-6.67%	426	282	708	658
Borrowings	借款	0%-24%	—	26,318	26,318	22,610
Other payables and accruals	其他應付款項及應計費用	N/A 不適用	9,251	—	9,251	9,251
			16,398	26,600	42,998	39,240

The amounts included above for variable interest rate instruments are subject to change if changes in variable interest rate differ to those estimates of interest rates determined at the end of the reporting period.

### 35. 金融工具(續)

#### (b) 財務風險管理目標及政策(續)

#### (v) 流動資金風險(續)

該表格同時包括利息及本金之現金流量。以利息流按浮動利率計息為限，未貼現金額乃自報告期末之利率曲線得出。

倘可變利率與報告期末釐定的該等利率估計不同，上述金額可予變動。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (c) Fair value measurements of financial instruments

Some of the Group's financial instruments are measured at fair value for financial reporting purposes.

In estimating the fair value, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the management would establish the appropriate valuation techniques and inputs to the valuation model or to engage third party qualified valuers to perform the valuation.

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

Some of the Group's financial assets are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation technique(s) and inputs used).

### 35. 金融工具(續)

#### (c) 金融工具之公允值計量

就財務報告目的而言，本集團若干金融工具按公允值計量。

於估計公允值時，本集團使用可獲得的市場可觀察數據。倘若並無第一級輸入數據，管理層將設立模式適用之估值技巧及輸入數據或聘請第三方合資格估值師進行估值。

#### **本集團按經常性基準以公允值計量之金融資產之公允值**

本集團部份金融資產於各報告期末按公允值計量。下表提供有關如何釐定該等金融資產公允值(尤其是所使用的估值技巧及輸入數據)之資料。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

### 35. 金融工具(續)

#### (c) Fair value measurements of financial instruments (Continued)

#### (c) 金融工具之公允值計量(續)

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

本集團按經常性基準以公允值計量之金融資產之公允值(續)

		Fair value hierarchy as at 31 December 2024 於二零二四年十二月三十一日之公允值層級			
		Level 1 第一級 HK\$'000 千港元	Level 2 第二級 HK\$'000 千港元	Level 3 第三級 HK\$'000 千港元	Total 總計 HK\$'000 千港元
<b>Financial assets at FVTPL</b>	以公允值計入損益的金融資產				
— Life insurance policy at FVTPL	— 按公允值計入損益的壽險保單	—	—	5,318	5,318

Financial assets 金融資產	Fair value at 公允值		Fair value hierarchy 公允值層級	Valuation technique(s) and key input(s) 估值技術及主要輸入數據	Significant unobservable input(s) 重大不可觀察輸入數據
	31 December 2025 二零二五年 十二月三十一日	31 December 2024 二零二四年 十二月三十一日			
Life insurance policy at FVTPL 按公允值計入損益的壽險保單	—	Approximately HK\$5,318,000 約5,318,000港元	Level 3 第三級	Based on credit rating, ages of life insured persons and the discount rate (note a) 根據信貸評級、被保險人年齡及貼現率計算(附註a)	Surrender value (Note c) 退保價值(附註c)

Notes:

- a) The surrender value of the life insurance policy is provided by the insurance company.
- b) The Group's life insurance policy is classified as held for sale and included in line item of "Assets classified as held for sale" on the consolidated statement of financial position (see Note 11).
- There were no transfers between levels of fair value hierarchy during the year ended 31 December 2025 and 2024.
- c) At 31 December 2024, if the surrender value was 5% higher/lower while all other variables were held contract, the carrying amount of the life insurance policy at FVTPL would increase/decrease by HK\$266,000/HK\$266,000.

附註:

- a) 保單的退保價值由保險公司提供。
- b) 本集團的壽險保單分類為持作出售，並計入綜合財務狀況表「分類為持作出售的資產」項目(見附註11)。
- 截至二零二五年及二零二四年十二月三十一日止年度，公允值層級之間並無轉移。
- c) 於二零二四年十二月三十一日，倘退保價值上升/下降5%，而所有其他變數均保持不變，則按公允值計入損益的人壽保單的賬面值將增加/減少266,000港元/266,000港元。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 35. FINANCIAL INSTRUMENTS (Continued)

#### (c) Fair value measurements of financial instruments (Continued)

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

Notes: (Continued)

- d) Reconciliation of Level 3 fair value measurements of financial instruments on recurring basis:

		Life insurance policy at FVTPL 按公允價值計入損益的 壽險保單 HK\$'000 千港元	Unlisted equity instruments at FVTPL 按公允價值計入損益的 非上市權益工具 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	5,226	—	5,226
Exchange realignment	匯兌調整	(32)	—	(32)
Fair value changes	公允價值調整	124	—	124
Reclassified as held for sale (Note 11)	重新分類為持作出售(附註11)	(5,318)	—	(5,318)
At 31 December 2024	於二零二四年十二月三十一日	—	—	—

During the year ended 31 December 2024, the Group recorded fair value gains of approximately HK\$124,000 relates to financial assets at FVTPL held at the end of the reporting period and are included in "Other income, gains and loss, net".

The Directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values.

### 35. 金融工具(續)

#### (c) 金融工具之公允價值計量(續)

#### 本集團按經常性基準以公允價值計量之金融資產之公允價值(續)

附註：(續)

- d) 按經常性基準計量的金融工具的第三級公允價值計量的對賬：

截至二零二四年十二月三十一日止年度，本集團就報告期末持有的按公允價值計入損益之金融資產錄得公允價值收益約124,000港元並計入「其他收入、收益及虧損，淨額」。

董事認為，本集團按攤銷成本載列於綜合財務報表之金融資產及金融負債賬面值與其公允價值相若。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 36. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities:

### 36. 融資活動產生的負債對賬

下表詳述本集團融資活動產生的負債變動，當中包括現金及非現金變動。自融資活動產生的負債為於本集團綜合現金流量表分類為融資活動所得現金流量的現金流量或將會分類的未來現金流量：

		Other borrowings	Bank borrowings	Lease liabilities	Finance cost included in other payable	Total
		其他借款 HK\$'000 千港元	銀行借款 HK\$'000 千港元	租賃負債 HK\$'000 千港元	計入其他應付款項的 融資成本 HK\$'000 千港元	總計 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	31,472	1,973	1,942	—	35,387
Interest expense	利息開支	3,312	103	90	28	3,533
Proceeds from borrowings	借款所得收益	8,000	3,339	—	—	11,339
Financial guarantee services income	財務擔保服務收入	(44)	—	—	—	(44)
Early termination of lease liabilities	提前終止租賃負債	—	—	(247)	—	(247)
Repayment of lease liabilities	償還租賃負債	—	—	(941)	—	(941)
Exchange realignment	匯兌調整	—	(67)	—	—	(67)
Repayment of borrowings and finance costs	償還借款及融資成本	(15,840)	(3,355)	—	(28)	(19,223)
Non-cash repayment of borrowings (Note 37)	非現金償還借款(附註37)	(4,290)	—	—	—	(4,290)
Reclassified as held for sale (Note 11)	重新分類為持作出售(附註11)	—	(1,993)	(186)	—	(2,179)
At 31 December 2024	於二零二四年十二月三十一日	22,610	—	658	—	23,268
Interest expense	利息開支	1,534	—	27	305	1,866
New lease entered	訂立新租賃	—	—	918	—	918
Transfer from other payables	轉撥自其他應付款項	1,337	—	—	—	1,337
Repayment of lease liabilities	償還租賃負債	—	—	(872)	—	(872)
Repayment of borrowings and finance costs	償還借款及融資成本	(6,107)	—	—	—	(6,107)
At 31 December 2025	於二零二五年十二月三十一日	19,374	—	731	305	20,410

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 37. MAJOR NON-CASH TRANSACTIONS

During the year ended 31 December 2025, the director, Mr. Wong Kwok Wai, Albert, received the Disposal II consideration of HK\$1,000,000 from Trillion Mind. As such, an aggregated debit balance of HK\$1,000,000 salary payable, which was included in other payable, had been reduced.

During the year ended 31 December 2025, the Group entered into a new lease agreement for the used of office for 2 years. On the lease commencement, the Group recognised right-of-use assets and lease liabilities of approximately HK\$918,000 and HK\$918,000 respectively.

During the year ended 31 December 2025, a shareholder of the Group executed a deed of assignment to transfer certain receivables amounted to AUD257,000 (equivalent to approximately HK\$1,337,000), which were recognised within other payables and accruals, to an independent third party.

During the year ended 31 December 2024, the Group entered into sales and purchase agreement for disposing of building and investment properties. The part of the considerations, amounted to HK\$1,925,000 and HK\$2,365,000, have been directly deposited to Ye Chuang Limited (“**Ye Chuang**”) debiting to the loan from a related company.

During the year ended 31 December 2024, the Group charged a financial guarantee service fee by a related company, Ye Chuang by directly debit to the loan from a related company of HK\$44,000.

### 37. 主要非現金交易

截至二零二五年十二月三十一日止年度，董事黃國偉先生已自Trillion Mind收取出售事項II代價1,000,000港元。因此，計入其他應付款項的合共1,000,000港元的借方結餘已付薪金已扣減。

截至二零二五年十二月三十一日止年度，本集團就辦公室用途訂立為期兩年的新租賃協議。於租賃開始時，本集團確認使用權資產及租賃負債分別約918,000港元及918,000港元。

截至二零二五年十二月三十一日止年度，本集團一名股東簽立轉讓契據，以將於其他應付款項及應計費用內確認的金額為257,000澳元(相當於約1,337,000港元)的若干應收款項轉讓予一名獨立第三方。

截至二零二四年十二月三十一日止年度，本集團就出售樓宇及投資物業訂立買賣協議。部分代價1,925,000港元及2,365,000港元已直接存入燁創有限公司(「**燁創**»)賬戶，記入來自一間關連公司的貸款之借方。

於截至二零二四年十二月三十一日止年度，本集團透過直接借記關連公司貸款44,000港元向關連公司燁創收取財務擔保服務費。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 38. RELATED PARTY TRANSACTIONS

- (a) Other than as disclosed elsewhere in the consolidated financial statement, the Group entered into the following material transaction with related parties:

Name of related party 關聯方名稱	Nature of transaction 交易性質	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Ye Chuang Company Limited ("Ye Chuang") 燁創有限公司(「燁創」)	Financial guarantee service fee income 財務擔保服務費收入	—	44
Chu & Chu Consultancy Limited 永正管理諮詢有限公司	IT Consulting and technical support fee 資訊諮詢及技術支援費	3	140
Mr. Leung King Yue, Alex 梁景裕先生	Waiver of other payables 豁免其他應付款項	954	—

On 31 May 2023, LMP International Limited, an indirect wholly owned subsidiary of the Company, entered into a financial guarantee service agreement to a related company, Ye Chuang for providing financial guarantee service by pledging of the Group's building and investment properties to financial institution to secure a loan of HK\$3,600,000 borrowed by Ye Chuang. The transaction was conducted at terms and conditions mutually agreed between the related party.

#### (b) Compensation of key management personnel

Details of the compensation of key management personnel of the Group, who are the executive directors, are disclosed in Note 14 to the consolidated financial statements.

The remuneration of the executive directors are determined by the remuneration committee having regard to the performance of individuals and market trends.

### 38. 關聯方交易

- (a) 除綜合財務報表其他部分所披露者外，本集團與關聯方進行以下重大交易：

於二零二三年五月三十一日，本公司之間接全資附屬公司沛銘國際有限公司與關連公司燁創訂立財務擔保服務協議，透過向一間金融機構抵押本集團樓宇及投資物業提供財務擔保服務，以擔保燁創借入的3,600,000港元貸款。交易乃按關聯方相互協定的條款及條件進行。

#### (b) 主要管理人員薪酬

本集團身為執行董事的主要管理人員薪酬詳情於綜合財務報表附註14披露。

執行董事的薪酬由薪酬委員會參考其個人表現及市場趨勢釐定。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 39. RETIREMENT BENEFITS PLANS

#### Defined contribution plans

The Group operates a Mandatory Provident Fund Scheme for all qualifying employees in Hong Kong. Under the scheme, the employer and its employees are each required to make contributions to the plan at 5% of the employees' relevant income, subject to a cap of monthly relevant income of HK\$30,000. The assets of the schemes are held separately from those of the Group, in funds under the control of trustees. The Group contributes 5% of relevant payroll costs to the scheme, which contribution is matched by employees.

The employees of the Group's subsidiaries in the PRC are members of a state-managed retirement benefit scheme operated by the PRC Government. The subsidiaries are required to contribute 14% of payroll costs to the retirement benefit scheme to fund the benefits. The only obligation of the Group with respect to the retirement benefit scheme is to make the specified contributions.

The total expense recognised in profit or loss of approximately HK\$185,000 (2024: approximately HK\$1,532,000) represents contributions paid and payable to these plans by the Group at rates specified in the rules of the plans. As at 31 December 2025, there were no past due contributions in respect of the year ended 31 December 2025 (2024: no past due) had not been paid over to the plans.

At 31 December 2025 and 2024, the Group had no forfeited contribution available to reduce its contributions to the retirement benefits schemes in future years.

### 39. 退休福利計劃

#### 定額供款計劃

本集團為香港所有合資格僱員設立強制性公積金計劃。根據該計劃，僱主及僱員各自均須按僱員有關收入的5%向該計劃作出供款，而每月有關收入的上限為30,000港元。該等計劃的資產與本集團的資產分開持有，以基金形式由受托人控制。本集團向該計劃作出之供款為有關薪金成本5%，與僱員之供款相同。

本集團中國附屬公司的僱員為中國政府營運的國家管理退休福利計劃的成員。附屬公司須按工資成本的14%向退休福利計劃供款，為福利提供資金。本集團就退休福利計劃的唯一責任為作出指定供款。

於損益中確認的開支總額約185,000港元(二零二四年：約1,532,000港元)指本集團按有關計劃規則規定的比率已付及應付該等計劃的供款。於二零二五年十二月三十一日，並無尚未向有關計劃支付截至二零二五年十二月三十一日止年度的逾期供款(二零二四年：並無逾期)。

於二零二五年及二零二四年十二月三十一日，本集團並無已沒收供款可供扣減未來年度退休福利計劃的供款。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 39. RETIREMENT BENEFITS PLANS (Continued) 39. 退休福利計劃(續)

#### Obligation to pay LSP under Hong Kong Employment Ordinance (Chapter 57)

For the Group's subsidiaries operating in Hong Kong, pursuant to the Employment Ordinance, Chapter 57, the Group has the obligation to pay LSP to qualifying employees in Hong Kong under certain circumstances (e.g. dismissal by employers or upon retirement), subject to a minimum of 5 years employment period, based on the following formula:

Last monthly wages (before termination of employment)  
× 2/3 × Years of service

Last monthly wages are capped at HK\$22,500 while the amount of long service payment shall not exceed HK\$390,000. This obligation is accounted for as a post-employment defined benefit plan.

Furthermore, the Mandatory Provident Fund Schemes Ordinance passed in 1995 permits the Group to utilise the Group's mandatory MPF contributions, plus/minus any positive/negative returns thereof, for the purpose of offsetting LSP payable to an employee (the "Offsetting Arrangement").

The Amendment Ordinance was gazetted on 17 June 2022, which abolishes the use of the accrued benefits derived from employers' mandatory MPF contributions to offset the LSP. The Abolition will officially take effect on the Transition Date (i.e., 1 May 2025). Separately, the Government of the HKSAR is also expected to introduce a subsidy scheme to assist employers for a period of 25 years after the Transition Date on the LSP payable by employers up to a certain amount per employee per year.

#### 根據香港僱傭條例(第57章)支付長期服務金的義務

根據香港僱傭條例(第57章)，對於本集團在香港運營的附屬公司，在特定情況下(例如僱主解僱或退休)有義務向香港合資格僱員支付長期服務金，需要滿足至少5年的就業期限，並按以下公式計算：

最後一個月的工資(終止僱傭前) ×  
2/3 × 服務年限

最後一個月工資上限為22,500港元，而長期服務金的金額不得超過390,000港元。該義務被視為一項離職後界定福利計劃進行核算。

此外，於一九九五年通過的《強制性公積金計劃條例》准許本集團利用集團強積金的繳費金額加上/減去任何正/負回報，用於抵銷應向僱員支付的長期服務金(「抵銷安排」)。

《修訂條例》於二零二二年六月十七日刊登憲報，廢除使用僱主強制性強積金供款產生的應計福利來抵銷長期服務金的做法。取消將在過渡日期(即二零二五年五月一日)正式生效。此外，香港特別行政區政府預計在過渡日期後的25年內推出一項補貼計劃，以幫助僱主支付一定金額的每位僱員每年的長期服務金。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 39. RETIREMENT BENEFITS PLANS (Continued)

#### Obligation to pay LSP under Hong Kong Employment Ordinance (Chapter 57) (Continued)

Under the Amendment Ordinance, the Group's mandatory MPF contributions, plus/minus any positive/negative returns, after the Transition Date can continue to be applied to offset the pre-Transition Date LSP obligation but are not eligible to offset the post-Transition Date LSP obligation. Furthermore, the LSP obligation before the Transition Date will be grandfathered and calculated based on the last monthly wages immediately preceding the Transition Date and the years of service up to that date. The Amendment Ordinance has impact on the Group's LSP obligation with respect to employees that participate in MPF Scheme and the Group has accounted for the LSP obligation, taking into account the Abolition, in accordance with the accounting policies disclosed in Note 3.2.

#### LSP obligation

Movements in the present value of unfunded LSP obligation in the current year were as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Opening unfunded obligation	期初未撥款責任	146	298
Current service cost	當期服務成本	79	37
Return on offsetable MPF	可抵銷強積金回報	—	(34)
Interest cost	利息成本	7	7
Reclassified as held for sale (Note 11)	重新分類為持作出售 (附註11)	—	(162)
Closing unfunded obligation	期末未撥款責任	232	146

### 39. 退休福利計劃(續)

#### 根據香港僱傭條例(第57章)支付長期服務金的義務(續)

根據修訂條例，在過渡日期後，本集團的強制性強積金供款，加上／減去任何正／負收益，可以繼續用於抵銷過渡日期前的長期服務金義務，但不適用於抵銷過渡日期後的長期服務金義務。此外，過渡日期前的長期服務金義務將保留，並根據緊接過渡日期前最後一個月的工資和截至該日期的服務年限進行計算。該修訂條例對本集團就參與強積金計劃的僱員承擔的長期服務金責任有影響，而本集團已根據附註3.2所披露的會計政策將長期服務金責任入賬(計及取消)。

#### 長期服務金責任

本年度未撥款長期服務金責任現值變動如下：

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 39. RETIREMENT BENEFITS PLANS (Continued)

#### LSP obligation (Continued)

The average duration of the benefit obligation at 31 December 2025 is 7 years (2024: 5 years).

The current service cost and the net interest expense for the year are included in the employee benefits expenses in profit or loss. Of the expenses for the year, HK\$51,000 (2024: HK\$37,000) had been included in administrative expenses.

Significant actuarial assumptions for the determination of the LSP obligation is discount rate of 4% (2024: 3%). The sensitivity analysis below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

- If the discount rate is 100 basis points higher (lower), the LSP obligation would decrease by HK\$14,000 (increase by HK\$15,000) (2024: decrease by approximately HK\$2,000 (increase by approximately HK\$2,000))

The sensitivity analysis presented above may not be representative of the actual change in the LSP obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

### 39. 退休福利計劃(續)

#### 長期服務金責任(續)

於二零二五年十二月三十一日，福利責任的平均期限為7年(二零二四年：5年)。

年內即期服務成本及利息開支淨額計入損益內的僱員福利開支。年內開支中，51,000港元(二零二四年：37,000港元)已計入行政開支。

釐定長期服務金責任的主要精算假設為貼現率4%(二零二四年：3%)。以下敏感度分析乃根據各假設於報告期末發生的合理可能變動而釐定，而所有其他假設維持不變。

- 倘貼現率上升(下降)100個基點，則長期服務金責任將減少14,000港元(增加15,000港元)(二零二四年：減少約2,000港元(增加約2,000港元))

上述呈列之敏感度分析未必能代表長期服務金責任之實際變動，因為若干假設可能相互關聯，故假設變動不大可能彼此獨立發生。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 40. DISPOSAL OF SUBSIDIARIES

As referred to in Note 11 to the consolidated financial statements, on 27 January 2025, the Group disposed Strat Tech Group. The net assets of Strat Tech Group at the date of disposal were as follows:

#### Analysis of assets and liabilities over which control was lost:

		HK\$'000 千港元
Plant and equipment	廠房及設備	174
Financial asset at FVTPL	按公允值計入損益的 金融資產	5,337
Right-of-use assets	使用權資產	156
Trade and other receivables	應收交易款項及 其他應收款項	630
Bank balances and cash	銀行結餘及現金	321
Trade and other payables	應付交易款項及其他 應付款項	(13,264)
Amounts due to group companies	應付集團公司款項	(48,649)
Lease liabilities	租賃負債	(169)
Tax payables	應付稅項	(906)
Retirement benefit obligations	退休金福利責任	(162)
Bank borrowing	銀行借款	(2,009)
Net liabilities disposed of	已出售負債淨額	(58,541)

#### Consideration received:

已收代價：

		HK\$'000 千港元
Cash received	已收現金	1,000

誠如綜合財務報表附註11所述，於二零二五年一月二十七日，本集團出售 Strat Tech集團。Strat Tech集團於出售日期的資產淨值如下：

失去控制權的資產及負債分析：

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 40. DISPOSAL OF SUBSIDIARIES (Continued)

### 40. 出售附屬公司(續)

#### Gain on disposal of a subsidiary:

#### 出售一間附屬公司之收益：

		HK\$'000 千港元
Consideration received	已收代價	1,000
Net liabilities disposed of	已出售負債淨額	58,541
Amounts due from Strat Tech Group	應收Strat Tech集團款項	(48,649)
Cumulative exchange difference in respect of the net liabilities of Strat Tech Group reclassified from equity to profit or loss on loss of control of Strat Tech Group	於失去對Strat Tech集團控制權時將有關Strat Tech集團負債淨額的累計匯兌差額自權益重新分類至損益	5,251
Gain on disposal	出售收益	16,143

#### Net cash inflow arising on disposal:

#### 出售產生之現金流入淨額：

		HK\$'000 千港元
Cash consideration	現金代價	1,000
Less: cash and cash equivalents disposed of	減：已出售之現金及現金等價物	(321)
		679

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 41. PARTICULARS OF SUBSIDIARIES OF THE COMPANY

Details of the subsidiaries directly and indirectly held by the Company at the end of the reporting period are set out below:

### 41. 本公司附屬公司詳情

於報告期末本公司直接及間接持有的附屬公司詳情載列如下：

Name 名稱	Place of incorporation and type of legal entity 註冊成立地點及法人實體類型	Principal activities and place of operation 主營活動及經營地點	Issued share capital/ registered capital 已發行股本/ 註冊資本	Proportion of ownership interest held by the Company 由本公司持有之擁有權權益比例				Proportion of voting power held by the Company 由本公司持有之投票權比例			
				Directly 直接		Indirectly 間接		Directly 直接		Indirectly 間接	
				2025 二零二五年	2024 二零二四年	2025 二零二五年	2024 二零二四年	2025 二零二五年	2024 二零二四年	2025 二零二五年	2024 二零二四年
Strat Tech (Note 3) Strat Tech (附註3)	BVI 英屬處女群島	Investment holding 投資控股	US\$1 1美元	—	100%	—	—	—	100%	—	—
Shen You (China) Limited 申酉(中國)有限公司	Hong Kong 香港	Investment holding 投資控股	HK\$10,000,000 10,000,000港元	100%	100%	—	—	100%	100%	—	—
Tseyu International Trading Company Limited (Note 3) 至裕國際貿易有限公司 (附註3)	Hong Kong 香港	Trading of sewing threads and broad categories of garment accessories 縫紉線和各類服裝輔料貿易	HK\$60,000,000 60,000,000港元	—	—	—	100%	—	—	—	100%
Newchamp Industries Limited (Note 3) 新中港實業有限公司(附註3)	Hong Kong 香港	Trading of sewing threads 縫紉線貿易	HK\$30,000,000 30,000,000港元	—	—	—	100%	—	—	—	100%
Cheerful Keen Limited (Note 3) 置富健有限公司(附註3)	BVI 英屬處女群島	Investment holding 投資控股	US\$1 1美元	—	—	—	100%	—	—	—	100%
Clolab International Limited (Note 3) 研衣人國際有限公司(附註3)	Hong Kong 香港	Fashion design and trading of garment accessories 時尚設計及服裝輔料貿易	HK\$10,000 10,000港元	—	—	—	100%	—	—	—	100%
Thrill Rank Company Limited (Note 1) Thrill Rank Company Limited (附註1)	BVI 英屬處女群島	Investment holding 投資控股	US\$100 100美元	—	100%	—	—	—	100%	—	—
DML DML	BVI 英屬處女群島	Investment holding 投資控股	US\$300 300美元	100%	100%	—	—	100%	100%	—	—

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 41. PARTICULARS OF SUBSIDIARIES OF THE COMPANY (Continued)

### 41. 本公司附屬公司詳情(續)

Name 名稱	Place of incorporation and type of legal entity 註冊成立地點及法人實體類型	Principal activities and place of operation 主營活動及經營地點	Issued share capital/ registered capital 已發行股本/ 註冊資本	Proportion of ownership interest held by the Company 由本公司持有之擁有權權益比例				Proportion of voting power held by the Company 由本公司持有之投票權比例			
				Directly 直接		Indirectly 間接		Directly 直接		Indirectly 間接	
				2025 二零二五年	2024 二零二四年	2025 二零二五年	2024 二零二四年	2025 二零二五年	2024 二零二四年	2025 二零二五年	2024 二零二四年
LMP International Limited 沛銘國際有限公司	Hong Kong 香港	Provision of interior design, fitting out and decoration services 提供室內設計、裝修及裝飾服務	HK\$1 1港元	—	—	100%	100%	—	—	100%	100%
Better Dynasty Limited Better Dynasty Limited	Hong Kong 香港	Investment holding 投資控股	HK\$10,000 10,000港元	100%	100%	—	—	100%	100%	—	—
Harbour Equine Limited 維港馬業有限公司	Hong Kong 香港	Investment holding 投資控股	HK\$100 100港元	100%	100%	—	—	100%	100%	—	—
Harbour Equine Pty Ltd Harbour Equine Pty Ltd	Australia 澳洲	Horse breeding 馬匹育種	AUS\$100 100澳元	—	—	100%	100%	—	—	100%	100%
Harbour Stallion Pty Ltd Harbour Stallion Pty Ltd	Australia 澳洲	Horse breeding 馬匹育種	AUS\$100 100澳元	—	—	100%	100%	—	—	100%	100%
Harbour Racing Limited 維港競馬有限公司	Hong Kong 香港	Equine management service 馬匹管理服務	HK\$100 100港元	100%	100%	—	—	100%	100%	—	—
Guangzhou Xinhua thread Company Limited* (Note 3) (廣州新華線業有限公司)*	PRC 中國	Manufacture and trading of sewing threads and broad categories of garment accessories 縫紉線和各類服裝輔料生產及貿易	HK\$64,250,000 64,250,000港元	—	—	—	100%	—	—	—	100%
申酉辰鑫企業(上海)有限公司* (Note 2) 申酉辰鑫企業(上海)有限公司* (附註2)	PRC 中國	Investment holding 投資控股	HK\$10,000,000 10,000,000港元	—	—	—	100%	—	—	—	100%

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 41. PARTICULARS OF SUBSIDIARIES OF THE COMPANY (Continued)

### 41. 本公司附屬公司詳情(續)

Name 名稱	Place of incorporation and type of legal entity 註冊成立地點及法人實體類型	Principal activities and place of operation 主營活動及經營地點	Issued share capital/ registered capital 已發行股本/ 註冊資本	Proportion of ownership interest held by the Company 由本公司持有之擁有權益比例				Proportion of voting power held by the Company 由本公司持有之投票權比例			
				Directly 直接		Indirectly 間接		Directly 直接		Indirectly 間接	
				2025 二零二五年	2024 二零二四年	2025 二零二五年	2024 二零二四年	2025 二零二五年	2024 二零二四年	2025 二零二五年	2024 二零二四年
杭州新裕線業有限公司 (Note 3)	PRC	Selling of sewing threads and broad categories of garment accessories	RMB500,000	—	—	—	100%	—	—	—	100%
杭州新裕線業有限公司 (附註3)	中國	縫紉線和各類服裝輔料貿易	人民幣500,000元								
Hua Yu	Hong Kong	Provision of corporate financial advisory services and asset management services	HK\$1,750,000	100%	100%	—	—	100%	100%	—	—
華禹	香港	提供企業財務顧問服務及資產管理服務	1,750,000港元								

None of the subsidiaries had issued any debt securities at the end of the year.

截至年底，概無附屬公司發行任何債務證券。

\* Registered as wholly-foreign-owned enterprises under PRC law.

\* 根據中國法律註冊為外商獨資企業。

Note 1: The subsidiary was dissolved on 1 May 2025.

附註1: 該附屬公司已於二零二五年五月一日解散。

Note 2: The subsidiary was deregistered on 26 June 2025.

附註2: 該附屬公司已於二零二五年六月二十六日註銷。

Note 3: The subsidiaries were disposed on 27 January 2025.

附註3: 該等附屬公司已於二零二五年一月二十七日出售。

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 42. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY 42. 本公司財務狀況及儲備表

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	非流動資產 物業、廠房及設備	7	37
Financial assets at FVTPL	以公允值計入損益的 金融資產	—	—
Investments in subsidiaries	於附屬公司的投資	300	14,900
		<b>307</b>	<b>14,937</b>
<b>CURRENT ASSETS</b>			
Amounts due from subsidiaries (Note)	流動資產 應收附屬公司款項(附註)	1,963	10,717
Prepayments, deposit and other receivables	預付款項、按金及其他應收款項	261	196
Cash and cash equivalents	現金及現金等價物	25	48
		<b>2,249</b>	<b>10,961</b>
<b>CURRENT LIABILITIES</b>			
Other payables and accruals	流動負債 其他應付款項及應計費用	3,723	6,672
<b>NET CURRENT (LIABILITIES) ASSETS</b>		<b>(1,474)</b>	<b>4,289</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>(1,167)</b>	<b>19,226</b>

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 42. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY (Continued)

### 42. 本公司財務狀況及儲備表(續)

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>NON-CURRENT LIABILITIES</b>	<b>非流動負債</b>		
Borrowings	借款	19,374	22,610
Retirement benefit obligations	退休金福利責任	58	29
		<b>19,432</b>	22,639
<b>NET LIABILITIES</b>	<b>淨負債</b>	<b>(20,599)</b>	(3,413)
<b>CAPITAL AND RESERVES</b>	<b>股本及儲備</b>		
Share capital	股本	24,547	20,457
Reserves	儲備	(45,146)	(23,870)
<b>TOTAL DEFICIT</b>	<b>虧絀總額</b>	<b>(20,599)</b>	(3,413)

The Company's statement of financial position was approved and authorised for issue by the Board on 30 March 2026 and are signed on its behalf by:

董事會於2026年3月30日批准並授權刊發本公司財務狀況表，並由以下董事代表簽署：

**Wong Kwok Wai, Albert**

黃國偉  
Director  
董事

**Leung Tat Chi**

梁達志  
Director  
董事

# Notes to the Consolidated Financial Statements (Continued)

## 綜合財務報表附註(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### 42. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY (Continued)

### 42. 本公司財務狀況及儲備表(續)

#### Movement in the Company's reserves

#### 本公司儲備變動

		Share capital 股本 HK\$'000 千港元	Share premium 股份溢價 HK\$'000 千港元	Share option reserve 購股權儲備 HK\$'000 千港元	Accumulated losses 累計虧損 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	20,457	130,674	4,942	(147,298)	8,775
Lapse of equity-settled share option	以權益結算的購股權失效	—	—	(3,611)	3,611	—
Loss for the year	年內虧損	—	—	—	(12,188)	(12,188)
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及二零二五年一月一日	20,457	130,674	1,331	(155,875)	(3,413)
Lapse of equity-settled share option	以權益結算的購股權失效	—	—	(1,331)	1,331	—
Issue of shares	發行股份	4,090	3,830	—	—	7,920
Loss for the year	年內虧損	—	—	—	(25,106)	(25,106)
<b>At 31 December 2025</b>	<b>於二零二五年十二月三十一日</b>	<b>24,547</b>	<b>134,504</b>	<b>—</b>	<b>(179,650)</b>	<b>(20,599)</b>

Note: The amounts due from (to) subsidiaries represent fund transfer for the Group's daily operations. The amounts are interest-free, unsecured and repayable on demand.

附註：應收(付)附屬公司款項指已轉至本集團日常營運之資金。該等款項為免息、無抵押及須按要求償還。

### 43. EVENTS AFTER THE REPORTING PERIOD

### 43. 報告期後事項

As disclosed in the Note 11 to the consolidated financial statements, the Disposal I is completed on 20 March 2026.

誠如綜合財務報表附註11所披露，出售事項I已於二零二六年三月二十日完成。

# Five Year Financial Summary

## 五年財務摘要

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

A summary of the results and of the assets and liabilities of the Group for the last five financial years, as extracted from the published audited financial statements and restated/reclassified as appropriate, is set out below:

下文載列本集團於過往五個財政年度之業績以及資產及負債概要，乃摘錄自己公佈的經審核財務報表，並經適當重列／重新分類：

		Year ended 31 December 截至十二月三十一日止年度				
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	2023 二零二三年 HK\$'000 千港元	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
<b>RESULTS</b>	<b>業績</b>					
<b>REVENUE</b>	<b>收益</b>	<b>21,705</b>	67,071	69,059	76,274	73,365
Direct cost	直接成本	(24,596)	(69,305)	(72,359)	(62,893)	(58,573)
Gross (loss) profit	毛(損)利	(2,891)	(2,234)	(3,300)	13,381	14,792
Other gains and losses, net	其他收益及虧損淨額	18,617	(13,606)	(8,984)	2,023	4,269
Selling and distribution expenses	銷售及分銷開支	(144)	(2,006)	(3,317)	(5,170)	(7,023)
Administrative expenses	行政開支	(7,433)	(13,724)	(21,495)	(29,450)	(23,356)
Impairment loss under expected credit loss model, net of reversal	預期信貸虧損模式下減值虧損(扣除撥回)	(4,871)	150	(3,662)	(1,051)	(1,520)
Impairment loss on property, plant and equipment	物業、廠房及設備減值虧損	—	—	(799)	—	—
Impairment loss on goodwill	商譽減值虧損	(6,683)	—	—	—	(12,103)
Other expenses	其他開支	—	—	—	—	(1,634)
Finance costs	融資成本	(1,873)	(3,540)	(5,010)	(2,637)	(666)
<b>LOSS BEFORE TAX</b>	<b>除稅前虧損</b>	<b>(6,005)</b>	(34,915)	(46,567)	(22,904)	(27,241)
Income tax credit (expense)	所得稅抵免(開支)	848	(171)	(258)	—	—
<b>LOSS FOR THE YEAR FROM CONTINUING OPERATION</b>	<b>持續經營業務之年內虧損</b>	<b>(5,157)</b>	(35,136)	—	—	—
<b>DISCONTINUED OPERATION</b>	<b>已終止經營業務</b>					
Profit (loss) for the year from discontinued operation	已終止經營業務之年內溢利(虧損)	1,810	(1,875)	—	—	—
<b>LOSS FOR THE YEAR</b>	<b>年內虧損</b>	<b>(3,347)</b>	(37,011)	(46,825)	(22,904)	(27,241)

# Five Year Financial Summary (Continued)

## 五年財務摘要(續)

For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度

### ASSETS AND LIABILITIES

### 資產及負債

		As at 31 December 於十二月三十一日				
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	2023 二零二三年 HK\$'000 千港元	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
<b>TOTAL ASSETS</b>	資產總值	<b>16,321</b>	41,148	79,329	136,520	120,986
<b>TOTAL LIABILITIES</b>	負債總額	<b>(34,355)</b>	(56,347)	(59,941)	(68,592)	(29,221)
		<b>(18,034)</b>	(15,199)	19,388	67,928	91,765

Note:

The summary above does not form part of the audited financial statements for the year ended 31 December 2025.

附註：

上述概要並不構成截至二零二五年十二月三十一日止年度的經審核財務報表的一部分。



Harbour Equine Holdings Limited  
維港育馬控股有限公司