



CHINA INNOVATION INVESTMENT LIMITED

中國創新投資有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1217)

2025
ANNUAL REPORT

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CORPORATE INFORMATION

EXECUTIVE DIRECTORS

Mr. Xiang Xin

(Chairman and Chief Executive Officer)

Mr. Chan Cheong Yee

INDEPENDENT NON-EXECUTIVE DIRECTORS

Ms. An Jing

Ms. Zhou Zan

Ms. Qin Han

ALTERNATE DIRECTOR

Ms. Kung Ching, an alternate director to

Mr. Xiang Xin

AUTHORISED REPRESENTATIVES

Mr. Xiang Xin

Ms. Choi Yan Ting (resigned on 31 August 2025)

Mr. Wong Kwok Chung (appointed on 1 September 2025)

COMPANY SECRETARY

Ms. Choi Yan Ting (resigned on 31 August 2025)

Mr. Wong Kwok Chung (appointed on 1 September 2025)

EXECUTIVE COMMITTEE

Mr. Xiang Xin *(Chairman)*

Mr. Chan Cheong Yee

NOMINATION COMMITTEE

Mr. Xiang Xin *(Chairman)*

Ms. An Jing

Ms. Zhou Zan

AUDIT COMMITTEE AND REMUNERATION COMMITTEE

Ms. An Jing *(Chairman)*

Ms. Zhou Zan

Ms. Qin Han

REGISTERED OFFICE

Sinclair Group Centre

3rd Floor Genesis Building, Genesis Close

P.O. Box 498, George Town

Grand Cayman KY1-1106

Cayman Islands

PRINCIPAL PLACE OF BUSINESS

26/F, No. 9 Des Voeux Road West

Sheung Wan, Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Suntera (Cayman) Limited

Suite 3204, Unit 2A, Block 3, Building D

P.O. Box 1586, Gardenia Court

Camana Bay

Grand Cayman, KY1-1100

Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Union Registrars Limited

Suites 3301-04

33/F, Two Chinachem Exchange Square

338 King's Road

North Point

Hong Kong

INVESTMENT MANAGER

Sinolink Securities (Hong Kong) Company Limited

AUDITOR

McMillan Woods (Hong Kong) CPA Limited

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited

CUSTODIANS

China Everbright Securities (HK) Limited

KGI Asia Limited

STOCK CODE

1217

WEBSITE

www.1217.com.hk

CHAIRMAN'S STATEMENT

On behalf of the Board (the "Board") of directors (the "Directors") of China Innovation Investment Limited (the "Company"), I am pleased to present to you the audited results of the Company for the year ended 31 December 2025.

BUSINESS REVIEW

As an investment company, the Company's shares were listed on the main board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") on 28 August 2002 pursuant to Chapter 21 of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"). By investing in listed and unlisted companies which have high quality, the Company strive for medium to long term gains from capital appreciation in the course of securitisation of corporate assets invested, and apply the same as key operation strategy and income source.

Leveraging on many years' experience and well-connected network in the People's Republic of China ("PRC"), the Company invested in energy storage products, lighting products, energy-saving materials, health communications and asset management respectively through its investment. With energy conservation as our development goal, our investments have achieved breakthroughs in realising the five industries of "New Energy", "New Light", "New Materials", "New Health" and "New Capital" in real projects.

For "New Energy", the Company invests in Topsun Creation Limited ("Topsun"), which adopts solar cell technology as its own core to develop the strategy of "Production — Research — Preliminary Research" for the research and manufacturing of solar cell application products.

For "New Light", the Company invests in Aesthetic Vision Limited ("Aesthetic"). Aesthetic's major product is LED lighting. It possesses of LED ergonomics technology and the LED lighting products developed are energy-saving, environmentally friendly, long-lived and small in size.

For "New Materials", the Company invests in United Crown Future Company Limited ("United Overseas"). United Overseas' business started from building decoration materials, as focusing on four core product concepts of green, health, environmental protection and convenience, and gradually expanded to all kinds of essential home decoration products.

For "New Health", the Company invests in FengTian Capital Limited ("FengTian"). FengTian is principally engaged in development and sales of health communication products.

For "New Capital", the Company invests in Grand Far Sky Limited ("Grand Far Sky"). Grand Far Sky was principally engaged in asset management. Grand Far Sky group possessed a full-storey office property at the central area of Shanghai, PRC.

During the year, the Company continued to identify potential investment opportunities and made the strategic decision to increase its investment in the above businesses that align with the Company's objective of delivering medium to long-term capital appreciation.

CHAIRMAN'S STATEMENT

In 2025, the Company continued to comply with the listing rules when conducting investment activities under the established investment objectives and investment strategies, and has been controlling risks and seized opportunities carefully.

Investing in unlisted companies

The Company held investments in altogether six unlisted companies namely Topsun Creation Limited, Aesthetic Vision Limited, United Crown Future Company Limited, FengTian Capital Limited, Grand Far Sky Limited and Oasis Avenue Limited with carrying amount of these investments approximately of HK\$64,965,000, HK\$77,136,000, HK\$73,289,000, HK\$65,950,000, HK\$70,230,000 and HK\$12,044,000 respectively.

Investing in listed companies

The Company continued to invest in listed companies in Hong Kong. Please refer to the section of "Listed Investment Projects" under the "Management Discussion and Analysis" of this annual report.

Value Investment Opportunities in Innovative Models

In recent years, the Company has focused on and invested in free economic business models, such as investing in photovoltaic buildings, which does not charge rent from users, but collects power generation revenue from power companies; investing in debt notes and charge customers no interest, but receive index-linked growth returns and so on. The Company focuses on investing in such innovative projects and has become a unique highlight in the market.

All the subsidiary companies of Topsun, Aesthetic, United Overseas, FengTian and Grand Far Sky have actively responded to the new PRC's national policy of "Common Prosperity" and participated in the "Common Prosperity Plan" initiated by China Technology Education Trust Association which is a Charitable Society registered in Hong Kong. For more details, please refer to its website at www.19988.com. It promises to provide enterprises with one-stop solution relating to clothing, food, housing and transportation belong to 16 major categories of daily necessities products, in order to help the business customers to increase sales and end-users' consumption. Therefore, it has created a new paradigm of free economic business model. During the year, the Company increased its investment in these companies to provide capital fund support to their participation in the "Common Prosperity Plan".

CHAIRMAN'S STATEMENT

PROSPECTS

The Company is one of the few investment companies in Hong Kong focusing on investment business. We invest in listed and non-listed companies with high quality to strive for medium to long-term gains from capital appreciation in the course of securitisation of corporate assets invested, and apply the same as our key operation strategy and income source.

In 2025, despite the risks brought by escalating trade protectionism and geopolitical tensions, mainland China has pledged to increase policy support. To respond the uncertain external environment, major economies also attempt to relax their monetary policy and increase fiscal spending. Global interest rates are expected to fall further. Such macro-environment posed challenges as well as opportunities.

However, the Company believes that challenges are temporary and serve as a catalyst for transforming traditional models into innovative ones, fostering new productivity and long-term growth.

Looking ahead, the Company will remain focused on exploring investment opportunities, particularly those centered on innovative business models, to navigate the challenging global environment. Committed to fulfilling its social responsibilities, the Company will continue to leverage the power of investment for positive impact and strive to maximise value for both the Company and its shareholders.

The Company remains confident in its development prospects in the long run.

APPRECIATION

On behalf of the Board, I would like to take this opportunity to express my appreciation and heartfelt thanks to those who have given their utmost supports and contributions to the Company during the year.

Xiang Xin

Chairman and Chief Executive Officer

Hong Kong, 24 March 2026

MANAGEMENT DISCUSSION AND ANALYSIS

OVERALL PERFORMANCE

Turnover for the year ended 31 December 2025 amounted to approximately HK\$2,183,553,000, while turnover for the year ended 31 December 2024 amounted to approximately HK\$687,883,000.

The net realised gains on disposal of investments at fair value through profit or loss for the year ended 31 December 2025 was approximately HK\$57,726,000 comparing to the net realised gains on disposal of investments at fair value through profit or loss of approximately HK\$12,505,000 for the same period in 2024.

The Company recorded a net profit of approximately HK\$56,670,000 for the year ended 31 December 2025, comparing to net profit of approximately HK\$5,005,000 for the same period in 2024. Such profit was mainly derived from net realised gains on disposal of investments at fair value through profit or loss as stated above. The increase was mainly due to the net realised gains from equity investments of fair value through profit or loss as a result of the good investment return from Hong Kong stock market in 2025.

As at 31 December 2025, the net assets of the Company were approximately HK\$600,921,000 (2024: HK\$542,711,000), with a net asset value per share of approximately HK\$0.047 (2024: HK\$0.042). The increase of net asset of the Company comes from the profit for the year of HK\$56,670,000 and other comprehensive income of HK\$1,540,000 mainly contributed by the fair value changes of equity investments at fair value through profit or loss and other comprehensive income, as a result of the combined effect of improved market sentiment and the good investment return from Hong Kong stock market in 2025.

LISTED INVESTMENT PROJECTS

During the year ended 31 December 2025, the Company's net realised gains on disposal of investments at fair value through profit or loss was amounted to approximately HK\$57,726,000. The details are as follows:

No.	Investment Projects	Introduction of the Investment	Cost of the Investment/ Value at the Year Beginning HK\$'000	Disposal Consideration HK\$'000	Realised Gains/(Losses) HK\$'000
1	Hong Kong listed securities	Alibaba Group Holding Ltd (9988.HK)	2,042,746	2,101,876	59,130
2	Hong Kong listed securities	China Mobile Ltd (0941.HK)	19,468	19,554	86
3	Hong Kong listed securities	CNOOC Ltd (0883.HK)	44,241	43,102	(1,139)
4	Hong Kong listed securities	PetroChina Company Ltd (0857.HK)	19,519	19,021	(498)
5	Hong Kong listed securities	Da Yu Fin RTS (2930.HK)	–	147	147
					57,726

MANAGEMENT DISCUSSION AND ANALYSIS

During the year ended 31 December 2025, the Company's net unrealised holding gains from investments at fair value through profit or loss was amounted to approximately HK\$5,916,000. The details are as follows:

No.	Investment Projects	Introduction of the Investment	Cost of the Investment/ Value at the Year Beginning	Value at the Year End	Unrealised Gains/(Losses)
			HK\$'000	HK\$'000	HK\$'000
1	Hong Kong listed stocks held on 31 December 2025	Da Yu Financial Holdings Limited (01073.hk) 8,355,000 shares	610	902	292
2	Hong Kong listed stocks held on 31 December 2025	China Merchants Commercial Real Estate Investment Trust (01503.hk) 3,470,000 shares	4,233	4,302	69
3	Hong Kong listed stocks held on 31 December 2025	Alibaba Group Holding Ltd (09988.hk) 689,000 shares	100,293	98,390	(1,903)
4	Hong Kong listed stocks held on 31 December 2025	Elife Holdings Limited (00223.hk) 226,000,000 shares	24,634	32,092	7,458
				135,686	5,916

Note: As at 31 December 2025, the Company held approximately HK\$135,686,000 of equity securities listed in Hong Kong, with fair value calculated based on the quoted market bid price. This includes the holding of 689,000 shares of Alibaba Group Holding Limited with a market value of approximately HK\$98,390,000 (accounting for approximately 14.0% of the Company's total assets).

On 25 September 2024, the Company completed the subscription of 226,000,000 new shares of Elife Holdings Limited ("Elife"), which was incorporated in the Cayman Islands and its shares are listed on the Stock Exchange (stock code: 223), representing approximately 16.66% of its issued share capital, at HK\$0.123 per share. Elife is principally engaged in the business of brand services. The Company has subsequently issued announcements regarding its investment in Elife. For details, please refer to the Company's announcements dated 4 November 2024 and 11 December 2024.

On 2 December 2024, the trading in the shares of Elife on the Stock Exchange was suspended. On 14 May 2025, the Company (being the offeror under the Partial Offer) announced that it has firm intention to make the Partial Offer (in compliance with the Takeovers Code) to acquire 180,000,000 Offer Shares (representing approximately 13.27% of Elife's issued share capital) not already owned or agreed to be acquired by the Company and parties acting in concert with it at HK\$0.056 per Offer Share. For details, please refer to the Company's announcements dated 14 May 2025 and the offer document dated 4 November 2025. The trading of the shares of Elife was resumed on 29 December 2025. The Partial offer was lapsed on 5 January 2026.

MANAGEMENT DISCUSSION AND ANALYSIS

Following the acquisition of Elife's shares by the Company, we noticed certain internal controls and governance issues of Elife and questioned that the issues have not been properly addressed. For details, please refer to the Company's announcements dated 8 December 2025 and 27 January 2026.

UNLISTED INVESTMENT PROJECTS

The Company held certain unlisted equity securities which are disclosed in note 16 and 17 to the financial statements. The following table shows the major unlisted investment projects held by the Company as at 31 December 2025:

	Name of projects	Location of headquarters	Main businesses	Carrying value HK\$'000	Percentage of total assets	Percentage of net assets
1	United Overseas	The British Virgin Islands (the "BVI")	Development and sales of building decoration materials and essential home decoration products	73,289	10.4%	12.2%
2	Aesthetic	Hong Kong	Development and sales of LED lighting products	77,136	11.0%	12.8%
3	Topsun	Hong Kong	Development and sales of solar cell products	64,965	9.2%	10.8%
4	FengTian	Hong Kong	Development and sales of health communication products	65,950	9.4%	11.0%
5	Grand Far Sky	Hong Kong	Provision of asset management service	70,230	10.0%	11.7%
6	Oasis	Hong Kong	Hotel services	12,044	1.7%	2.0%
				363,614	51.7%	60.5%

The Company holds less than 30% voting interest in these companies. During the year ended 31 December 2025, the Company acquired additional interest in 5 of these companies in the form of Class B ordinary shares of United Overseas, Aesthetic, Topsun and Grand Far Sky and non-voting shares of FengTian. The total acquisition cost is approximately HK\$149,771,000 and as at 31 December 2025, the Company settled the acquisition cost at a total of approximately HK\$50,000,000 and with the remaining of approximately HK\$99,771,000 recognized as other payables. Subject to the call of these investee companies for the unpaid capital, the Company shall contribute the remaining balances through internal resources.

MANAGEMENT DISCUSSION AND ANALYSIS

1. United Overseas

United Crown Future Company Limited (“United Overseas”) was incorporated in British Virgin Islands and principally engaged in investment holding. The principal assets of United Overseas include its 100% interest in a company incorporated in the People’s Republic of China (“PRC”) (“United Overseas China”). United Overseas started its business from building decoration materials, as focusing on four core product concept of green, health, environmental protection and convenience, it has gradually expanded to all kind of essential home decoration products. During the year, the Company increased in its holding of “B” non-voting shares in United Overseas from 1,621 to 2,849, representing 66.18% interests in the issued share capital of United Overseas. United Overseas did not make any significant investment, acquisition or assets disposal during the year.

No dividend was received during the year. As of 31 December 2025, the fair value of the Company’s interest in United Overseas, according to the Hong Kong Financial Reporting Standards 9 (Revised) Financial Instrument (“HKFRS 9”), is HK\$73,289,000.

2. Aesthetic

Aesthetic Vision Limited (“Aesthetic”) was incorporated in Hong Kong and principally engaged in investment holding. The principal assets of Aesthetic include its 100% interest in a company incorporated in the PRC (“Aesthetic China”). Aesthetic possesses LED ergonomics technology and the LED lighting products developed by it have remarkable characteristics such as energy saving, environmental protection, long life and small size. During the year, the Company increased in its holding of “B” non-voting shares in Aesthetic from 8,500 to 13,782, representing 90.18% interests in the issued share capital of Aesthetic. Aesthetic did not make any significant investment, acquisition or assets disposal during the year.

No dividend was received during the year. As of 31 December 2025, the fair value of the Company’s interest in Aesthetic, according to HKFRS 9, is HK\$77,136,000.

3. Topsun

Topsun Creation Limited (“Topsun”) was incorporated in Hong Kong and principally engaged in investment holding. Topsun directly holds 100% interests in a company incorporated in the PRC (“Topsun China”), which the principal activity was in relation to production of solar cell products as its major products. During the year, the Company increased in its holding of “B” non-voting shares in Topsun from 2,710 to 5,023, representing 79.57% interests in the issued share capital of Topsun. Topsun did not make any significant investment, acquisition or assets disposal during the year.

No dividend was received during the year. As of 31 December 2025, the fair value of the Company’s interest in Topsun, according to HKFRS 9, is HK\$64,965,000.

4. FengTian

FengTian Capital Limited (“FengTian”) was incorporated in Hong Kong and principally engaged in investment holding. The principal assets of FengTian include its 88% of equity shares of its subsidiary incorporated in the PRC (“FengTian China”) with 100% equity interests. FengTian principally engaged in development and sale of health communication products. During the year, the Company increased in its holding of non-voting shares in FengTian from 3,470 to 6,550, representing 55.13% interest in the issued share capital of FengTian. FengTian did not make any significant investment, acquisition or assets disposal during the year.

MANAGEMENT DISCUSSION AND ANALYSIS

No dividend was received during the year. As of 31 December 2025, the fair value of the Company's interest in FengTian, according to HKFRS 9, is HK\$65,950,000.

5. Grand Far Sky

Grand Far Sky Limited ("Grand Far Sky") was incorporated in Hong Kong and principally engaged in investment holding. Grand Far Sky holds 100% interests in a subsidiary incorporated in the PRC ("Grand Far Sky China"), of which the principle activity is asset management. During the year, the Company increased in its holding of "B" non-voting shares in Grand Far Sky from 5,400 to 9,104, which represented 68.95% interests in the issued share capital of Grand Far Sky. Grand Far Sky group holds a full-storey office property at the central area of Shanghai, PRC. Grand Far Sky did not make any significant investment, acquisition or assets disposal during the year.

No dividend was received during the year. As of 31 December 2025, the fair value of the Company's interest in Grand Far Sky, according to HKFRS 9, is HK\$70,230,000.

6. Oasis

Oasis Avenue Limited ("Oasis") was incorporated in Hong Kong and principally engaged in hotel services. On 30 October 2024, the Company has entered into a shareholder agreement with independent third parties, Guangdong (International) Hotel Management Holdings Limited and Oasis Story Limited, for a cash consideration of HK\$12,600,000. Accordingly, the Company holds 7,200,000 ordinary A shares and 5,400,000 "B" non-voting shares in Oasis, which represented 29.27% voting shares of Oasis and 42% interest in aggregate in the issued share capital of Oasis. The principal asset of Oasis is the right-of-use asset regarding the 10-year tenancy of Oasis Aurum 181 Hotel, located at 181 Connaught Road West, Sai Wan, Hong Kong.

During 2025, the Company had identified certain irregularities and issues in the operation of Oasis. Accordingly, we have repeatedly requested its management team and the board of director to rectify such issues, but the request was not properly dealt with by its board of directors. In an effort to effectively resolve the disputes concerned, the Company proposed to introduce an independent third party to acquire the equity interests held by the substantial shareholder of Oasis. In response, a counter-proposal was made by the substantial shareholder, offering that our equity interest in Oasis to be fully acquired by an independent third party introduced by the substantial shareholder. As at the date of this report, no formal legally binding sale and purchase agreement has been entered into.

No dividend was received during the year. As of 31 December 2025, the carrying value of the Company's interest in Oasis is HK\$12,044,000.

MANAGEMENT DISCUSSION AND ANALYSIS

LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE

As at 31 December 2025, the Company had cash and bank balances of approximately HK\$139,086,000. Most of the cash and bank balances were mainly denominated in Hong Kong Dollars (“HK\$”) and US Dollars (“USD”).

For the year under review, the Company financed its operations with its own available funding and did not have any banking facilities. In this regard, the Company had a net cash position and its gearing ratio is zero (ratio of net debt to shareholders’ funds) as at 31 December 2025. Taking into consideration the existing financial resources to the Company, it is anticipated that the Company should have adequate financial resources to meet its ongoing operating and development requirements.

FOREIGN CURRENCY FLUCTUATION

During the year, the Company conducted its business transactions principally in HK\$ and USD. The Directors considered that the Company had no significant exposure to foreign exchange fluctuations and believed it was not necessary to hedge against any exchange risk. Nevertheless, management will continue to monitor the foreign exchange exposure position and will take any future prudent measure it deems appropriate.

SIGNIFICANT INVESTMENT, MATERIAL ACQUISITION OR DISPOSAL OF INVESTMENTS

Save as disclosed above, as of 31 December 2025, the Company had no other significant investments accounting for more than 5% of the Company’s total assets.

CHARGE ON COMPANY ASSETS AND CONTINGENT LIABILITIES

As at 31 December 2025, the Company has not pledged its assets and the Company did not have significant contingent liabilities.

SUFFICIENCY OF PUBLIC FLOAT

The Company has maintained the prescribed public float under the Listing Rules, based on the information that is publicly available to the Company and within the knowledge of the Directors, throughout the year ended 31 December 2025.

EMPLOYEE INFORMATION

As at 31 December 2025, the Company had 11 (2024: 16) staffs, including full time and part-time employees. The total remuneration paid to staff (including Directors’ remuneration) was approximately of HK\$2,946,000 (2024: HK\$2,883,000). The total amount comprised salaries, wages and allowance, medical and insurance coverage, pension scheme contributions, and discretionary bonus. The Company ensured that its employees were remunerated according to the prevailing manpower market condition, and individual performance with its remuneration policies reviewed on a regular basis.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS STRATEGY AND INVESTMENT RESTRICTIONS

The Company is one of the few investment companies in Hong Kong under Chapter 21 of the Rules Governing the Listing of Securities on the Main Board of The Stock Exchange of Hong Kong Limited (the "Listing Rules"). We invest in listed and unlisted companies with high quality to strive for medium and long term gains from capital appreciation in the course of securitisation of corporate assets invested, and apply the same as our key operation strategy and income source. Our strategies are:

- (a) the Company's primary investment objective is to achieve medium to long-term capital appreciation by investing in listed and unlisted companies mainly in Hong Kong and the PRC (this means that at least 70% of the Company's investments (if and when they are made) will be made in Hong Kong and the PRC). To a lesser extent, the Company may also invest in other countries should the Board of Directors consider that such investments would provide attractive returns to the Company;
- (b) investments will normally be made in the form of equity-related securities and debt instruments in listed and unlisted companies engaged in industries including (but not limited to) information technology, telecommunications, manufacturing, service, property, infrastructure, life science and environmental sectors to maintain a balance in the Company's exposure to different industry sectors in order to minimise the impact on the Company in the event of any downturn in any particular sector;
- (c) investments will normally be made in companies that have long been established in the respective fields which they operate in and in companies which the Board believes there to be prospects of long-term growth. In particular, the Company will seek to identify businesses or entities with profit growth potentials, strong management, high level of technical expertise and research and development capabilities as well as management who are committed to long-term growth. The Company may also invest in companies or other entities which are considered by the Board or the Investment Manager as being special or which are in recovery situations. The Board believes that the current market conditions offer various special and attractive investment opportunities;
- (d) where possible, the Board or the Investment Manager would seek to identify investments where there will be synergy between the investments and the other investee companies in which the Company has invested and where co-operation between such companies would be of mutual benefit to each other;
- (e) the Company's investments are primarily intended to be held for medium to long term capital growth as well as for income streams of interests and dividends. Nevertheless, the Board of Directors will from time to time realise investments where they believe that realisation would be in the best interests of the Company or where the terms of such realisation are particularly favorable to the Company;
- (f) the Company may seek borrowings to finance an investment provided that such borrowings when aggregated with the existing borrowings of the Company do not exceed 50% of the latest available Net Asset Value at the time the borrowing is made and the Company may charge or pledge its assets as security for borrowings;

MANAGEMENT DISCUSSION AND ANALYSIS

- (g) the Company may hedge against interest rate risks by entering into forward interest rate agreements, interest rates and bond futures contracts, interest rate swaps, and may purchase and write or sell, put or call options on interest rates and put or call options on futures on interest rates. The Company will only engage in transactions in options and futures which are traded on recognised securities or futures exchanges and for the purpose of hedging only. The Company has no intention to purchase, write or sell derivatives;
- (h) the Company may not buy or sell commodities, commodity contracts or precious metals, except that it may purchase and sell futures contracts on stock indices and securities which are secured by commodities or precious metals; and
- (i) before suitable investment projects are identified, the Company may seek to protect the capital value of the Company's cash assets by placing the same in bank deposits in any currency, bonds or treasury securities issued by the government of the United States or the government of Hong Kong, or their respective agencies or securities or other instruments denominated in any currency issued by various governments or international government agencies.

Investors should note that while it is the intention of the Company to invest its funds in accordance with the investment objectives and policies outlines above as far as practicable subject to market and other investment considerations, it may take some time before the funds of the Company are fully invested.

For investment restrictions of the Company, please refer to the prospectus dated 16 August 2002 issued by the Company which is available on the website of the Stock Exchange.

KEY RISK FACTORS

The Company faces various risks and uncertainties in its operations. Taking into account the operations of the Company, the key risks and uncertainties considered to be faced by the Company are listed below. Please note that in addition to those listed below, the Company may also be exposed to other risks and uncertainties.

Economic Risk

The Company invests in listed and unlisted companies with high quality to strive for medium and long term gains from capital appreciation in the course of securitisation of corporate assets invested principally in PRC and Hong Kong. The businesses, financial conditions, operational results and prospects of Chinese enterprises are largely subject to the macroeconomic development of PRC. As PRC is still an emerging economy, its economy is different from developed economies in many respects, including but not limited to the government regulations, the models of economic growth, foreign exchange controls and the allocation of resources.

Competition Risk

The main business of the Company is equity investments. With a booming private equity investment market in PRC, more and more investment companies or funds in the industry are entering the market, which results in keener competition among investment institutions for potential investment targets. The Company is also facing increasingly intense competition in the industry and the market challenges of rising prices of investment targets.

MANAGEMENT DISCUSSION AND ANALYSIS

Operation Risk

In evaluating and screening investment projects, the Company must select relevant investment tools, consider the investment size, and adapt its investment strategies in different stages of an enterprise. This involves many complicated processes and factors. Although the Company strives to consider and manage risk with skill and experience, the potential risks and uncertainties in investment analysis cannot be fully mitigated. The enterprises in which the Company has invested face various risks in their businesses and operations, including changes in the market environment of the industry, economic recession, incorrect operational decisions (such as over expansion or premature diversification), improper internal controls, the failure of management to meet expectations, and unstable management teams. The risks from the businesses and operations of the enterprises in which the Company has invested will have an effect on the investment time cost and investment returns of the Company. In addition, according to the relevant listing rules of the Hong Kong Stock Exchange, the Company cannot, either on its own or in conjunction with any core connected parties, take legal or effective management control of enterprises in which the Company has invested, and furthermore cannot own or control more than 30% of the voting rights in any one enterprise or body. As a result, the Company may act only as a strategic investor in an enterprise and cannot actively participate in the management or operations of the enterprise. Although the Company strives to safeguard its rights according to applicable laws and regulations, it may incur investment losses if the controlling shareholder or management of an enterprise intentionally deceives or conceals significant matters related to the operations of the enterprise.

Market Risk

The stock market is subject to political, economic, social and other macro factors, which will result in the fluctuation of stock prices. As the stocks of listed companies purchased by the Company are marked to market, such fluctuations will affect the value of the listed stocks held by the Company and will cause fluctuation in the net asset value of the Company.

Legal Risk

The enterprises and assets in which the Company has invested are mainly located in PRC and are subject to the laws and regulations of PRC. PRC legal system is based on written statutes. Prior court decisions may be cited as reference but have limited precedential value. In addition, since the late 1970s, with a view towards developing a comprehensive system of commercial law to deal with economic matters, the Central Government has promulgated relevant laws and regulations on the issuance and trading of securities, shareholders' rights, foreign investment, corporate organisation and governance, commerce, taxation, and trade, among other topics. However, as these laws and regulations are relatively new and the external environment continues to evolve, the effect of these laws and regulations on the rights and obligations of relevant institutions, enterprises and individuals may involve uncertainty. As a result, the legal protections for assets in PRC available to investors under Chinese commercial laws and regulations may be limited.

Regulatory Risk

The enterprises in which the Company has invested involve different industries and their value is subject to the development of or changes in government policies, taxation, laws and regulations. The relevant policies, laws and regulations, or relevant interpretations of these statutes, may change in the future, which may affect the value of the enterprises in which the Company has invested.

MANAGEMENT DISCUSSION AND ANALYSIS

Foreign Exchange Risk

As the financial assets and liabilities denominated in Renminbi ("RMB") are insignificant, the exposure to foreign currency risk is considered minimal.

The Company does not hedge its foreign currency risk with USD as the rate of exchange between HK\$ and USD is controlled within a tight range.

The RMB is not a freely convertible currency currently. The remittance of profits, dividends, investment principal and returns by overseas investors to jurisdictions outside of PRC is subject to relevant regulations of PRC. Generally speaking, overseas investors can remit their profits, dividends, investment principal and returns to jurisdictions outside of PRC, but they must first obtain approval from the relevant national foreign exchange authorities. The Company, as an overseas investor, cannot make assurances as to when it can obtain such approval if an application is made, which may limit the ability of the Company to pay dividends or make other distributions.

The Company monitors the development of the industry on a regular basis and timely assesses different types of risks in order to formulate proper strategies to minimise the adverse impact on the Company.

CORPORATE GOVERNANCE REPORT

The Board is committed to establish and maintain high standards of corporate governance so as to enhance corporate transparency and protect the interests of the Company's shareholders. The Company devotes to best practice on corporate governance, and to the extent practicable, comply with the relevant requirements and principles of good corporate governance under the Hong Kong Companies Ordinance, the Hong Kong Securities and Futures Ordinance, the Listing Rules and the Corporate Governance Code (the "Code") as set out in Appendix C1 of the Listing Rules, except for the deviations as stated below:

- The roles of Chairman and Chief Executive Officer should be separated and should not be performed by the same individual.

During the year, Mr. Xiang Xin ("Mr. Xiang") is the Chairman of the Board and the Chief Executive Officer of the Company. This deviates from code provision C.2.1 of the Code which requires that the roles of Chairman and Chief Executive Officer should be separated and should not be performed by the same individual.

After evaluation of the current situation of the Company and taking into account of the experience and past performance of Mr. Xiang, the Board is of the opinion that it is appropriate and in the best interests of the Company at the present stage for Mr. Xiang to hold both positions as the Chairman and the Chief Executive Officer of the Company as it helps to maintain the continuity of the policies and the stability of the operations of the Company.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") set out in Appendix C3 of the Listing Rules as the code of conduct regarding securities transactions by Directors. Having made specific enquiry of all Directors, the Directors of the Company have complied with the required standard set out in the Model Code and its code of conduct regarding director's securities transactions throughout the year.

The Company also has established written guidelines on no less exacting terms than the Model Code for securities transactions by employees who are likely to be in possession of any unpublished inside information of the Company.

BOARD OF DIRECTORS

As at 31 December 2025, the Board consists of two executive Directors and three independent non-executive Directors.

The non-executive Directors of the Company are not appointed for a specific term. All Directors (including independent non-executive Directors) are subject to retirement by rotation in accordance with the Company's Articles of Association and shall be eligible for re-election.

Any Director appointed as an addition to the Board or to fill a casual vacancy on the Board shall hold office until the next general meeting after their appointment and shall be eligible for re-election.

CORPORATE GOVERNANCE REPORT

The Board is responsible for the leadership and control of the Company and oversees the Company's businesses, strategic decisions and performance. Approval of the Board is required for the strategy of the Company, major acquisition and disposal, major capital investment, dividend policy, appointment and retirement of Directors, remuneration policy and other major operational and financial matters. The Board established the Company's purpose, values and strategy, and satisfied itself that these and the Company's culture are aligned. Under the Board's direction and supervision, the affair and daily management, administration and operation of the Company are responsible by the executive Directors and the senior management collectively. The delegated functions and assignments are periodically reviewed by the Board. The Directors may have access to the advice and services of the company secretary of the Company with the view to ensure that the board procedures, and the relevant applicable rules and regulations, are followed. In addition, the Directors may, upon reasonable request, seek independent professional advice in appropriate circumstance at the Company's expenses. The Board shall resolve to provide separate appropriate independent professional advice to the Directors to assist the relevant Directors to discharge their duties.

The attendance* of individual board members at general meetings and board meetings held during the year ended 31 December 2025 are set out as below:

Name of Directors	General Meetings Attendance	Board Meetings Attendance
<i>Executive Directors:</i>		
Mr. Xiang Xin (<i>Chairman</i>)	2/2	10/10
Mr. Chan Cheong Yee	0/2	10/10
<i>Independent non-executive Directors:</i>		
Ms. Zhou Zan	2/2	10/10
Ms. An Jing	2/2	10/10
Ms. Qin Han	2/2	10/10
<i>Alternate Director:</i>		
Ms. Kung Ching		

The biographical details of the Directors are set out on pages 26 to 27 of this annual report.

The Company recognizes that Board independence is critical to sound corporate governance and has established mechanisms to ensure independent views and inputs from any Directors, including independent non-executive Directors, are conveyed to the Board for objective decision making. The followings are reviewed by the Board during 2025:

- (i) Three out of the five Directors are independent non-executive Directors, representing 60% of the Board and meets the requirements of the Listing Rules that at least one-third of the Board are independent directors and at least one of whom has appropriate professional qualifications or accounting or related financial management expertise required by the Listing Rules.
- (ii) None of the independent non-executive Directors has served the Company for more than 9 years.

* Including attendance by electronic means.

CORPORATE GOVERNANCE REPORT

- (iii) All the Directors are subject to retirement by rotation and eligible for reelection in accordance with the Company's articles and association. At each annual general meeting ("AGM"), not less than one-third of the Directors then in office shall retire and every Director is subject to retirement by rotation at least once every three years. Directors who are appointed to fill casual vacancies shall hold office only until the next following general meeting after their appointment, and are subject to re-election by shareholders of the Company. Separate ordinary resolutions will be put forward to the shareholders of the Company in relation to the proposed re-election of each of the Directors.
- (iv) The Nomination Committee will assess the independence, qualification and time commitment of a candidate who is nominated or reelected to be an independent non-executive Director and also the continued independence of existing independent non-executive directors and their time commitments annually. The Remuneration Committee will conduct the performance evaluation of the independent non-executive Directors annually to assess their contributions.
- (v) A Director who has a material interest in a contract, arrangement or other proposal shall not vote or be counted in the quorum on any Board resolution approving the same.

All independent non-executive Directors are financially independent from the Company. The Company confirmed with all independent non-executive Directors as to their independence with reference to the factors as set out in Rule 3.13 of the Listing Rules and considers all of them to be independent.

RELATIONSHIP AMONG MEMBERS OF THE BOARD

There is no relationship among members of the Board in respect of financial, business, family or other material/relevant relationship, except that Mr. Xiang Xin's alternate director, Ms. Kung Ching, is the wife of Mr. Xiang Xin.

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Mr. Xiang Xin is the Chairman of the Board and the Chief Executive Officer of the Company. The chairman's and the chief executive officer's responsibility is to manage the Board and the Company's day-to-day business, respectively. Management is responsible for the day-to-day operations of the Company under the leadership of the Chief Executive Officer. The Chief Executive Officer, working with other executive Director(s), is responsible for managing the business of the Company, including implementation of the strategies and decisions approved by the Board and assuming full responsibility to the Board for operation of the Company.

CORPORATE GOVERNANCE REPORT

BOARD DIVERSITY POLICY

The Company has a Board Diversity Policy whereby it recognises and embraces the benefits of a diversity of Board members. It endeavors to ensure that the Board has a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Company's business. All Board appointments will continue to be made on a merit basis with due regard for the benefits of diversity of the Board members. Selection of candidates will be based on a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, professional experience, skills and knowledge. The following tables further illustrate the diversity of the Board members as of the date of this annual report:

Name of Director	Gender		Age Group			Area	
	Male	Female	31 to 50	51 to 60	Above 60	Hong Kong	Mainland China
Mr. Xiang Xin	✓				✓	✓	
Mr. Chan Cheong Yee	✓				✓	✓	
Ms. Kung Ching**		✓		✓		✓	
Ms. Zhou Zan		✓		✓			✓
Ms. An Jing		✓		✓			✓
Ms. Qin Han		✓	✓			✓	

The Board has four committees during the year under review. The details of the Committees are as below:

EXECUTIVE COMMITTEE

An executive committee (the "Executive Committee") was established by the Board on 3 August 2007 in accordance with the terms and reference set out by the Board and delegated with powers from the Board to deal with all matters relating to the daily operations of the Company. The Executive Committee comprises all executive Directors of the Company.

Full minutes of Executive Committee meetings are kept by a duly appointed company secretary. Draft and final versions of minutes of the Executive Committee meetings are sent to all members of the committee for their comments and records, in both cases within a reasonable time after the meeting.

The Executive Committee held periodical meetings to review, discuss and evaluate the business performance and operational matters of the Company. There is no specific issue to discuss among executive committee during the year.

** Alternate director

CORPORATE GOVERNANCE REPORT

REMUNERATION COMMITTEE

The Company established a remuneration committee (the "Remuneration Committee") in 2006 in accordance with the terms and reference set out by the Board. Remuneration Committee comprises all independent non-executive directors. The attendance of each member at the meeting(s) during the year is set out as follows:

Name of Directors	Attendance
Ms. An Jing (<i>Chairman</i>)	1/1
Ms. Zhou Zan	1/1
Ms. Qin Han	1/1

Full minutes of the Remuneration Committee meetings are kept by a duly appointed company secretary. Draft and final versions of minutes of the Remuneration Committee meetings are sent to all members of the Remuneration Committee for their comments and records, in both cases within a reasonable time after the meeting.

The Remuneration Committee determines the remuneration policy for the remuneration of executive Directors and senior management (including making recommendations to the Board on the relevant packages), assesses performance of executive Directors and approves the terms of executive Directors' service contracts and review or approved matter relating to share schemes under Chapter 17 of the Listing Rules.

NOMINATION COMMITTEE

A nomination committee (the "Nomination Committee") was established by the Board in August 2007 in accordance with the terms of reference set out by the Board mainly to make recommendations to the board of directors on the appointment of director. The Nomination Committee comprises of three directors of the Company. The attendance of each member at the meetings during the year is set out as follows:

Name of Directors	Attendance
Mr. Xiang Xin (<i>Chairman</i>)	1/1
Ms. Zhou Zan	1/1
Ms. An Jing	1/1

Full minutes of Nomination Committee meetings are kept by a duly appointed company secretary. Draft and final versions of minutes of the Nomination Committee meetings are sent to all members of the committee for their comments and records, in both cases within a reasonable time after the meeting.

In considering the new appointment and reappointments of Directors, the Nomination Committee makes references to certain criteria such as integrity, independent mindedness, experience, skill and the ability to commit time and effort to carry out his/her duties and responsibility effectively.

CORPORATE GOVERNANCE REPORT

AUDIT COMMITTEE

The Company established an audit committee (the "Audit Committee") on 28 August 2002 in accordance with the terms of reference set out by the Board. The role and function of the Company's Audit Committee is to provide oversight of the financial reporting process, the audit process, the company's system of internal controls and compliance with laws and regulations. The Audit Committee comprises all independent non-executive directors of the Company. The attendance of each member at the meetings during the year is set out as follows:

Name of Directors	Attendance
Ms. An Jing (<i>Chairman</i>)	2/2
Ms. Zhou Zan	2/2
Ms. Qin Han	2/2

Full minutes of Audit Committee meetings are kept by a duly appointed company secretary. Draft and final versions of minutes of the Audit Committee meetings are sent to all members of the Audit Committee for their comments and records, in both cases within a reasonable time after the meeting.

The Audit Committee during the year reviewed the annual report and interim report before submission to the Board. The Audit Committee focused not only on the impact of the changes in accounting policies and practices but also on the compliance with accounting standards, the Listing Rules and the legal requirements in the review of the reports.

INTERNAL CONTROL

The Company conducted an annual review for the need of setting up an internal audit department. Given the Company's simple operating structure, it was decided by the Board that a person, being designated internal compliance officer, would be directly responsible for the internal control system of the Company and for reviewing its effectiveness.

The internal compliance officer will monitor on the risk in the daily operation and internal control system of the Company and make annual internal audit report to the audit committee and the board of directors of the Company.

Procedures have been designed to safeguard assets against unauthorised use or disposition, ensure the maintenance of proper accounting records for the provision of reliable financial information for internal use or for publication, and ensure compliance of applicable laws, rules or regulations. However, such a system is designed to manage the Company's risk within an acceptable risk profile, rather than to eliminate the risk of failure, to achieve the business objectives of the Company. Accordingly, it can provide only reasonable assurance but not absolute assurance against material misstatement of management and financial information and records or against financial losses or frauds.

The Board has conducted a review of the effectiveness of the Company's internal control system, and is of the view that the system of internal controls in place for the year under review and up to the date of issuance of annual report and financial statements is sound and sufficient to safeguard the interests of shareholders, employees, and the Company's assets.

The Audit Committee of the Company agreed with the Board that the adequacy and effectiveness of the Company's internal control systems is sufficient.

CORPORATE GOVERNANCE REPORT

RISK GOVERNANCE STRUCTURE

The Board has overall responsibilities for the Company's risk management and internal control systems to safeguard the interests of the Company and its Shareholders as a whole. To this end, the Board oversees and approves the Company's risk management and internal control strategies and policies, which are aimed at evaluating and determining the nature and extent of the risks that are compatible with the Company's strategic objectives and risk appetite, with the main purpose of providing of reasonable assurance against material misstatement or loss rather than absolute elimination of the risk of failure to achieve business objectives.

Reporting to the Board, the Audit Committee is delegated with the authority and responsibility for ongoing monitoring and evaluation of the effectiveness of the relevant systems.

FINANCIAL REPORTING

The Directors are responsible for the preparation of the financial statements which give a true and fair view of the state of financial position and of the results and cash flow of the Company for each financial year. In preparing the financial statements for the year ended 31 December 2025, the Directors have:

- based on a going concern basis;
- approved the adoption of the applicable Hong Kong Financial Reporting Standards;
- selected suitable accounting policies and applied them consistently;
- made judgments and estimates that were prudent, fair and reasonable;
- ensured that the financial statements are prepared in accordance with the disclosure requirements of the Hong Kong Companies Ordinance, the Listing Rules and the applicable accounting standards.

EXTERNAL AUDITOR

The Audit Committee is mandated to monitor the independence of the external auditor to ensure true objectivity in the financial statements. Members of the Audit Committee are of the view that the Company's auditor, McMillan Woods (Hong Kong) CPA Limited is independent and recommended to the Board to re-appoint it as the Company's external auditor at the forthcoming annual general meeting.

The responsibilities of the external auditor with respect to financial reporting are set out in the section of "Independent Auditor's Report" on pages 64 to 68.

CORPORATE GOVERNANCE REPORT

AUDITOR'S REMUNERATION

During the year under review, the remuneration paid and payable to the Company's auditor, McMillan Woods (Hong Kong) CPA Limited and other professional parties are set out as follow:

	HK\$'000
Audit service	324
Non-audit service [#]	80
	<hr/>
	404
	<hr/> <hr/>

ACCOUNTABILITY

The Directors acknowledge their responsibility for preparing the accounts of the Company. As at the year, the Directors are not aware of any material uncertainties relating to events or conditions which may cast significant doubt upon the Company's ability to continue as a going concern. Accordingly, the Directors have prepared the financial statements of the Company on a going concern basis.

DIRECTORS' TRAININGS

Newly appointed Directors receive briefings and orientation on legal responsibilities as a Director and the role of the Board. The Company Secretary also provides latest updates in the Listing Rules and relevant legal and regulatory requirements to the Directors.

The Company has also arranged for Directors to attend training sessions and forums which place emphasis on the roles, functions and duties of a listed company director, as well as the development of regulatory updates and issues. Circulars or guidance notes are also issued to Directors where appropriate to ensure their awareness of best corporate governance practices.

All the current Directors have, during the financial year under review, pursued continuous professional development, such as attending seminars and/or conferences and/or forums, and/or reading journals, updates, articles and/or materials, etc.

COMPANY SECRETARY

The Company Secretary reports to the Chairman and the Board of Directors directly. Mr. Wong Kwok Chung was appointed as the Company Secretary on 1 September 2025.

The Company Secretary confirmed that he had taken no less than 15 hours of relevant professional training during the financial year.

[#] for acting as the reporting accountants in respect of the Company's circular dated 8 October 2025

CORPORATE GOVERNANCE REPORT

SHAREHOLDERS' RIGHTS AND INVESTOR RELATIONS

The Company recognizes the importance of good communications with its shareholders and the investors. A key element of effective communication with shareholders and investors is the prompt and timely dissemination of information in relation to the Company. The Board has adopted a communication policy with the objectives of ensuring a transparent and timely communication with shareholders through various means including but not limited to publication of corporate communications and information on the websites of the Company and the Stock Exchange as required by the Listing Rules.

The Company maintains an on-going dialogue with its shareholders through various channels including announcements and annual and interim reports published on its website at www.1217.com.hk and the Company's general meetings. The Company's website at www.1217.com.hk contain information and updates on the Company's business developments and operations, list of Directors and their role and function, constitutional documents, terms of reference of the Board and its committees, shareholders' rights and communication policy, corporate governance practices, announcements, circulars and reports released to the Stock Exchange and other information posted. Information on the Company's website will be updated from time to time. The Company's general meetings are a valuable forum for the Board to communicate directly with the shareholders. All shareholders are encouraged to attend general meetings and they may put to the Board any enquiries about the Company through its website at www.1217.com.hk or in writing sent to the principal office of the Company at 26/F, No. 9, Des Voeux Road West, Sheung Wan, Hong Kong. The directors, company secretary or other appropriate members of senior management respond to enquiries from shareholders promptly. The Chairman, chairman of board committees (or their respective delegates) and external auditor attend the annual general meeting and are available to answer questions raised by shareholders. Shareholders may also access the Company's corporate website for the Company's information. Under code provision C1.6, independent non-executive directors shall attend general meetings and develop a balanced understanding of the views of shareholders.

The Company's last AGM was held on 23 May 2025. The notice of the AGM has been sent to the shareholders at least 21 days before the meetings. All the resolutions proposed at the meetings were approved by shareholders of the Company by poll. The Board has reviewed the implementation and effectiveness of the shareholder communication policy including the attendance of directors and auditors, steps taken at the general meetings, the handling of queries received (if any) and the multiple channels of communication and engagement in place, and considered that the shareholder communication policy has been properly implemented during 2025 and is effective.

The Company has not made any change to its constitutional documents during the year. A consolidated version of the Company's constitutional documents is available on the Company's website and the website of the Stock Exchange.

Right to convene an extraordinary general meeting and putting forward proposals

According to the Article 69 of the Company's articles of association, any one or more members holding at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company shall at all times have the right, by written requisition to the Board or the Secretary of the Company at the principal place of business in Hong Kong, to require an extraordinary general meeting to be called by the Board for the proposal/transaction of any business specified in such requisition.

CORPORATE GOVERNANCE REPORT

DIVIDEND POLICY

The dividend payout ratio shall be determined or recommended, as appropriate, by the Board at its absolute discretion after taking into account factors such as the Company's financial results, investment opportunities and future prospects.

ANTI-CORRUPTION AND WHISTLEBLOWING

When our employees or business partners discover corruption, bribery or issues, they can report by real-name or anonymously through post or by visit in person. The information of the whistleblower will be kept strictly confidential.

ENVIRONMENTAL ISSUES

The Company is committed to the sustainable development of the environment and our society. The Company has endeavoured to comply with laws and regulations regarding environmental protection and adopted effective environmental policies to ensure its projects meet the required standards and ethics in respect of environmental protection. For further details, please refer to the "Environmental, Social and Governance Report" of this annual report.

BIOGRAPHICAL DETAILS OF DIRECTORS

EXECUTIVE DIRECTORS

Mr. Xiang Xin (“Mr. Xiang”), born in 1963, is the chairman of the Board (“Chairman”), the chief executive officer (“Chief Executive Officer”) and an executive director of the Company. Mr. Xiang had worked in a number of large organisations in the PRC, engaged in technology project management and corporate strategy research for a long time and possessed many years of experience in project investment and information technology businesses. Mr. Xiang holds a bachelor’s degree in science and a master’s degree in engineering from Nanjing University of Science & Technology. Currently Mr. Xiang acts as the chairman of China Technology Education Trust Association, and is the chairman of the board, chief executive officer and an executive director of China Trends Holdings Limited, a public company regulated by The Securities and Futures Commission of Hong Kong. Mr. Xiang joined the Company in January 2003.

Mr. Chan Cheong Yee (“Mr. Chan”), born in 1964, holds a bachelor’s degree of science majoring in finance and he is a registered and licensed person under the Securities and Futures Ordinance to carry on regulated activities in advising on securities and undertaking asset management. Mr. Chan has been in the financial and investment field for over 30 years. Mr. Chan is directly involved in identifying investment opportunities, conducting due diligence, performing valuation, monitoring performance of investment portfolios and providing investment and divestment recommendations. Mr. Chan was a senior executive at Sun Hung Kai Securities Limited, ABN AMRO Bank N.V., Vickers Ballas (a subsidiary of Citibank), China Everbright Securities (HK) Limited, and Evergrande Securities (Hong Kong) Limited. He is currently the investment management service director of Sinolink Securities (Hong Kong) Company Limited. Mr. Chan is currently the executive directors of several main board listed companies, including the China Investment and Finance Group Limited, Capital Realm Financial Holdings Group Limited, Capital VC Limited and Goldstone Capital Group Limited, and also the executive director of China Trends Holding Limited, which is a public company regulated by The Securities and Futures Commission of Hong Kong. Mr. Chan joined the Company in June 2003.

BIOGRAPHICAL DETAILS OF DIRECTORS

INDEPENDENT NON-EXECUTIVE DIRECTORS

Ms. Zhou Zan (“Ms. Zhou”), born in 1970, is an independent non-executive Director of the Company and is a member of the Audit Committee, the Remuneration Committee and the Nomination Committee of the Company. Ms. Zhou is currently a partner of Jenhoi Law Firm, a law firm in the PRC. Ms. Zhou graduated from the Faculty of Law of Xiamen University in 1991. Ms. Zhou holds a bachelor degree in Law. Ms. Zhou’s practice area includes corporate mergers and acquisitions, restructuring, foreign investment, economy and civil litigation and arbitration, criminal proceedings etc. Ms. Zhou joined the Company in January 2018.

Ms. An Jing (“Ms. An”), born in 1972, is an independent non-executive Director of the Company and the chairman of the Audit Committee, the chairman of the Remuneration Committee and a member of the Nomination Committee of the Company. Ms. An received her bachelor’s degree in economics from Henan University of Finance and Economics. Ms. An is a practicing member of the Chinese Institute of Certified Public Accountants and the chief partner of 北京正清和會計師事務所 (transliterated as Beijing Zhengqinghe CPA Accounting firm). Ms. An has over 20 years of experience in accounting and auditing industry. During the period from 31 January 2011 to 17 February 2020, Ms. An was acted as the independent non-executive director, a member of the Nomination Committee, a member of the Audit Committee and a member of the Remuneration Committee of China Trends Holdings Limited which is a public company regulated by The Securities and Futures Commission of Hong Kong. Ms. An joined the Company in February 2020.

Ms. Qin Han (“Ms. Qin”), born in 1983, is an independent non-executive Director of the Company, a member of the Audit Committee and a member of the Remuneration Committee of the Company. Ms. Qin holds bachelor’s degree in Engineering Management from Wuhan University, master’s degree in Management Science and Engineering from Wuhan University, and PhD in Industrial and Manufacturing Systems Engineering from The University of Hong Kong. Ms. Qin has served as the independent non-executive Director of China Trends Holdings Limited and has rich experience in areas such as coordination and communication, strategic planning, organizational management, and corporate culture. Ms. Qin joined the Company in January 2023.

ALTERNATE DIRECTOR

Ms. Kung Ching (“Ms. Kung”), born in 1969, graduated from Nanjing University of Science and Technology and holds a MBA degree from the University of South Australia. Ms. Kung once worked in a number of large organisations in the PRC, such as China National Defense Science and Technology Information Centre and CITIC International Cooperation Limited, engaged in technology management and economic management for many years. Ms. Kung is the spouse of Mr. Xiang, and is an alternate director to Mr. Xiang in China Trends Holdings Limited, which a public company regulated by The Securities and Futures Commission of Hong Kong. Ms. Kung joined the Company in October 2012.

REPORT OF THE DIRECTORS

The Directors of the Company have pleasure to present their report and the audited financial statements for the year ended 31 December 2025.

PRINCIPAL ACTIVITY

The principal activity of the Company has not changed during the year and is principally engaged in investments. The entire turnover, contribution to operating results, assets and liabilities of the Company are attributable to investment activities carried out or originated principally in Hong Kong and Mainland China.

BUSINESS REVIEW

A review of the business of the Company as required under Schedule 5 to the Hong Kong Companies Ordinance, including an indication of likely future development in the Company's business, is set out in the "Chairman's Statement", the "Management Discussion and Analysis", the "Corporate Governance Report" and the "Environment, Social and Governance Report" of this annual report. Those discussion forms part of this report of the Directors.

Principal Risks and Uncertainties

The Company's financial condition, results of operations, businesses and prospects would be affected by a number of risks and uncertainties including business risks, operational risks and financial management risks. Details of principal risks faced by the Company during the year ended 31 December 2025 are set out in the "Management Discussion and Analysis" and "Environmental, Social and Governance Report" of this annual report. The details of financial risk management policies and practices of the Company are set out in note 5 to the financial statements. There may be other risks and uncertainties in addition to those mentioned above which are not known to the Company or which may not be material now but could turn out to be material in the future.

Key Performance Indicators

The key performance indicators are detailed in the "Management Discussion and Analysis" and "Environmental, Social and Governance Report" of this annual report.

Compliance with Laws and Regulations

Save as disclosed in this annual report, to the best knowledge of the Board and the management, the Company complied with the relevant laws and regulations which constitutes material impact on the business and operation of the Company in all material respects during the year ended 31 December 2025.

SEGMENT INFORMATION

Details of the segment information of the Company for the year are set out in note 6 to the financial statements.

RESULTS AND APPROPRIATIONS

The results of the Company for the year are set out in the statement of profit or loss and other comprehensive income on page 69. The Board has resolved not to declare any dividend (2024: nil) for the year under review.

REPORT OF THE DIRECTORS

RESERVES

Details of movements in the reserves of the Company during the year are set out in the statement of changes in equity on page 71.

PROPERTY, PLANT AND EQUIPMENT

Details of movement in property, plant and equipment of the Company during the year are set out in note 14 to the financial statements.

DISTRIBUTABLE RESERVES

Under the Companies Law of the Cayman Islands, the share premium of the Company is available for distribution of dividends to the shareholders subject to the provisions of the Articles of Association of the Company and a statutory solvency test. Under the Articles of Association of the Company, dividend may be declared or payable out of the profits and reserves of the Company lawfully available for distribution with the sanction of an ordinary resolution.

As at 31 December 2025, the Company had distributable reserves amounting to approximately HK\$472,905,000 (2024: approximately HK\$414,695,000).

FINANCIAL SUMMARY

A summary of the published results and of the assets and liabilities of the Company for the last five financial years, as extracted from the audited financial statements, is set out on page 110 of this annual report.

SHARE CAPITAL

Details of movements in the Company's share capital during the year are set out in note 23 to the financial statements.

DIRECTORS

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

Executive Directors:

Mr. Xiang Xin

Mr. Chan Cheong Yee

Independent non-executive Directors:

Ms. An Jing

Ms. Zhou Zan

Ms. Qin Han

Alternate Director:

Ms. Kung Ching

REPORT OF THE DIRECTORS

In accordance with Article 99(1) of the Articles of Association of the Company, Ms. Qin Han and Mr. Chan Cheong Yee shall retire by rotation and being eligible to offer themselves for re-election at the forthcoming annual general meeting of the Company.

The independent non-executive Directors are not appointed for specific term and are subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Articles of Association of the Company.

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

BIOGRAPHICAL DETAILS OF DIRECTORS

Biographical details of the Directors are set out on pages 26 to 27 of this annual report.

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES AND DEBENTURES OF THE COMPANY

As at 31 December 2025, the following Directors and the chief executive of the Company or any of their respective associates had the following interests and short positions in the ordinary shares of HK\$0.01 each in the capital of the Company (the "Share"), underlying shares, and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) as recorded in the register required to be kept by the Company under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to Part XV of the SFO or the Model Code for Securities Transactions by Directors of Listed Issuers under the Listing Rules (the "Model Code").

(i) Interest in the underlying shares of the Company — share options

Name of Director	Date of grant	Exercise period	Nature of interest	Exercise price per share HK\$	Number of underlying Shares for Share Options	Approximately percentage of interest
An Jing	14 April 2020	14 April 2020 to 13 April 2030	Beneficial interest	0.0497	30,000,000 (L)	0.23%
Zhou Zan	4 April 2018	4 April 2018 to 3 April 2028	Beneficial interest	0.0497	30,000,000 (L)	0.23%
Qin Han	29 September 2023	29 September 2023 to 28 September 2033	Beneficial interest	0.0497	30,000,000 (L)	0.23%

(L): Denotes the person's long position in the shares of the Company.

REPORT OF THE DIRECTORS

SHARE OPTION SCHEME

Particulars of the unvested share options at the beginning and at the end of the financial year ended 31 December 2025 and 2024 are as follows:

Grantee	Date of grant	Exercise period	Number of share options		
			Unvested as at 1 January 2025	Vested during the year	Unvested as at 31 December 2025
Directors					
Zhou Zan	4 April 2018	4 April 2018 to 3 April 2028	-	-	-
An Jing	14 April 2020	14 April 2020 to 13 April 2030	-	-	-
Qin Han	29 September 2023	29 September 2023 to 28 September 2033	-	-	-
			-	-	-

Grantee	Date of grant	Exercise period	Number of share options		
			Unvested as at 1 January 2024	Vested during the year	Unvested as at 31 December 2024
Directors					
Zhou Zan	4 April 2018	4 April 2018 to 3 April 2028	-	-	-
An Jing	14 April 2020	14 April 2020 to 13 April 2030	-	-	-
Qin Han	29 September 2023	29 September 2023 to 28 September 2033	30,000,000	(30,000,000)	-
			30,000,000	(30,000,000)	-

The options granted under the Scheme are vested immediately, except for the options granted to Ms. Qin Han on 29 September 2023 which shall be vested at one time commencing on 29 September 2024.

During the year ended 31 December 2025, no share options were granted, exercised, cancelled or lapsed. During the year ended 31 December 2024, (i) 60,394,737 share options held by a director and 378,473,685 share options in aggregate held by other eligible participants were lapsed; and (ii) no share options were granted, exercised, or cancelled.

REPORT OF THE DIRECTORS

The fair values of the share options granted in 2018, 2020 and 2023 were determined using the Binomial Option Pricing Model. Significant inputs into the calculation included expected volatilities of 90.06%, 83.85% and 73.4%, estimated expected life of 10 years, risk-free interest of 1.83%, 0.77% and 4.4% and dividend yield of 0%. The Binomial Option Pricing Model was developed for use in estimating the fair value of traded options and requires input of highly subjective assumptions, including the expected life and stock price volatility. Since the Company's share options have characteristics significantly different from those of traded options, and because changes in the subjective input assumptions can materially affect the fair value estimates, the Binomial Option Pricing Model does not necessarily provide a reliable measure of the fair value of the share options.

Other details of Share Option Scheme and share options movements are set out in note 25 to the financial statements.

SUBSTANTIAL SHAREHOLDERS

As at 31 December 2025, the persons/companies, other than a Director or chief executive of the Company, who had interests or short positions in the shares and underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO were as follows:

(i) Long positions of substantial shareholders in the Shares of the Company

Name	Capacity	Number of issued shares held	Approximate percentage of interests
Harvest Rise Investments Limited (<i>note 1</i>)	Beneficiary	3,817,807,905 (L)	29.82%
China Trends Holdings Limited (<i>note 1</i>)	Interest of controlled corporation	3,817,807,905 (L)	29.82%
China Technology Education Trust Association (<i>note 1</i>)	Interest of controlled corporation	3,817,807,905 (L)	29.82%

(L): Denotes the entity's long position in the shares of the Company.

Note:

- Harvest Rise Investments Limited is a private company wholly and beneficially owned by China Trends Holdings Limited ("China Trends"), and China Technology Education Trust Association (the "Trust Association") is the shareholder of China Trends with the largest shareholdings. Accordingly, China Trends and the Trust Association is interested in the Shares and the underlying Shares of the Company held by Harvest Rise Investments Limited. China Trends is a public company regulated by The Securities and Futures Commission of Hong Kong. The Trust Association is a society registered under the provisions of section 5A(1) of the Societies Ordinance in 2005, which is a charitable society providing charity and financial aid to technology education and employment in Hong Kong and Mainland China. Mr. Xiang Xin is a chairman of the Trust Association as well as the executive director of China Trends.

Save as disclosed above, as at 31 December 2025, the Company has not been notified by any persons (other than Directors or chief executive of the Company) who had interests or short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO.

REPORT OF THE DIRECTORS

DIRECTORS' RIGHT TO ACQUIRE SHARES AND DEBENTURES

Other than the Share Option Scheme as disclosed, at no time during the year was the Company a party to any arrangements to enable the Directors of the Company to acquire benefits by means of the acquisition of shares in or debt securities, including debentures, of the Company or any other body corporate, and none of the Directors or the chief executive or any of their spouses or children under the age of 18 had any right to subscribe for the securities of the Company or exercised any such right.

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

During the year, the Company had not purchased, sold or redeemed any of its listed securities.

DIRECTORS' INTERESTS IN CONTRACTS

Save as disclosed in note 27 to the financial statements, no contracts of significance in relation to the Company's business to which the Company was a party, and in which a Director had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

MANAGEMENT CONTRACTS

Save as disclosed in note 27 to the financial statements, no contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year.

EQUITY-LINKED AGREEMENTS

Save for the share option scheme of the Company, no other equity-linked agreements were entered into by the Company or existed during the year ended 31 December 2025.

CONNECTED TRANSACTIONS

All significant connected transactions entered by the Company during the year ended 31 December 2025 are disclosed in note 27 to the financial statements.

Directors' service contracts with the Company are exempt from Chapter 14A connected transaction rules under Rule 14A.95 of the Listing Rules.

DIRECTORS' INTEREST IN COMPETING BUSINESS

None of the Directors of the Company or their respective associates have any interests in a business which competes or may compete with the business of the Company.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Company's Articles of Association nor is there any restriction against such rights under the laws of the Cayman Islands, being the jurisdiction under which the Company is incorporated.

REPORT OF THE DIRECTORS

RETIREMENT BENEFITS SCHEME

The Company has participated in an approved Mandatory Provident Fund retirement benefits scheme (the “MPF Scheme”) under the Mandatory Provident Fund Schemes Ordinance, for all its employees in Hong Kong. Contributions are made based on a percentage of the employees’ basic salaries and are charged to the statement of profit or loss as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Company in an independently-administered fund. The Company’s employer contributions vest fully with the employees when contributed into the MPF Scheme. The Company’s contributions to the MPF Scheme are recognised as an expense in the statement of profit or loss as incurred.

For the year ended 31 December 2025, no forfeited contribution to the retirement benefits scheme was credited to the statement of profit or loss (2024: nil).

PERMITTED INDEMNITY PROVISION FOR THE BENEFIT OF DIRECTORS

According to Article 187 of the Company’s articles of association, the Directors shall be indemnified and secured harmless out of assets of the Company from and against all actions, costs, charges, losses, damages and expenses which they or any of them, their or any of their executors or administrators, shall or may incur or sustain. During the year, the Company has arranged appropriate insurance cover in respect of its legal action against its Directors and remained in force as of the date of this report.

REMUNERATION OF DIRECTORS AND FIVE INDIVIDUALS WITH HIGHEST EMOLUMENTS

Details of the emoluments of the Directors and five individuals with highest emoluments of the Company are set out in note 9 to the financial statements.

MAJOR CUSTOMERS AND SUPPLIERS AND KEY RELATIONSHIPS WITH STAKEHOLDERS

The Company is an investment company. During the year ended 31 December 2025, the Company mainly engages in investments in listed and unlisted securities. It does not have any major customer nor supplier of products, raw materials or services of trading nature.

The Company recognizes that employees are key assets and endeavours to provide a caring environment to them with emphasis on team spirit. We value on staff talents and believe that they can grow and develop with the Company. The Company also maintains good relationships with our other stakeholders. For further details, please refer to the “Environmental, Social and Governance Report” of this annual report.

CORPORATE GOVERNANCE

Principal corporate governance practices adopted by the Company are set out in the “Corporate Governance Report” of this annual report.

SUFFICIENCY OF PUBLIC FLOAT

The Company has maintained the prescribed public float under the Listing Rules, based on the information that is publicly available to the Company and within the knowledge of the Directors, throughout the year ended 31 December 2025.

REPORT OF THE DIRECTORS

AUDITOR

The financial statements for the years ended 31 December 2025 and 2024 have been audited by McMillan Woods (Hong Kong) CPA Limited. A resolution will be proposed to the annual general meeting to re-appoint McMillan Woods (Hong Kong) CPA Limited, as auditor of the Company.

By order of the Board

Xiang Xin

Chairman and Chief Executive Officer

Hong Kong, 24 March 2026

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

APPROACH, GOVERNANCE AND STRATEGY

The report discloses the sustainability initiatives by the Company and was prepared in accordance with the disclosure requirements of the Environmental, Social and Governance (“ESG”) Reporting Code and provisions set out in Appendix C2 of the Rules of Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. Unless otherwise specified, the time frame of this report is from 1 January 2025 to 31 December 2025 (the “Reporting Period”).

The Company is an investment company under Chapter 21 of the Rules Governing the Listing of Securities on the Main Board of the Stock Exchange of Hong Kong Limited (the Listing Rules) with its principal office in Hong Kong, which is the reporting scope and reporting boundary. Its principal investment objective is to achieve medium to long term capital appreciation by investing in listed and unlisted companies mainly in Hong Kong and PRC. The Company realised that a socially responsible corporation earns supports from the public and its clients, thus it is able to create profit for its shareholders in the long run.

Driven at the highest level by our board of Directors (the “Board”), the Company seeks to facilitate the long-term sustainable development of the environment and the society in which it operates in, and is therefore committed to minimising any negative social and environmental impacts resulting from our operations. The Company values the importance of compliance with all relevant laws and regulations. Balancing the cost against returns, we endeavour to integrate social and environmentally friendly measures into our daily operations where practicable.

Stakeholder Engagement

Stakeholder engagement is crucial for identifying material ESG issues and is essential to the sustainable development and value creation of the Company. We actively engage key stakeholders to gain insights into their concerns regarding our sustainability developments. Such engagement enables us to prioritize sustainability development and effectively implement ESG initiatives.

We facilitate two-way communications with stakeholders through various channels. Hence, not only the opportunities and challenges for shaping our business strategies can be identified, but also our commitment to corporate social responsibility can be strengthened.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Stakeholders and Engagement Channels

The chart below highlights the various communication channels with our stakeholders:

Stakeholder Groups	Engagement Channels
Staffs	<ul style="list-style-type: none"> • Email communications • Regular seminars and internal training • Appraisal meetings • Team building activities
Shareholders and Investors	<ul style="list-style-type: none"> • Shareholders and investors meetings • Regular corporate publications, including announcements and financial reports • Company website and company enquiry email, fax, telephone
Suppliers and Business Partners	<ul style="list-style-type: none"> • Physical and phone meetings • Email communications • Industry seminars
Government and Regulators	<ul style="list-style-type: none"> • Government/regulators' surveys • Regulatory filings • Seminars on regulations • Announcements and publications • Telephone enquiry hotline
Community and Non-Governmental Organization	<ul style="list-style-type: none"> • Participation in community activities • Community news

The Board holds ultimate responsibility for overseeing the Company's ESG and climate-related risk and opportunity management. The management, who must possess the necessary skills and competencies, assists the Board in reviewing the effectiveness of the Company's risk management system, including the ongoing evaluation, prioritization and management of the material risks to the businesses. The management is tasked with implementing and monitoring the Company's ESG management approach, strategy, and issues to drive the planning and implementation of the Company's ESG-related (including climate-related) matters as well as review progress made against ESG and climate-related goals and targets. In addition, the management supports the Board in monitoring ESG-related risks and opportunities, encompassing climate-related and supply chain considerations. The report adheres to the reporting principles below, as stipulated in the ESG Reporting Code:

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Principles

Materiality

The identification and selection of material ESG factors are typically conducted through a materiality assessment that determines which environmental, social, and governance issues are most significant to the Company's business and its stakeholders.

Issues are ranked based on their importance and generally fall into three categories:

- (i) **Financial Materiality:** Focuses on ESG factors that are reasonably likely to impact the Company's financial performance, cash flows, or enterprise value (e.g., climate change risks for our investments in energy industry).
- (ii) **Impact Materiality:** Focuses on the Company's significant impacts on the economy, environment, and society, regardless of immediate financial effect (e.g., labour rights in the supply chain).
- (iii) **Double Materiality:** A combination of both, where a factor is material if it meets either financial or impact criteria.

Quantitative

Measurable key performance indicators ("KPIs") and targets should be set to reduce impacts.

This report discloses its environmental and social KPIs in a quantitative and comparative manner, with descriptions where appropriate.

Consistency

Consistent methodologies to allow for meaningful comparisons of ESG data over time.

Unless otherwise specified, we adopt consistent methodologies for the calculation of KPIs and conduct appropriate comparisons in this report.

KEY ENVIRONMENTAL, SOCIAL AND GOVERNANCE ISSUES

Materiality Assessment

We conduct a comprehensive materiality assessment annually to identify relevant and important ESG issues for reporting which helps to develop our ESG strategy. By engaging with our stakeholders, we gain insight into their concerns and prioritize reporting those issues that are significant to them.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The management of the Company evaluates the importance of each identified ESG issue for the business. We derive a ESG materiality matrix in conjunction with the stakeholders' feedback. This materiality matrix allows us to identify the materiality level of various ESG issues. Below is a summary of our findings:

Materiality/Priority	Environmental Sustainability	Social Sustainability	Governance
High	<ul style="list-style-type: none"> • Climate Change • Emissions • Energy Consumption 	<ul style="list-style-type: none"> • Employment • Staffs Development and Training • Anticorruption 	<ul style="list-style-type: none"> • Risk Management in ESG and Climate Change
Medium	<ul style="list-style-type: none"> • Water Conservation 	<ul style="list-style-type: none"> • Health and safety • Supply Chain Management • Community Investment 	<ul style="list-style-type: none"> • Accountability of Management
Low		<ul style="list-style-type: none"> • Privacy Protection • Protect Intellectual Property 	

As an investment company, the Company encounters and manages a range of ESG issues. Based on the above-mentioned principles, we assess and prioritize various ESG issues and aim to provide an unbiased picture. This report is designed to focus on the set of ESG issues we have identified as among the most relevant to our business and of highest interest to our key stakeholders. Accordingly, we have identified the following categories and specific key issues that are discussed in this report:

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Categories

Key Issues

Friendly Environment

- Managing our Environmental Impact
- Tackling Climate Change
- Reducing Energy Consumption
- Water Conservation
- Reducing Emissions
- Sustainable Paper Use
- Managing Information Technology Equipment
- Environmental Data

Social Responsibility

- Employment
- Workforce, Recruitment and Promotion
- Remuneration and Benefits
- Health and Safety
- Development and Training
- Labour Standards
- Supply Chain Management
- Product Responsibility
- Privacy Protection
- Protecting Intellectual Property
- Anticorruption

Community

- Community Investment

Sound Governance

- Accountability of Management
- Independence of Board of Directors

As a public listed company on the Main Board of the Hong Kong Stock Exchange, the Company has always insisted on being a company with good social responsibility, not only strictly abiding by the requirements of the listing rules, but also standardising the Company's specific implementation plan in the several aspects with high standards, such as public welfare, carbon reduction, power management, greening the environment, air purification, environmental responsibility, caring for the community, social responsibility training, anti-corruption measures, paper-saving management, and social responsibility scheme competition.

The Company also reviews the effectiveness of various social responsibility work every year, and regularly changes the implementation plan to improve the sustainable development of corporate social responsibility.

The Company focuses on the six perspectives of society, environment, community, market, operation, and charity to guide employees' diverse thinking and encourage comprehensive proposals. The Company encourages all employees to have thinking with innovation, research and design innovative solutions for social responsibility work, and set high bonuses for solution competition throughout the Company.

By publicising the effectiveness of corporate social responsibility and the importance of social responsibility work in major medias, the Company shows to the society four benefits including image promotion, business promotion, capital appreciation and cost reduction.

The Company also shares the specific work methods and work results of fulfilling social responsibilities with partners (service providers, product suppliers, business partners, etc.) and promotes the implementation of social responsibility to the community.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

FRIENDLY ENVIRONMENT

Managing our Environmental Impact

As an investment corporation, our primary environmental impact arises from the operation of our office buildings in Hong Kong. The most significant factors include electricity consumption and the associated greenhouse gas (GHG) emissions. Additionally, the Company's environmental footprint is influenced by paper usage and the deployment of information technology (IT) equipment.

The Company is committed to excellence in all business processes while integrating environmental protection into its daily operations. Recognising the potential risks its activities pose to the environment, the Company is dedicated to minimising negative impacts on the environment and natural resources by enhancing efficiency, conserving resources, and managing waste effectively. With a strong sense of responsibility to protect the planet for future generations, the Company prioritises environmental management not only for its own benefit but also to contribute to the sustainable development of society.

The Company complies with relevant environmental protection laws and regulations, and has formulated detailed rules and regulations for mitigating climate change, reducing energy consumption, reducing emissions, sustainable paper use and managing information technology equipment to reduce the impact on the environment and promote sustainable development.

Reducing Energy Consumption (Progress : Continuous Management)

The Company actively promotes sustainable business practices by encouraging employees to utilise electronic communication methods, such as teleconferencing, to engage with business partners, thereby reducing the need for business travel.

To enhance operational sustainability, the Company has established a comprehensive procurement system focused on intelligent, energy-efficient, and environmentally friendly electrical products. Regular inspections are conducted to ensure optimal efficiency.

For example, instead of toner-based printing, the Company prioritises the procurement of environmentally friendly and energy-efficient ink printers that utilise simple, non-heating, non-contact technology. This low-heat approach significantly reduces daily office energy consumption.

Additionally, the Company consistently organises energy conservation and environmental protection training programs for employees, keeping track on consumption levels, fostering awareness and encouraging sustainable practices. Employees are also motivated to purchase eco-friendly products and adopt energy-saving habits in their daily lives.

Water Conservation (Progress : Continuous Management)

The Company sources water from local suppliers. During the Reporting Period, we did not encounter any difficulties in sourcing water. We are committed to proactive water conservation and have implemented various measures, including:

- Displaying clear signage to remind employees of the importance of water conservation; and
- Promptly addressing leaking faucets.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Reducing Emissions (Progress : Continuous Management)

The operation of our facilities indirectly generates GHG emissions through electricity consumption. In 2025, the Company continued implementing targeted measures to minimise energy wastage from lighting, computers, and central air-conditioning within office spaces. These measures include:

1. Lighting Efficiency – Employees are required to turn off lights when leaving their work area for more than 10 minutes.
2. Equipment Shutdown – Employees must ensure that computers are shut down, air conditioners and lights are switched off after office hours.
3. Automated Power Management – The Company has installed automatic power control sockets to disable power supply to non-essential equipment, such as internal network switches and internet routers, outside of working hours.

The Company remains committed to resource conservation and environmental protection, recognising these efforts as both a corporate social responsibility and an obligation to contribute to a greener community for property owners and stakeholders.

Sustainable Paper Use (Progress : Continuous Management)

Ensuring sustainable paper utilisation is a pivotal aspect of our operations. We prioritise sourcing paper exclusively from suppliers who uphold a "Zero Deforestation Commitment," advocating for responsible forest management and yielding long-term environmental and communal benefits. In 2025, 100% of the paper procured was sourced from such suppliers, continuing our unwavering commitment from the preceding year.

Furthermore, we are dedicated to maximising paper efficiency and convenience for all stakeholders. This dedication is exemplified through the provision of paperless billing alternatives, alongside the implementation of intelligent printing practices for our workforce. Concurrently, we actively engage in paper recycling initiatives as part of our sustainability efforts.

Our strategies encompass stringent guidelines, such as restricting paper document printing to essential cases only. When printing is indispensable, we strongly advocate for double-sided printing to optimise paper usage. We also encourage the reuse of paper as scratch paper wherever feasible.

To ensure comprehensive paper management, we have established office paper handling protocols, standardised employee guidelines for paper conservation, and conduct regular assessments of our company-wide paper consumption to monitor and enhance our paper usage practices.

Printing paper consumption

Year	Printing Paper Consumption (A4 Sheets)
2025	7,477
2024	8,286

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Managing Information Technology Equipment (Progress : Continuous Management)

The responsible use and disposal of IT equipment, including computers and servers, form a core aspect of our sustainability initiatives. Throughout the life cycle of IT hardware — from production to usage and eventual disposal — various social and environmental impacts can arise.

Our company is dedicated to extending the lifespan of IT equipment by actively seeking opportunities to refurbish and redeploy assets internally whenever feasible. In cases where internal reuse is not viable, we collaborate with our suppliers to recycle materials or donate equipment to non-profit organisations. It's essential to note that all IT equipment refurbished, recycled, or donated adheres strictly to our rigorous data privacy standards.

Furthermore, we are committed to developing standardised intelligent office control solutions for managing electric lights, air conditioners, and other equipment. These solutions are designed to minimise power wastage, promote energy efficiency, and ensure the safety and comfort of our office environment. These initiatives underscore our ongoing commitment to sustainable practices and environmental stewardship.

Tackling Climate Change (Progress : Continuous Management)

The Company is fully aware of the impact of climate change on the planet and recognises the associated risks, including the intensification of severe weather events and transition challenges such as the shift toward a low-carbon economy, evolving environmental regulations, and adjustments to investment strategies. In response, the Company proactively addresses these risks while seizing opportunities to develop innovative and sustainable business practices. To mitigate climate-related risks, the Company implements the following measures:

1. Enhancing indoor greenery by increasing the number of plants in office spaces to improve air quality.
2. Promoting a paperless office by reducing printer usage and minimising paper consumption, thereby lowering GHG emissions.

Please refer to the section “Climate-related Issues” for more detailed discussion.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Climate-related Issues

The Company attaches great importance to the risks and opportunities arising from climate change. We also closely monitored the latest global and local climate policy developments and have incorporated climate risk considerations into the governance agenda. We have taken proactive measures to enhance climate-related disclosure with reference to the 4 core pillars: (i) Governance; (ii) Strategy; (iii) Risk Management; and (iv) Metrics and Targets.

Governance of climate-related matters follows the Company's overall ESG governance framework. Under this framework, the Board holds ultimate responsibility and oversight to ensure that all climate-related strategies and actions are aligned with the Company's long-term development goals. The management, who is responsible for the day-to-day implementation and monitoring, reports to the Board timely on sustainability matters, covering climate-related issues, risks, opportunities and tradeoff, the integration of climate considerations into strategy, major transaction decisions, risk management processes and related policies, and climate target implementation. We endeavour to reduce our environmental footprint and promote responsible resource use through internal office guidelines. The staff is also encouraged to attend trainings and seminars on climate and ESG-related topics to equip them with appropriate skills and competencies and develop further. The Company will explore the feasibility of enhancing its remuneration policies and has not yet incorporated climate-related performance indicators into such policies.

In response to government policies and global goals related to climate-related issues, the Company is actively enhancing its analysis of relevant risks and opportunities with reference to industry practices, availability of reliable data, costs and macro-environments. During the Reporting Period, we identified and reviewed physical risks, transition risks, and potential opportunities associated with climate change, considering evolving climate trends.

Our Climate-Related Risk Management Process

Identify Risks	Physical Risks (Acute): Rainstorm, Flooding, Typhoon, Landslide, Heatwave Physical Risks (Chronic): Prolonged extreme weather Transition Risks: Policy, Technology, Market, Reputation
Evaluate Risks	Analyse climate change scenarios Evaluate impacts of physical and transition risks on business over short, medium and long term
Manage Risks	Develop and implement climate risk response strategies and mitigate risks
Monitor Risks	Monitor and report risks using appropriate metrics and targets

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

To evaluate the potential impacts of climate change on our business, we undertook a scenario analysis leveraging climate pathways developed by the globally recognised institution, the Intergovernmental Panel on Climate Change (IPCC). The scenario analysis* employed two separate sets of models, the Representative Concentration Pathways (RCP) and Shared Socioeconomic Pathways (SSP). These scenarios focused on physical risks and transition risks, allowing us to accurately address distinct drivers of risks. The insights from this assessment have greatly shaped our climate strategy, allowing us to identify critical risks and develop action plans that strengthen our long-term resilience. It also provides a basis for timely (at least annually) strategic decision-making and risk management. The followings are our assessment scenarios:

Physical Risks Scenarios

IPCC Scenario	RCP 2.6	RCP 8.5
Projected Temperature Rise Above Pre-Industrial Levels by 2100	Around 1.5°C	3°C to 4.5°C
Scenario Description	This low GHG emissions scenario entails a substantial shift towards renewable energy, enhanced energy efficiency, and carbon capture technology, resulting in less frequent and less severe extreme weather events.	A high GHG emissions pathway, characterized by rising fossil fuel use, minimal technological advancement, and weak climate policy intervention, leading to more frequent and severe extreme weather events.
Risks Assessed	Acute Risks: • Rainstorm • Flooding • Typhoon • Landslide • Heatwave Chronic Risks: • Prolonged extreme weather	

Climate-Related Physical Risks Under Different Scenarios

In the short to medium-term, both acute and chronic risks present low to medium risks to the Company. As we have no outdoor operations and we do not require transportation of supplies in our business, we may only need limited resilient strategies in our business at present. However, in the long-term, rainstorm, typhoon, landslide and flooding are expected to pose high risk to our business under both scenarios, and heatwave under RCP 8.5 scenario will be at high risk. This increase in risk level necessitates proactive measures to mitigate potential risks across our operations in the future.

* Represent a balanced set of science-based pathways that contrast between the best-case and worst-case scenarios, to systematically assess the potential impacts of climate change on our business operations, daily activities, and financial performance under different scenarios. The scenarios were for stress test purpose and were not intended to be predictions of the future giving the uncertainties involved.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Short-term	Up to 2030	Medium-term	2031-2040	Long-term	2041-2050
	Low Risk		Medium Risk		High Risk

Physical Risks	Potential Operational and Financial Impact	RCP 2.6			RCP 8.5			Resilient Strategies
		Short-Term	Medium-Term	Long-Term	Short-Term	Medium-Term	Long-Term	
Acute Risks								
Heatwave	<ul style="list-style-type: none"> Higher electricity cost due to increased cooling demand Potential impact on the financial performance and asset values of investee companies operating in vulnerable regions 							<ul style="list-style-type: none"> Establish contingency measures and plans to minimise operational risks Emergency arrangements in place for typhoon and black rain warnings Establish extreme weather policies to ensure the safety of our employees Make use of technology for offsite working
Rainstorm, typhoon, landslide and flooding	<ul style="list-style-type: none"> Disruption to business operations due to office closure or transportation disruptions Risk to employee safety during extreme weather events 							
Chronic Risks								
Prolonged extreme weather	<ul style="list-style-type: none"> Higher electricity cost due to cooling demand Long term changes in climate patterns may affect or make certain industries vulnerable, leading to an adverse impact on the asset value of investee companies 							<ul style="list-style-type: none"> Upgrade to energy-efficient equipment and practices Incorporate risk assessment of investee companies for vulnerability to long-term temperature rise


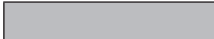

Transition Risks Scenarios


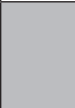

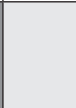





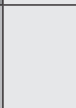
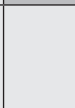




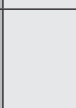
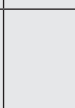

IPCC Scenario	SSP 1-2.6	SSP 5-8.5
Projected Temperature Rise Above Pre-Industrial Levels by 2100	Around 1.5°C	3°C to 4.5°C
Scenario Description	It emphasizes clean technology and sustainable agriculture, with global governments cooperating and implementing strong climate policies to reduce GHG emissions. This scenario also features inclusive economic growth, reduced inequality, and improved education and health outcomes.	It represents a fragmented world with little cooperation in global climate policy. Climate policies are minimal and economies continue to rely on fossil fuels leading to high GHG emissions. Socioeconomic inequality widens with disparities in access to technology and resources between and within countries.
Risks Assessed	• Technology risk • Policy risk • Reputation risk • Market risk	

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Climate-Related Transition Risks Under Different Scenarios

Category	Specific Description
Policy	Governments, regulators, and stock exchanges around the world have been formulating laws and regulations to reduce GHG emissions, enhance ESG practices and climate-related disclosures. The Hong Kong Institute of Certified Public Accountants and the Hong Kong Stock Exchange have issued standards and code respectively for listed companies to follow.
Technology	Transition to low carbon technology.
Market	Investors and shareholders change preference to sustainable greener investments.
Reputation	Investors and shareholders concern in ESG performance rating and compliance.

Short-term	Up to 2030	Medium-term	2031-2040	Long-term	2041-2050
	Low Risk		Medium Risk		High Risk

Transition	Potential Operational and Financial Impact	SSP 1-2.6			SSP 5-8.5			Resilient Strategies
		Short-Term	Medium-Term	Long-Term	Short-Term	Medium-Term	Long-Term	
Policy	<ul style="list-style-type: none"> Increase compliance costs as a listed company, (e.g. professional fees and manpower for reporting, etc.) 							<ul style="list-style-type: none"> Enhance the Company's risk management system and relevant internal control policies and procedures Provide training to staff on compliance and regulatory requirements
	<ul style="list-style-type: none"> Implementation of stricter environmental regulations (e.g. carbon pricing, emissions targets) may impose additional costs or affect the viability of investments in high-emission sectors 							
	<ul style="list-style-type: none"> Legal consequences and legal costs for non-compliance with relevant laws and regulations 							

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Transition	Potential Operational and Financial Impact	SSP 1-2.6			SSP 5-8.5			Resilient Strategies
		Short-Term	Medium-Term	Long-Term	Short-Term	Medium-Term	Long-Term	
Technology	<ul style="list-style-type: none"> Incremental costs to upgrade to low-carbon equipment and appliances 							<ul style="list-style-type: none"> Provide staff training to ensure compliance with evolving regulations Keep the management informed of technology advancements in low GHG emissions equipment
Market	<ul style="list-style-type: none"> Less market demand for high carbon emissions companies may lead to lower liquidity, making it more difficult to sell such investee companies without incurring loss 							<ul style="list-style-type: none"> Diversify investments across various sectors to reduce exposure to specific risks associated with market risks of climate transition Collaborate with investee companies to encourage sustainable business models Integrate climate change factors into investment evaluation to prioritise sustainability
	<ul style="list-style-type: none"> Impact on returns from high carbon emissions companies compared to investee companies that have strategies to address climate change 							
	<ul style="list-style-type: none"> Increase time and costs on data collection, climate-related analysis, and portfolio restructuring including shift from traditional investments to greener investment portfolio 							
Reputation	<ul style="list-style-type: none"> Deteriorate reputation due to low ESG rating or failure to meet investors' expectation regarding climate-related sustainability efforts and disclosure 							<ul style="list-style-type: none"> Transparently communicate climate-related risk management strategies with investors and other stakeholders to build trust and support

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Climate-Related Opportunities Under Different Scenarios

Short-term	Up to 2030	Medium-term	2031-2040	Long-term	2041-2050
	Low Opportunities		Medium Opportunities		High Opportunities

Opportunities	Potential benefits	SSP 1-2.6			SSP 5-8.5			Our Responses
		Short-Term	Medium-Term	Long-Term	Short-Term	Medium-Term	Long-Term	
Transition to low-carbon technology	<ul style="list-style-type: none"> More investment opportunities for investing in companies engaged in low carbon investment technology 							<ul style="list-style-type: none"> Keep up to date on the technology and trend in the carbon reduction industry
Entering Green products/investment market	<ul style="list-style-type: none"> Increase revenue streams by investing in new markets for green products and green investment 							<ul style="list-style-type: none"> Follow market trends, regulations, and technological advancement in sustainability Incorporate more comprehensive evaluation of climate-related information of investee companies in mid-to-long-term Investigate on investments in green companies and projects
Investors' concern over ESG performance	<ul style="list-style-type: none"> Increase investors' confidence by enhancing the Company's ESG ratings and reputation Lower cost of capital with the recognition from investors 							<ul style="list-style-type: none"> Enhance the Company's ESG governance, practices, and reporting in medium and long-term

Notes

- 1 Based on reasonable and supportable information available without undue cost or effort.
- 2 Financial impacts include current and anticipated impacts on financial position, financial performance, cash flows, access to finance as cost of capital. The level of measurement uncertainty involved is relatively high that the resulting quantitative information may not be useful. No significant risk of a material adjustment within the next annual reporting period.
- 3 Reasonable and supportable information of the amount and percentage of assets or business activities vulnerable to climate-related transition and physical risks and opportunities was not available.
- 4 Internal carbon pricing is currently not applied in our decision-making and it is not considered directly applicable to our current business operations. Balancing the cost against returns, we will explore the feasibility of purchasing carbon credits to offset GHG emissions.
- 5 We have also not yet set aside a sum for capital expenditure, financing or investment deployed towards climate-related risks and opportunities due to our business nature.

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The assessment results indicate that current climate risks have not posed very significant impact on the Company's business or value chain. Considering the long-term effects and inherent uncertainties of climate change, we will continue to monitor and explore various opportunities that climate change may bring. Despite our investment and office-based business nature, the Company is committed to taking responsibility for climate resilience. In management, the Company continues to track market trends and shifts, adjusting resource allocations and investment strategies in a timely manner based on actual conditions. We maintain close monitor on our investment portfolio and assess potential climate risks. We will take into account the climate and ESG-related issues as one of the investment decision factors and we are ready to capture green development opportunities. Through the climate-related analysis, the Company shall respond proportionately to evolving climate-related risks and opportunities while supporting long-term resilience, balancing the costs against returns.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

SOCIAL RESPONSIBILITY

Employment

The Company has strictly complied with relevant employment and labour standard and practices and there was no material non-compliance event in 2025.

Working Environment

In addition to air purification measures such as regular cleaning of the air-conditioning dust filter of the office, bamboo charcoal sheets were placed behind the corporate culture placards in office. This reflects the Company's inspirational culture while achieving air purification and employee care.

The integration of air purification and corporate cultural work is the innovation of this social responsibility fulfillment, so that social responsibility is not just a concept, but closely integrated with each employee's work.

Workforce, Recruitment, Promotion and Management

The Company has prepared a set of staff recruitment standards and position manuals, and recruited staff according to personal capability, experience and characters of candidates. Without unfair discrimination, the Company recruits, trains and promotes talents regardless of their gender, age, family status and religious belief. The Company offers equal opportunities, including recruitment and promotion, to all employees and job applicants. The Personnel Department handles the departure and dismissal process in accordance with internal procedures and relevant laws.

In 2025, the Company recruited talents mainly through the Company's website and third party online recruitment platforms which allowed effective sharing of information on candidates and enhanced recruitment efficiency.

As at 31 December 2025, the Company had a total of 11 (2024: 16) staff, including full time employees and directors. The Company has a diverse workforce in terms of gender and age, providing a variety of ideas and levels of competencies which contribute to the Company's success.

	Notes	Gender		Age Group			Area	
		Male	Female	20 to 50	51 to 60	Above 60	Hong Kong	Mainland China
Staff number	1	6	5	6	3	2	9	2
Staff turnover rate	2	43%	67%	78%	40%	0%	64%	0%

Notes:

1 All staffs are full-time.

2 The calculation formula is as follows:

$(1 - \text{Employees who stayed for the entire period} / \text{Number of employees at the start of the period}) \times 100\%$

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The chief executive of the Company oversees the operation of the Company with the support of the department heads of the personnel, business, finance, investment, administration, project, legal and media departments.

The Company has the Personnel Department/Business Department. Its daily responsibility includes personnel recruitment, personnel management, business implementation and work follow-up.

The Company has the Finance Department/Investment Department. It is mainly in charge of bookkeeping and accounting jobs. Its daily responsibility includes handling bills and payment and asset management.

The Company has the Administration Department/Project Department. It is mainly in charge of administration and project jobs. Its daily responsibility includes property management, propagating information, guest reception and asset management.

The Company has the Legal Department/Media Department. It is mainly in charge of internal control and legal jobs. Its daily responsibility includes company registration, due diligence, legal opinion and litigation management together with public relationship management.

Remuneration and Benefits

The Company is dedicated to employee development by providing them with incentives based on their performance and contribution.

The Company has a fair and open incentive award scheme whereby the remuneration structure and package will be reviewed annually and the performance will be reviewed monthly to ensure the remuneration is fair and competitive. The Company provides Mandatory Provident Fund and accident insurance for all employees. The employees can also enjoy discounts on various products and services provided by the Company's business partners, including welfare plan in the Common Prosperity Platform, in order to enhance employee's sense of belonging to the Company. During the year, the Company participated in the MPFA's 2024-25 "Good MPF Employer" Award Scheme and received the honoured award.

To reflect the working performance of each department, the Company has set up performance evaluation guideline for employees. The bonus will be based on the employees' performance and the Company's business results. Through the performance evaluation guideline, the Company hopes to incentivise the employees to gain profits with integrity by taking active initiative in their work.

The Company adheres to the people-oriented employment policy by highly appreciating the staff as its most valuable assets and the vitality of enterprises. The Company encourages employees to obtain professional qualifications by providing necessary subsidies and allowances to employees to enhance their personal development, to further develop their working capability and then to be entitled competitive remuneration and benefits.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Health and Safety

The Company has adopted a people-oriented principle and has endeavoured to maintain a healthy and safe workplace for its employees. As an investment company, the Company has a low safety risk profile, but potential injury hazards from slips, trips and falls for staffs remain. The Company therefore gives great importance on the issue of health and safety.

There were no work-related fatalities in the Company in each of the past three years including 2025. There was no case resulted in lost days of any employee due to work injury. The Company places much emphasis on safe and healthy work for employees. The Company always endeavors to build up a healthy and comfortable working environment.

The Company has arranged the Administration Department to be responsible for the management of all kinds of safety accidents. The Administration Department is responsible for monitoring health and safety performance, and reporting to the senior management of the Company on hazardous and unsafe practices in a timely manner. Once a health and safety incident happens, the Administration Department would be informed immediately to take all necessary actions. After investigation, all employees will be informed the reason leading to this accident. Relevant safety precautions will be taken timely with the aim to eliminate potential safety hazards. The Company emphasises safety awareness and enhances emergency response and self-rescue capacity among employees. The Administration Department has always kept alert to monitor and examine the implementation of health and safety regulations, with a view to maintain a better work safety protection and environment.

The Company has strictly complied with applicable laws and regulations and there was no material non-compliance event in 2025.

Development and Training

The Company focuses on reserving talents and promoting their development. The Company organises weekly one-hour internal training for all employees. Training was charged by the department managers and/or directors, with over 50 training hours in 2025 covering all important aspects of the business of the Company. Nearly 100% of all employees had joined in the weekly internal training in 2025. The Company made active progress in terms of talents pooling and promotion of their development, building up a training strategy as the catalyst of further development. Training efficiency was greatly enhanced as regular training subjects were implemented in the afternoon of every Friday meeting so that all employees can participate the training courses and discuss the topics in depth openly.

1. Every week, one department will be responsible for the training topics and contents. Every employee would act as tutor.
2. The training topics are discussed and confirmed in the regular management meeting of the Company on every Monday.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Labour Standards

The Company always upholds core principles of fairness and compliance, and its personnel policies, salaries and benefits and business operation are in full compliance with Hong Kong laws and ordinances as well as industry standards. The Company has formulated transparent recruitment rules to provide equal employment opportunities and create a fair and harmonious working environment. The Company provides rest periods and stipulates working hours according to the relevant laws and industry standards. Moreover, the Company bases its welfare policy upon Hong Kong regulations for ensuring that female employees are entitled to their legitimate rights and interests including maternal leave and breastfeeding leave, and in combination with strict workplace code of conduct, to eliminate gender discrimination and other injustices.

We carefully verify employees' ages against identification documents to prevent the hiring of underage workers. The Company's employment policy is in full compliance with the Employment Ordinance (CAP 57), the Mandatory Provident Fund Schemes Ordinance (CAP 485), the Race Discrimination Ordinance (CAP 602), the Sex Discrimination Ordinance (CAP 480), the Disability Discrimination Ordinance (CAP 487), the Family Status Discrimination Ordinance (CAP 527) in Hong Kong, stipulating the code of conduct for the management in recruiting employees and entering into employment contracts to ensure lawful employment, and forbidding recruitment of child labor, forced labor and other illegal acts. If any case of child labour or forced labour is discovered, the Company will take appropriate actions in accordance with the laws. The Personnel Department also keeps abreast of relevant laws and regulations.

Promote employees' legal responsibilities and enhance legal awareness

The Company has conducted its annual update of the legal responsibilities learning materials regarding employee misconduct. These materials cover cases in Hong Kong and mainland China where employees violate employment agreements or relevant laws and regulations, as well as the legal responsibilities that employees should bear for their breach of contract or unlawful actions. The updated learning materials will be provided to employees of the Company and its invested companies in mainland China, aiming to enhance awareness among employees in different regions regarding fulfilling employment contracts and complying with the law.

Supply Chain Management

The Company adopts a personalised approach to build long-term relationships with its cooperative suppliers.

To regulate procurement activities, enhance the efficiency and effectiveness of procurements and promote fair transactions, the Company implements an open and transparent policy of selecting products and services suppliers. For example, before purchase of office utilities, the responsible staff will contact with at least three suppliers at the same time with the same requirements, and make competitive negotiation and bidding. Our supplier selection is based on a comprehensive evaluation that goes beyond pricing. Key factors such as product and service quality, environmental and social risks, environmental friendly, reliability, and suitability are integral to our decision-making process. In addition, in daily business, the Company performs continuous training and assessment on the compliance of its merchandisers to the work standards set out on the management manual, procedural documents and ethical codes.

On the other hand, for upholding the principle of professionalism, the Company subcontracted some specialised works, including important legal issues, compliance, security and cleaning, to professional third-party enterprises. These cooperating parties constitute key part of the Company's business chain. The Company selects the subcontractors based on value includes service capabilities, experiences, personnel management skills and specialised equipment. The Company will assess sub-contractors' service performance in accordance with problem-solving skills and work efficiency. Furthermore, the Company adopted a series of measures, to ensure that the sub-contractors do not violate human rights or be not against the legitimate rights of workers. In 2025, the Company engaged about 11 (2024: 10) main professional service providers in Hong Kong.

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Product Responsibility

Given that the Company is engaged in the investment business, we consider that product responsibility, including quality assurance and product recalls, does not apply to the Company.

Privacy Protection

The Company attaches great importance to the protection of personal data and the use of personal information is strictly limited. We have taken measures to strengthen the secure storage and access restrictions of personal privacy to avoid leakage of personal data.

The Company complies with the Personal Data (Privacy) Ordinance (Cap 486) and relevant laws and regulations, and no non-compliance occurred in 2025.

Protecting Intellectual Property Rights

The Company respects Intellectual Property Rights ("IPR") of other parties and requires its suppliers to ensure that all products and services would not infringe any third parties' IPR.

Anti-Corruption

The Company lists the Code of Conduct into the Employees Handbook, and makes a set of internal control policies and measures in order to prevent corruption and deception, which are supervised and implemented by the Personnel Department. The Personnel Department is directly under the leadership of the Directors aim for maintaining a fair, open and transparent environment for business operations without corruption or deception.

During the year, the Company sent staff to seminar on "Bribery and Anti-Corruption". The purpose of the seminar was to provide relevant training to employees, emphasising the importance of integrity in work behaviors and encouraging them to practice it actively. A summary of the seminar presentation was also available to the staff and the director.

Meanwhile, the Company clarifies its determined stance on fighting against corruption and deception to all employees, suppliers and business partners. Appropriate binding terms have been introduced into the respective contracts so as to ensure the relevant parties act under the Company's requirement. The Personnel Department conducts separate supervision until the general mechanism is perfect.

In addition, having discovered any suspicious behavior, employees could report to the relevant business department, or the Personnel Department or management of the Company. The Company provides anonymous reporting channels.

The Company always remains vigilant of bribery, extortion, fraud and money laundering, and keep on exploring effective policies to constrain its staff and business partners. The Company will optimise its internal control system by means of continuous study and exploration. Special events will be held regularly for experience summarization.

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From the perspective of daily operations of the company, the Company organically integrates anti-corruption awareness with daily work, strengthen by requiring all employees to sign and receive the “the Employee’s Handbook” containing anti-corruption measures, enhance recognition of anti-corruption, and promote anti-corruption works, such as:

- Compare prices of at least three vendors for hotel and travel expense
- Compare prices of at least three vendors for fixed assets
- Multiple reviews of internal control procedures to prevent corruption
- Regular anti-corruption training courses

In 2025, there were no concluded legal cases regarding corrupt practices against our employees or the Company.

SOUND GOVERNANCE

Accountability of Management

High ethical standards is what the Company consistently adheres to. To satisfy the expectation of shareholders, regulators and others, the Company clearly promotes sound governance, emphasises on strong leadership and well management that properly incentivises appropriate behaviors.

The senior management of the Company is responsible for developing company’s strategic direction and overseeing execution, while the Board of Directors are in charged of oversight of management’s performance.

Our Directors bring a strong combination of experience and expertise to their role. The Board has been engaged with management on the importance of strong corporate standards, working together to emphasise the Company’s commitment to doing the right things.

Our annual report contains detailed information about the members of our Board, including the Director biographical information and the Board’s role in risk management oversight.

Independence of Board of Directors

Board independence is essential to effective governance. An independent Board serves the interests of shareholders by effectively carrying out its fundamental obligation of oversight of management. Three of our five Board members and each of the members of Audit Committee are independent directors, and the majority of the Nomination Committee and Remuneration Committee are independent directors, complying with the standards established by the Hong Kong Stock Exchange and the firm’s independence standards.

For more information, please refer to the “Corporate Governance Report” of this annual report.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

COMMUNITY

Community Investment

The Company has been adhering to the tradition of charity care and enthusiasm for public welfare, actively fulfilling its corporate social responsibility, taking responsibility for consumers, communities and the environment while encouraging profitability and taking legal responsibility for shareholders and employees and encouraging employees to participate in different charity activities, corporate social responsibility as an important part of sustainable development of the Company.

The Company encourages colleagues to donate used clothes to non-profit organizations. Nevertheless, the Company introduced its employees to a city-wide recycling network called "Green@Community," which has established over 100 recycling stations for items such as paper, metal, plastic, and e-waste. The Company encourages staff to contribute to this initiative by delivering recyclable items to these stations and fostering good habits of waste classification and resource recycling in both work and daily life.

In addition to raising employees' environmental awareness through social responsibility activities, the Company has always operated with an environmentally friendly approach. This includes prioritising sustainable and eco-friendly products when purchasing office supplies, procuring electronics with warranties, and advocating for paperless offices. The Company remains committed to fulfilling its environmental responsibilities through tangible actions, fostering sustainable development collectively.

PROSPECTS

Recognising its role within the broader societal framework and the natural environment, the Company is committed to integrating social responsibility into its corporate culture. To this end, the Company will:

- Focus on sustainable development, proactively addressing future opportunities and challenges while fostering collaborative relationships with all stakeholders.
- Uphold ethical business practices by opposing commercial bribery, unfair competition, and fraud, and by cultivating partnerships grounded in trust, honesty, transparency, and integrity.
- Adopt low-carbon production strategies in alignment with global energy conservation and emission reduction trends, aiming to save energy, minimise consumption, and mitigate emissions while actively responding to climate change.
- Foster a diverse workforce and encourage employees to recognise and prioritise the relationship between the Company and society in their daily activities.
- Extend support to the community through charitable contributions.
- Conduct thorough compliance audits of partners and emphasis the significance of social responsibility across all partnerships.

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APPENDIX I: ENVIRONMENTAL DATA

Indicator	Notes	Unit	Total		Intensity (Per Person)	
			2025	2024	2025	2024
Hazardous Waste	1		N/A	N/A	N/A	N/A
Non-hazardous Waste	2		N/A	N/A	N/A	N/A
Energy Consumption						
Purchased electricity		KWh	5,980	6,080	544	380
Water Consumption	3		N/A	N/A	N/A	N/A
Emissions	5					
GHG emissions	6					
• Direct emission (Scope 1)	7	CO ₂ e (kg)	–	–	–	–
• Energy indirect emission (Scope 2)	8	CO ₂ e (kg)	3,588	4,013	326	251
• Other indirect emissions (Scope 3)	9	CO ₂ e (kg)	1,449	155	132	10

Notes

- Due to our business nature, we were not aware of any significant generation of hazardous waste and did not consume any packaging material during the Reporting Period.
- Non-hazardous waste primarily consists of general refuse. Data was excluded as individual occupant was not provided by the respective building management. For printing paper consumption, please refer to the "Sustainable Paper Use" Section.
- Data of water consumption was excluded as sub-meter for individual occupant was not provided by the respective building management and accordingly we have not set specific water efficiency targets. In 2025, we have purchased 80 drinking water coupons (2024: 100), each can be exchanged to distilled water of 18.9 Litre. Our staff will continue to avoid the waste of drinking water.
- The Company's business activities do not present substantial risks regarding air pollution or hazardous waste generation and accordingly we have not set up specific targets for these aspects.
- The Company's business scope does not involve production activities. The air emissions of NOx, SOx, and other pollutants are insignificant in relation to our business operations.
- In accordance with The Greenhouse Gas Protocol – A Corporate Accounting and Reporting Standard (2004), Scope 1 direct emissions are resulted from operations that are owned or controlled by the Company, Scope 2 indirect emissions are resulted from the generation of purchased or acquired electricity, heating, cooling, and steam consumed within the Company, while Scope 3 other indirect emissions are occurred in the Company's value chain.
- Due to our business nature, we have no direct emissions.
- Using the emission factor stated in the 2024 Sustainability Reports of The Hong Kong Electric Co. Ltd., in which the amount of carbon emissions per kWh is 0.60 kg CO₂-e (2024: 0.66).

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9 Details of the calculation of Scope 3 emissions are:

Scope 3 Category	Included in calculation	Remarks
Category 1 – Purchased Goods and Services	No	No reliable and reasonable data from suppliers without undue cost or effort is available
Category 2 – Capital goods	No	The Company did not acquire significant capital goods during the Reporting Period.
Category 3 – Fuel – and energy-related activities	No	The emissions from the combustion of electricity consumed by the Company have been included in the emissions of Scope 2.
Category 4 – Upstream transportation and distribution	No	The Company did not purchase products from trade suppliers.
Category 5 – Waste Generated in Operations	Yes	Emissions from paper waste disposed at landfills. Using the emission factor stated in the Guidelines to Account for and Report on Greenhouse Gas Emissions and Removals for Buildings (Commercial, Residential or Institutional Purposes) in Hong Kong of the Environment and Ecology Bureau and the Electrical and Mechanical Services Department, in which the amount of carbon emissions is 3.72 kg CO ₂ e/kg.
Category 6 – Business Travel	Yes	Emissions from air travel of employees for business-related activities. Using the emission factor stated in the IATA Recommended Practice-RP 1726 Per-Passenger CO ₂ Calculation Methodology, in which the amount of the carbon emissions is 0.15 kg CO ₂ e/km/person.
Category 7 – Employee Commuting	No	No reliable data in relation to the transportation of employees between their homes and office is available due to mixed modes of transport used.
Category 8 – Upstream Leased Assets	No	Emissions from electricity use by office have been included in the emissions of Scope 2.
Category 9 – Downstream transportation and distributions	No	The company made no product sales
Category 10 – Processing of sold goods	No	The company made no product sales
Category 11 – Use of sold products	No	The company made no product sales
Category 12 – End-of-life treatment of sold products	No	The company made no product sales
Category 13 – Downstream leased assets	No	The Company does not have any assets leased to other organization
Category 14 – Franchises	No	The Company does not own any franchising business
Category 15 – Investments	No	No reliable and reasonable data from investee companies without undue cost or effort is available.

With reference to Hong Kong's Climate Action Plan 2050, we endeavour to support the decarbonization and transition to a low-carbon economy. In this context, based on various aforementioned means, we intend to lower our electronic energy consumption in our office. As an investment company, we consume inconsiderable amount of energy, electricity and water, and our paper waste is limited. Our air and GHG emissions are also not significant. Hence, we have not set specific environmental and climate-related targets while we remain committed to implementing sustainable practices and initiatives that support broader decarbonisation efforts. No revisions have been made during the Reporting Period. Considering the fact that no target has been set, it is not necessary to have validation by a third party. Through the lower electronic energy consumption, we expect the GHG emissions can be correspondingly reduced.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

APPENDIX II: HONG KONG STOCK EXCHANGE ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORTING CODE INDEX

Specific content	Relevant chapter
Mandatory disclosure requirements	
Governance structure	APPROACH, GOVERNANCE AND STRATEGY
Reporting principle	APPROACH, GOVERNANCE AND STRATEGY
Scope of reporting	APPROACH, GOVERNANCE AND STRATEGY
A. Environmental	
Aspect A1: Emissions	
General disclosures	FRIENDLY ENVIRONMENT
KPI A1.1	APPENDIX I – ENVIRONMENTAL DATA
KPI A1.3	APPENDIX I – ENVIRONMENTAL DATA
KPI A1.4	APPENDIX I – ENVIRONMENTAL DATA
KPI A1.5	APPENDIX I – ENVIRONMENTAL DATA
KPI A1.6	APPENDIX I – ENVIRONMENTAL DATA
Aspect A2: Use of resources	
General disclosures	FRIENDLY ENVIRONMENT
KPI A2.1	APPENDIX I – ENVIRONMENTAL DATA
KPI A2.2	APPENDIX I – ENVIRONMENTAL DATA
KPI A2.3	APPENDIX I – ENVIRONMENTAL DATA
KPI A2.4	APPENDIX I – ENVIRONMENTAL DATA
	FRIENDLY ENVIRONMENT – Water Conservation
KPI A2.5	APPENDIX I – ENVIRONMENTAL DATA
Aspect A3: The Environment and natural resources	
General disclosures	FRIENDLY ENVIRONMENT
KPI A3.1	FRIENDLY ENVIRONMENT

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Specific content	Relevant chapter
B. Social	
Aspect B1: Employment	
General disclosures	SOCIAL RESPONSIBILITY – Employment
KPI B1.1	SOCIAL RESPONSIBILITY – Workforce, Recruitment, Promotion and Management
KPI B1.2	SOCIAL RESPONSIBILITY – Workforce, Recruitment, Promotion and Management
Aspect B2: Health and safety	
General disclosures	SOCIAL RESPONSIBILITY – Health and Safety
KPI B2.1	SOCIAL RESPONSIBILITY – Health and Safety
KPI B2.2	SOCIAL RESPONSIBILITY – Health and Safety
KPI B2.3	SOCIAL RESPONSIBILITY – Health and Safety
Aspect B3: Development and training	
General disclosures	SOCIAL RESPONSIBILITY – Development and Training
KPI B3.1	SOCIAL RESPONSIBILITY – Development and Training
KPI B3.2	SOCIAL RESPONSIBILITY – Development and Training
Aspect B4: Labour standards	
General disclosures	SOCIAL RESPONSIBILITY – Labour Standards
KPI B4.1	SOCIAL RESPONSIBILITY – Labour Standards
KPI B4.2	SOCIAL RESPONSIBILITY – Labour Standards
Aspect B5: Supply chain management	
General disclosures	SOCIAL RESPONSIBILITY – Supply Chain Management
KPI B5.1	SOCIAL RESPONSIBILITY – Supply Chain Management
KPI B5.2	SOCIAL RESPONSIBILITY – Supply Chain Management
KPI B5.3	SOCIAL RESPONSIBILITY – Supply Chain Management
KPI B5.4	SOCIAL RESPONSIBILITY – Supply Chain Management
Aspect B6: Product responsibility	
General disclosures	SOCIAL RESPONSIBILITY – Product Responsibility
KPI B6.1	SOCIAL RESPONSIBILITY – Product Responsibility
KPI B6.2	SOCIAL RESPONSIBILITY – Product Responsibility
KPI B6.3	SOCIAL RESPONSIBILITY – Protecting Intellectual Property Rights
KPI B6.4	SOCIAL RESPONSIBILITY – Product Responsibility
KPI B6.5	SOCIAL RESPONSIBILITY – Privacy Protection

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Specific content**Relevant chapter****Aspect B7: Anti-corruption**

General disclosures	SOCIAL RESPONSIBILITY – Anti-Corruption
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KPI B7.1	SOCIAL RESPONSIBILITY – Anti-Corruption
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KPI B7.2	SOCIAL RESPONSIBILITY – Anti-Corruption
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KPI B7.3	SOCIAL RESPONSIBILITY – Anti-Corruption
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Aspect B8: Community investment

General disclosures	COMMUNITY – Community Investment
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KPI B8.1	COMMUNITY – Community Investment
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KPI B8.2	COMMUNITY – Community Investment
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Specific content	Relevant chapter
Part D: Climate-related disclosure	
(I) Governance	FRIENDLY ENVIRONMENT – Climate-related Issues
(II) Strategy	20. Climate-related Risks and Opportunities
	21. Business Model and Value Chain
	22-23. Strategy and Decision-making
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INDEPENDENT AUDITOR'S REPORT



McMillanWoods

Professionalism at the forefront

TO THE SHAREHOLDERS OF CHINA INNOVATION INVESTMENT LIMITED

中國創新投資有限公司

(Incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the financial statements of China Innovation Investment Limited (the "Company") set out on pages 69 to 109, which comprise the statement of financial position as at 31 December 2025, and the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

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

BASIS FOR OPINION

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

INDEPENDENT AUDITOR'S REPORT

KEY AUDIT MATTER

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

Fair value measurement of equity investments at fair value through other comprehensive income

Refer to Notes 3, 4 and 17 to the financial statements.

The Company measured the amount of equity investments at fair value through other comprehensive income with the changes in fair value recognised in the other comprehensive income. This fair value measurement is significant to our audit because the balance of equity investments at fair value through other comprehensive income of approximately HK\$351,570,000 as at 31 December 2025 and the fair value changes of equity investments at fair value through other comprehensive income of approximately HK\$1,540,000 for the year then ended are material to the financial statements. In addition, the Company's fair value measurement involves application of judgement and is based on assumptions and estimates.

Our audit procedures included, among others:

- Assessing the competence, objective and integrity of the external valuer engaged by the Company;
- Obtaining the external valuation reports and discussing with the external valuer to challenge the valuation process, methodologies used and market evidence to support significant judgements and assumptions applied in the valuation model;
- Engaging independent competent expert to review the valuation process, methodologies used and market evidence to support significant judgements and assumptions applied in the valuation model prepared by the external valuer;
- Checking key assumptions and input data in the valuation model to supporting evidence;
- Checking arithmetical accuracy of the valuation model; and
- Assessing the disclosure of the fair value measurement in the financial statements.

INDEPENDENT AUDITOR'S REPORT

OTHER INFORMATION

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

Our opinion on the 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 financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the 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 AUDIT COMMITTEE FOR THE FINANCIAL STATEMENTS

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

In preparing the financial statements, the directors are responsible for assessing the Company'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 Company or to cease operations, or have no realistic alternative but to do so.

The Audit Committee assists the directors in discharging their responsibilities for overseeing the Company's financial reporting process.

INDEPENDENT AUDITOR'S REPORT

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the 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 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 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 Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company'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 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

INDEPENDENT AUDITOR'S REPORT

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

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

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the financial statements of the current period and is therefore the key audit matter. We describe this matter 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.

McMillan Woods (Hong Kong) CPA Limited

Certified Public Accountants

Chan Chun Sing

Audit Engagement Director

Practising Certificate Number P05537

24/F, Siu On Centre

188 Lockhart Road, Wan Chai

Hong Kong

24 March 2026

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2025

	<i>Notes</i>	2025 HK\$'000	2024 HK\$'000
Turnover	7	2,183,553	687,883
REVENUE	7	69,681	20,258
Other income	7	793	–
Administrative and other operating expenses		(13,908)	(14,434)
Share of result of an associate		157	(713)
Finance costs	8	(53)	(106)
PROFIT BEFORE TAX		56,670	5,005
Income tax expense	10	–	–
PROFIT FOR THE YEAR	11	56,670	5,005
OTHER COMPREHENSIVE INCOME (EXPENSE)			
<i>Item that will not be reclassified to profit or loss:</i>			
Fair value changes of equity investments at fair value through other comprehensive income		1,540	(9,962)
TOTAL COMPREHENSIVE INCOME (EXPENSE) FOR THE YEAR		58,210	(4,957)
EARNINGS PER SHARE	12	HK cents	HK cents
— Basic		0.443	0.039
— Diluted		N/A	N/A

STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

	<i>Notes</i>	2025 HK\$'000	2024 HK\$'000
NON-CURRENT ASSETS			
Property, plant and equipment	14	169	265
Right-of-use assets	15	440	1,321
Interest in an associate	16	–	11,887
Equity investments at fair value through other comprehensive income	17	351,570	200,259
Total non-current assets		352,179	213,732
CURRENT ASSETS			
Investments at fair value through profit or loss	18	135,686	86,251
Prepayments, deposits and other receivables	19	64,091	35,006
Cash and bank balances	20	139,086	213,589
Interest in an associate classified as held for sale	16	338,863 12,044	334,846 –
Total current assets		350,907	334,846
CURRENT LIABILITIES			
Other payables and accruals	21	101,691	4,486
Lease liabilities	22	474	907
Total current liabilities		102,165	5,393
NET CURRENT ASSETS		248,742	329,453
TOTAL ASSETS LESS CURRENT LIABILITIES		600,921	543,185
NON-CURRENT LIABILITY			
Lease liabilities	22	–	474
NET ASSETS		600,921	542,711
EQUITY			
Share capital	23	128,016	128,016
Reserves	24	472,905	414,695
TOTAL EQUITY		600,921	542,711

Approved by the Board of Directors on 24 March 2026 and are signed on its behalf by:

Xiang Xin
Director

Chan Cheong Yee
Director

STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2025

		Issued share capital	Share premium	Equity investment revaluation reserve	Share option reserve	Accumulated losses	Total equity
	<i>Note</i>	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
At 1 January 2024		128,016	655,342	(127,804)	8,822	(116,708)	547,668
Total comprehensive expense for the year		–	–	(9,962)	–	5,005	(4,957)
Lapsed share options	25	–	–	–	(8,114)	8,114	–
At 31 December 2024 and 1 January 2025		128,016	655,342	(137,766)	708	(103,589)	542,711
Total comprehensive income for the year		–	–	1,540	–	56,670	58,210
At 31 December 2025		128,016	655,342	(136,226)	708	(46,919)	600,921

STATEMENT OF CASH FLOWS

For the year ended 31 December 2025

	2025 HK\$'000	2024 HK\$'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before income tax	56,670	5,005
Adjustments for:		
Finance costs	53	106
Interest income	(2,880)	(2,890)
Dividend income from equity securities listed in Hong Kong	(3,159)	(4,736)
Share of result of an associate	(157)	713
Depreciation of property, plant and equipment	96	97
Depreciation of right-of-use assets	881	881
Net unrealised holding gains from investments at fair value through profit or loss	(5,916)	(127)
Net realised gains on disposal of investments at fair value through profit or loss	(57,726)	(12,505)
Operating cash flows before working capital changes	(12,138)	(13,456)
Change in investments at fair value through profit or loss	14,207	63,763
Change in prepayments, deposits and other receivables	(29,085)	124,467
Change in other payables and accruals	(2,566)	4,171
Cash (used in) generated from operations	(29,582)	178,945
Interest on lease liabilities paid	(53)	(106)
Net cash (used in) generated from operating activities	(29,635)	178,839
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	2,880	2,890
Dividend received from listed investments	3,159	4,736
Investment in equity investments at fair value through other comprehensive income	(50,000)	–
Investment in an associate	–	(12,600)
Net cash used in investing activities	(43,961)	(4,974)
CASH FLOWS FROM FINANCING ACTIVITY		
Repayment of principal of lease liabilities	(907)	(854)
Net (decrease) increase in cash and cash equivalents	(74,503)	173,011
Cash and cash equivalents at beginning of year	213,589	40,578
Cash and cash equivalents at end of year	139,086	213,589
Analysis of balance of cash and cash equivalents		
Cash and bank balances	139,086	213,589

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

1. CORPORATE INFORMATION

China Innovation Investment Limited (the “Company”) is a limited liability company incorporated in the Cayman Islands. The addresses of the registered office and principal place of business of the Company are disclosed in the Corporate Information section to the annual report. The Company’s shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) since 28 August 2002.

The Company’s principal activity has not changed during the year and is principally engaged in investments. Its principal investment objective is to achieve medium to long term capital appreciation by investing in listed and unlisted companies mainly in Hong Kong and the People’s Republic of China (the “PRC”).

The financial statements are presented in Hong Kong dollars (“HK\$”), which is also the functional currency of the Company.

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 Company has applied the following amendments to HKFRS Accounting Standard as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for the first time, which are mandatorily effective for the Company’s annual period beginning on 1 January 2025 for the preparation of the financial statements:

Amendments to HKAS 21 and HKFRS 1 Lack of Exchangeability

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

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

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

	Effective for accounting periods beginning on or after
Amendments to HKFRS 9 and HKFRS 7 – Classification and Measurement of Financial Instruments	1 January 2026
Amendments to HKFRS 9 and HKFRS 7 – Contracts Referencing Nature-dependent Electricity	1 January 2026
Amendments to HKFRS 10 and HKAS 28 – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be determined by the HKICPA
Amendments to HK Int 5 – Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause	1 January 2027
Annual Improvements to HKFRS Accounting Standards – Volume 11	1 January 2026
HKFRS 18 – Presentation and Disclosure in Financial Statements	1 January 2027
Amendments to HKAS 21 – Translation to a hyperinflationary Presentation Currency	1 January 2027

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

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

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

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. 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, Changes in Accounting Estimates and Errors (the title of which will be changed to Basis of Preparation of Financial Statements upon effective of HKFRS 18) and HKFRS 7. 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. HKFRS 18 requires retrospective application with specific transition provisions. The application of the new standard is not expected to have significant impact on the financial performance and positions of the Company in terms of recognition and measurement. However, it is expected to affect the structure and presentation of the statement of profit or loss. The Company is in the process of assessing the detailed impact of HKFRS 18 on the Company's financial statements.

3. MATERIAL ACCOUNTING POLICY INFORMATION

The financial statements have been prepared in accordance with HKFRS Accounting Standards as issued by the HKICPA. For the purpose of preparation of the financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and by the Hong Kong Companies Ordinance.

The financial statements have been prepared on the historical cost basis except for the revaluation of equity investments at fair value through other comprehensive income and the revaluation of investments at fair value through profit and loss which are carried at their fair value, as explained in the material accounting policy information set out below.

The financial statements are presented in Hong Kong dollars with all values rounding to the nearest thousand except when otherwise indicated.

The material accounting policy information applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

Interest in an associate

An associate is an entity over which the Company has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The result and assets and liabilities of an associate are incorporated in the financial statements using the equity method of accounting. Under the equity method, an interest in an associate is initially recognised in the statement of financial position at cost and adjusted thereafter to recognise the Company's share of the profit or loss and other comprehensive income of the associate. When the Company's share of losses of an associate exceeds the Company's interest in that associate (which includes any long-term interests that, in substance, form part of the Company's net investment in the associate), the Company discontinues recognising its share of further losses. Additional losses are provided for, and a liability is recognised only to the extent that the Company has incurred legal or constructive obligations or made payments on behalf of the associate.

An interest in an associate is accounted for using the equity method from the date on which the investee becomes an associate. On acquisition of the interest in an associate, any excess of the cost of the investment over the Company's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Company share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

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

When the Company ceases to have significant influence over an associate, it is accounted for as a disposal of the entire interest in the investee with a resulting gain or loss being recognised in profit or loss. When the Company retains an interest in the former associate or joint venture and the retained interest is a financial asset within the scope of HKFRS 9, the Company measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition. The difference between the carrying amount of the associate and the fair value of any retained interest and any proceeds from disposing of the relevant interest in the associate is included in the determination of the gain or loss on disposal of the associate. In addition, the Company accounts for all amounts previously recognised in other comprehensive income in relation to that associate on the same basis as would be required if that associate had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Company reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) upon disposal/partial disposal of the relevant associate.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

Non-current assets held for sale

Non-current assets 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 is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such asset 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.

When the Company is committed to a sale plan involving disposal of an investment, or a portion of an investment in an associate, the investment or the portion of the investment that will be disposed of is classified as held for sale when the criteria described above are met, and the Company discontinues the use of the equity method in relation to the portion that is classified as held for sale from the time when the investment (or a portion of the investment) is classified as held for 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.

Foreign currencies

In preparing the financial statements of the Company, transactions in currencies other than the functional currency of the Company (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.

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.

Taxation

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit/(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 Company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

Taxation *(Continued)*

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the 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.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, except where the Company 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 Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Financial instruments

Financial assets and financial liabilities are recognised when an entity becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. 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.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

Financial instruments *(Continued)*

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest 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.

Interest/dividend income which are derived from the Company's ordinary course of business are presented as revenue.

Financial assets

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 generally by regulation or convention in the market place concerned.

All recognised financial assets are measured subsequently in their entirety at either amortised cost or fair value, depending on the classification of the 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.

All other financial assets are subsequently measured at FVTPL, except that at initial recognition of a financial asset the Company 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.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

Financial instruments *(Continued)*

Financial assets *(Continued)*

Classification and subsequent measurement of financial assets (Continued)

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 Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative, except for a derivative that is a designated and effective hedging instrument.

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

(i) Amortised cost and interest income

Interest income is recognised using the effective interest method for debt instruments measured subsequently at amortised cost and at FVTOCI. 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.

(ii) Equity instruments designated as at FVTOCI

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

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

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

Financial instruments *(Continued)*

Financial assets *(Continued)*

Classification and subsequent measurement of financial assets (Continued)

(iii) 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 revenue line item.

Impairment of financial assets subject to impairment assessment under HKFRS 9

The Company performs impairment assessment under expected credit loss ("ECL") model on financial assets which are subject to impairment assessment under HKFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL 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 Company's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of past events and current conditions at the reporting date as well as the forecast of future economic conditions.

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

(i) Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Company 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 Company 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;

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. 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 Company presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Company has reasonable and supportable information that demonstrates otherwise.

The Company 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.

(ii) Definition of default

For internal credit risk management, the Company 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 Company, in full (without taking into account any collaterals held by the Company).

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

(iii) Credit-impaired financial assets

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

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

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

Financial instruments *(Continued)*

Financial assets *(Continued)*

Impairment of financial assets subject to impairment assessment under HKFRS 9 (Continued)

(iv) Write-off policy

The Company writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Company'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.

(v) Measurement and recognition of ECL

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

Generally, the ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and the cash flows that the Company expects to receive, discounted at the effective interest rate determined at initial recognition.

For collective assessment, the Company takes into consideration the following characteristics when formulating the grouping:

- Past-due status;
- Nature, size and industry of debtors; and
- External credit ratings where available.

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

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

The Company recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount through a loss allowance account.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

3. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

Financial instruments *(Continued)*

Financial assets *(Continued)*

Derecognition of financial assets

The Company derecognises a financial asset only when the contractual rights to the cash flows from the asset expire.

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

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

Financial liabilities

Financial liabilities including other payables are subsequently measured at amortised cost, using the effective interest method.

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

Revenue

Interest income is recognised on a time-proportion basis using the effective interest method. Dividend income is recognised when the shareholders' right to receive payment are established.

Share-based payments

Equity-settled share-based payment transactions

Share awards/Share options granted to employees

Equity-settled share-based payments to employees are measured at the fair value of the equity instruments at the grant date.

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 Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity (share option reserve). At the end of each reporting period, the Company 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 option reserve.

When share options are exercised, the amount previously recognised in share option reserve will be transferred to other reserve. When the share options are forfeited after the vesting date or are still not exercised at the expiry date, the amount previously recognised in share option reserve will be transferred to retained profits.

When share awards granted are vested, the amount previously recognised in share option reserve will be transferred to other reserve.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Company's accounting policies, which are described in note 3, the directors of the Company 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 are the critical judgements, apart from those involving estimations (see below), that the directors of the Company have made in the process of applying the Company's accounting policies and that have the most significant effect on the amounts recognised in the financial statements.

Equity investments at fair value through other comprehensive income

Note 17 describes that these investee companies are not treated as associates or subsidiaries although the Company has range from 55.13% to 90.18% ownership interests in these investee companies. In making their judgement, the directors of the Company considered the Company has no voting rights and concluded that it is not in a position to control or exercise any significant influence over the financial and operating policies of these investee companies or to participate in their operations.

Key sources of estimation uncertainty

The following 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.

Fair value measurement of equity investments at fair value through other comprehensive income

In the absence of quoted market prices in an active market, the Company appointed an independent professional valuer to assess the fair values of the equity investments at fair value through other comprehensive income. In determining the fair values, the valuer has used a method of valuation which involves certain estimates. The directors have exercised their judgement and are satisfied that the method of valuation is reflective of the current market conditions.

The carrying amount of the equity investments at fair value through other comprehensive income as at 31 December 2025 was approximately HK\$351,570,000 (2024: HK\$200,259,000).

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT

Details of the financial instruments are disclosed in note 28. 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 of the Company manages and monitors these exposures to ensure appropriate measures are implemented in a timely and effective manner.

(i) Currency risk

The Company has certain exposure to foreign currency risk from bank deposits and the cash accounts with securities companies denominated in US dollars ("USD"). Almost 100% (2024: 31.9%) of the Company's turnover is denominated in the functional currency of the Company, whilst nil (2024: 68.1%) is denominated in USD in current year. Except for the above, most of its other business transactions, assets and liabilities are principally denominated in HK\$ which is the functional currency of the Company.

The Company currently does not have a foreign currency hedging policy. However, the management of the Company monitors foreign exchange exposure closely and will consider hedging significant foreign currency exposure should the need arise.

As at 31 December 2025, if USD had strengthened/weakened 0.5% against HK\$ with all other variables held constant, post-tax profit for the year would have been approximately HK\$553,000 (2024: HK\$667,000) higher/lower, arising mainly as a result of the foreign exchange gain/loss on bank deposits and cash accounts with securities companies denominated in USD.

(ii) Interest rate risk

The Company's exposure to interest rate risk arises from its bank deposits and the cash accounts with securities companies. These deposits bear interests at variable rates varied with the then prevailing market condition.

At 31 December 2025, if interest rates at that date had been 100 basis points higher/lower with all other variables held constant, post-tax profit for the year would have been approximately HK\$1,976,000 (2024: HK\$2,444,000) higher/lower, arising mainly as a result of higher/lower bank interest income.

(iii) Price risk

The Company's (i) equity investments at fair value through other comprehensive income and (ii) investments at fair value through profit or loss are measured at fair value at the end of each reporting period. Therefore, the Company is exposed to equity security price risk. The management of the Company manages this exposure by maintaining a portfolio of investments with difference risks.

At 31 December 2025, if the prices of the equity investments at fair value through other comprehensive income, details of which are set out in note 17 to the financial statements increase/decrease by 10%, other comprehensive income would have been approximately HK\$35,157,000 (2024: other comprehensive expense would have been approximately HK\$20,026,000 lower/higher) higher/lower, arising as a result of the fair value changes of the equity investments at fair value through other comprehensive income.

At 31 December 2025, if the prices of the investments at fair value through profit or loss, details of which are set out in note 18 to the financial statements, increase/decrease by 10%, post-tax profit would have been approximately HK\$11,330,000 (2024: HK\$7,202,000) higher/lower, arising as a result of the fair value gain of the investments at fair value through profit or loss.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT (Continued)

(iv) Credit risk

Credit risk and impairment assessment

Other receivables and deposits

The management makes periodic individual assessment on the recoverability of other receivables and deposits based on historical settlement records, past experience, and also quantitative and qualitative information that is reasonable and supportive forward-looking information. The management believes that there are no significant increase in credit risk of these amounts since initial recognition and the Company provided impairment based on 12-month ECL. For the years ended 31 December 2025 and 2024, the Company assessed the 12-month ECL for other receivables and deposits are insignificant and thus no loss allowance is recognised.

Bank balances

The credit risk on bank balances is limited because the counterparties are reputable banks with high credit ratings assigned by international credit-rating agency. The Company assessed 12-month 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. The 12-month ECL on bank balances is considered to be insignificant and therefore no loss allowance was recognised.

The Company's internal credit risk grading assessment comprises the following categories:

Internal credit rating	Description	Loss allowance
Low risk	The counterparty has a low risk of default and may have past due amounts but usually settle in full after due date	12-month ECL
Doubtful	There have been significant increases in credit risk since initial recognition through information developed internally or external resources	Lifetime ECL — not credit-impaired
Loss	There is evidence indicating the asset is credit-impaired	Lifetime ECL — credit-impaired
Write-off	There is evidence indicating that the debtor is in severe financial difficulty and the Company has no realistic prospect of recovery	Amount is written off

The tables below detail the credit risk exposures of the Company's financial assets, which are subject to ECL assessment:

	Notes	External credit rating	Internal credit rating	12-month or lifetime ECL	Gross carrying amount	
					2025 HK\$'000	2024 HK\$'000
Financial assets at amortised cost						
Other receivables and deposits	19	N/A	Low risk	12-month ECL	61,057	33,806
Cash and bank balances	20	Aa3	N/A	12-month ECL	139,086	213,589

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

5. FINANCIAL RISK MANAGEMENT (Continued)

(v) Liquidity risk

In the management of the liquidity risk, the Company monitors and maintains a level of cash and cash equivalents deemed adequate by the management to finance the Company's operations and mitigate the effects of fluctuations in cash flows.

The following table detailed the contractual maturity of the Company for its financial liabilities. The table has been drawn up based on the undiscounted cash flow of financial liabilities based on the earliest date on which the Company can be required to pay. The maturity dates for other non-derivative financial liabilities are based on the agreed repayment dates. The amounts represented both interest and principal cash flow.

	At 31 December 2025						Total carrying amount HK\$'000
	Weighted average interest rate %	On demand or less than 3 months HK\$'000	3 months to 1 year HK\$'000	1-2 years HK\$'000	2-5 years HK\$'000	Total undiscounted cash flow HK\$'000	
Other payables and accruals	-	-	101,691	-	-	101,691	101,691
Lease liabilities	6.0	240	240	-	-	480	474
		240	101,931	-	-	102,171	102,165

	At 31 December 2024						Total carrying amount HK\$'000
	Weighted average interest rate %	On demand or less than 3 months HK\$'000	3 months to 1 year HK\$'000	1-2 years HK\$'000	2-5 years HK\$'000	Total undiscounted cash flow HK\$'000	
Other payables and accruals	-	-	4,486	-	-	4,486	4,486
Lease liabilities	6.0	240	720	480	-	1,440	1,381
		240	5,206	480	-	5,926	5,867

6. OPERATING SEGMENT INFORMATION

The Company's operating segment is investments which involve investing in listed and unlisted companies to achieve medium and long term capital appreciation. Since this is the only operating segment of the Company from which its revenue, results, assets and liabilities are entirely derived, no further analysis thereof is presented.

Geographical information

The Company's revenue is solely generated from, and non-current assets are located in Hong Kong, based on the location of the Company's operations.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

7. TURNOVER, REVENUE AND OTHER INCOME

Turnover represents the gross sales proceeds from disposal/redemption of investments at fair value through profit or loss.

	2025 HK\$'000	2024 HK\$'000
Turnover		
Gross sales proceeds from disposal/redemption of investments at fair value through profit or loss	2,183,553	687,883
	2025 HK\$'000	2024 HK\$'000
Revenue		
Bank interest income	2,880	2,890
Dividend income from equity securities listed in Hong Kong	3,159	4,736
Net realised gains on disposal of investments at fair value through profit or loss	57,726	12,505
Net unrealised holding gains from investments at fair value through profit or loss	5,916	127
	69,681	20,258
	2025 HK\$'000	2024 HK\$'000
Other income		
Net exchange gains	780	–
Others	13	–
	793	–

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

8. FINANCE COSTS

	2025 HK\$'000	2024 HK\$'000
Interest on lease liabilities	53	106

9. BENEFITS AND INTERESTS OF DIRECTORS AND INDIVIDUALS WITH HIGHEST EMOLUMENTS

(a) Directors' emoluments

	For the year ended 31 December 2025			
	Fees HK\$'000	Salaries, allowances and benefits in kind HK\$'000	Pension scheme contributions HK\$'000	Total HK\$'000
Executive directors:				
Xiang Xin	120	–	–	120
Chan Cheong Yee	120	–	–	120
	240	–	–	240
Independent non-executive directors:				
An Jing	120	–	–	120
Qin Han	120	–	–	120
Zhou Zan	120	–	–	120
	360	–	–	360
Total	600	–	–	600

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

9. BENEFITS AND INTERESTS OF DIRECTORS AND INDIVIDUALS WITH HIGHEST EMOLUMENTS

(Continued)

(a) Directors' emoluments (Continued)

	For the year ended 31 December 2024			
	Fees HK\$'000	Salaries, allowances and benefits in kind HK\$'000	Pension scheme contributions HK\$'000	Total HK\$'000
Executive directors:				
Xiang Xin	120	–	–	120
Chan Cheong Yee	120	–	–	120
	240	–	–	240
Independent non-executive directors:				
An Jing	120	–	–	120
Qin Han	120	–	–	120
Zhou Zan	120	–	–	120
	360	–	–	360
Total	600	–	–	600

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

9. BENEFITS AND INTERESTS OF DIRECTORS AND INDIVIDUALS WITH HIGHEST EMOLUMENTS

(Continued)

(a) Directors' emoluments (Continued)

There was no arrangement under which a director or the chief executive waived or agreed to waive any remuneration during the year (2024: Nil).

During the year, no emoluments have been paid to the directors as an inducement to join or upon joining the Company; or as compensation for loss of office (2024: Nil).

(b) Five highest paid individuals

There was nil (2024: nil) director, whose emolument is set out above, included among the five highest paid individuals of the Company. For the year ended 31 December 2025, the five (2024: five) highest paid employees of the Company were as follows:

	2025 HK\$'000	2024 HK\$'000
Salaries, allowances and benefit-in-kind	1,186	1,242
Pension scheme contributions	59	61
	1,245	1,303

The number of employees whose remuneration fell within the following bands are as follows:

	Number of individuals	
	2025	2024
HK\$1,000,000 or below	5	5

During the year, no emoluments were paid by the Company to any of the five highest paid individuals as an inducement to join or upon joining the Company or as compensation for loss of office (2024: Nil).

(c) Directors' material interests in transactions, arrangements and contracts

Apart from those disclosed in note 27 to the financial statements, no other transactions, arrangements and contracts of significance to which the Company was a party and in which a director of the Company or the director's connected party had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

10. INCOME TAX EXPENSE

Hong Kong Profits Tax is calculated at a rate of 16.5% for the years ended 31 December 2025 and 2024. No provision for Hong Kong profits tax has been provided for the years ended 31 December 2025 and 2024 since the estimated assessable profit is wholly absorbed by tax losses brought forward.

The reconciliation between the income tax expense and the profit before tax is as follows:

	2025 HK\$'000	2024 HK\$'000
Profit before tax	56,670	5,005
Tax at the statutory tax rate of 16.5% (2024: 16.5%)	9,351	826
Share of result of an associate	(26)	118
Income not subject to tax	(1,003)	(501)
Expense not subject to tax	–	16
Utilisation of tax losses previously not recognised	(8,322)	(459)
Income tax expense	–	–

As at 31 December 2025, the Company had unused tax losses of approximately HK\$23,247,000 (2024: HK\$73,683,000) available for offset against future profits. No deferred tax asset has been recognised in respect of such losses due to the unpredictability of future profit stream. The tax losses may be carried forward indefinitely. There were no other significant temporary differences arising during the year or at the end of the reporting period.

11. PROFIT FOR THE YEAR

The Company's profit for the year is arrived at after charging (crediting):

	2025 HK\$'000	2024 HK\$'000
Auditor's remuneration		
– audit services	324	320
– non-audit services	80	–
Investment management fee	400	364
Employee benefits expenses (including directors' remuneration):		
Salaries, allowances and benefits in kind	2,838	2,777
Pension scheme contributions	108	106
Total employee benefits expenses	2,946	2,883
Depreciation of property, plant and equipment	96	97
Depreciation of right-of-use assets	881	881
Net exchange (gains) losses	(780)	661

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

12. EARNINGS PER SHARE

Basic earnings per share

The calculation of basic earnings per share is based on the profit for the year of approximately HK\$56,670,000 (2024: HK\$5,005,000) and the weighted average number of ordinary shares of 12,801,578,629 (2024: 12,801,578,629) in issue during the year.

Diluted earnings per share

The computation of diluted earnings per share does not assume the exercise of the Company's share options because the exercise price of those options was higher than the average market price for shares for the years ended 31 December 2025 and 2024. Since the Company has no other dilutive potential ordinary share for both years, no dilutive earnings per share has been presented.

13. DIVIDENDS

The directors of the Company did not recommend the declaration of any dividend for the years ended 31 December 2025 and 2024.

14. PROPERTY, PLANT AND EQUIPMENT

	Leasehold improvements HK\$'000	Office equipment HK\$'000	Furniture and fixtures HK\$'000	Yacht HK\$'000	Total HK\$'000
COST					
At 1 January 2024, 31 December 2024 and 2025	975	34	142	4,509	5,660
ACCUMULATED DEPRECIATION					
As 1 January 2024	975	34	142	4,147	5,298
Charge for the year	–	–	–	97	97
At 31 December 2024	975	34	142	4,244	5,395
Charge for the year	–	–	–	96	96
At 31 December 2025	975	34	142	4,340	5,491
CARRYING AMOUNT					
At 31 December 2025	–	–	–	169	169
At 31 December 2024	–	–	–	265	265

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

15. RIGHT-OF-USE ASSETS

	Leased properties HK\$'000
As at 31 December 2025 Carrying amount	440
As at 31 December 2024 Carrying amount	1,321
For the year ended 31 December 2025 Depreciation charge	881
For the year ended 31 December 2024 Depreciation charge	881

For both years, the Company leases an office for its operations. Lease contracts are entered into for fixed term of three years, but may have extension and termination options. In determining the lease term and assessing the length of the non-cancellable period, the Company applies the definition of a contract and determines the period for which the contract is enforceable.

Lease liabilities of approximately HK\$474,000 (2024: HK\$1,381,000) are recognised with related right-of-use assets of approximately HK\$440,000 (2024: HK\$1,321,000) as at 31 December 2025. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

16. INTEREST IN AN ASSOCIATE/INTEREST IN AN ASSOCIATE CLASSIFIED AS HELD FOR SALE

	2025 HK\$'000	2024 HK\$'000
Interest in an associate under equity method	–	11,887
Interest in an associate classified as held for sale	12,044	–

Details of the Company's associate at the end of the reporting periods are as follows:

Name of entity	Place of incorporation	Principal place of business	Proportion of ownership interest held by the Company		Proportion of voting rights held by the Company		Principal activity
			2025	2024	2025	2024	
Oasis Avenue Limited ("Oasis")	Hong Kong	Hong Kong	42.00%	42.00%	29.27%	29.27%	Hotel services

As at 31 December 2024, the Company held approximately 29.27% of the voting rights in Oasis. By considering that the Company has no sufficiently dominant voting rights to direct the relevant activities of Oasis unilaterally, the directors of the Company conclude that the Company only has significant influence over Oasis and therefore it is classified as an associate of the Company. As at 31 December 2024, the Company held 42% of ownership interest in Oasis and the Company's share of loss and total comprehensive expense of Oasis were HK\$713,000 and the carrying amount of the Company's interest in Oasis was approximately HK\$11,887,000 and is considered not individually material to the Company.

During the year ended 31 December 2025, the management of the Company decided to dispose of its entire equity interest in Oasis and was committed to a sale plan and negotiate with potential buyers actively. After sharing the profit and total comprehensive income of Oasis of approximately HK\$157,000, the carrying amount of the Company's interest in Oasis was approximately HK\$12,044,000 and was reclassified as an asset held for sale as at 31 December 2025.

17. EQUITY INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

The balance represented the Company's unlisted equity securities classified by the Company as at fair value through other comprehensive income.

	2025 HK\$'000	2024 HK\$'000
Unlisted equity securities	351,570	200,259

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

17. EQUITY INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME (Continued)

Particulars of the Company's equity investments at fair value through other comprehensive income as at 31 December 2025 disclosed pursuant to the Chapter 21 of the Listing Rules are as follows:

Name of investee company	Place of incorporation	Issued shares held by the Company	Number of shares issued in investee company	Proportion of investee's capital owned	Principal activities	2025					2024
						Cost HK\$'000	Accumulated fair value adjustment since acquisition HK\$'000	Fair value HK\$'000	Dividend income received during the year HK\$'000	Net assets attributable to the Company HK\$'000	Carrying Amount HK\$'000
United Crown Future Company Limited ("United Overseas")	The British Virgin Islands (the "BVI")	2,849 class B ordinary shares*	1,200 class A ordinary shares and 3,105 class B ordinary shares	66.18% (2024: 52.68%)	Investment holding (note i)	108,487	(35,198)	73,289	- (2024: nil)	156,889	39,319
Aesthetic Vision Limited ("Aesthetic")	Hong Kong	13,782 class B ordinary shares*	1,000 class A ordinary shares and 14,282 class B ordinary shares	90.18% (2024: 85.00%)	Investment holding (note ii)	108,346	(31,210)	77,136	- (2024: nil)	157,511	48,273
Topsun Creation Limited ("Topsun")	Hong Kong	5,023 class B ordinary shares*	690 class A ordinary shares and 5,623 class B ordinary shares	79.57% (2024: 67.75%)	Investment holding (note iii)	107,918	(42,953)	64,965	- (2024: nil)	87,603	35,142
Grand Far Sky Limited ("Grand Far Sky")	Hong Kong	9,104 class B ordinary shares*	2,500 class A ordinary shares and 10,704 class B ordinary shares	68.95% (2024: 56.84%)	Investment holding (note iv)	94,390	(24,160)	70,230	- (2024: nil)	119,091	43,734
FengTian Capital Limited ("FengTian")	Hong Kong	6,550 non-voting shares	11,880 ordinary shares	55.13% (2024: 39.43%)	Investment holding (note v)	68,655	(2,705)	65,950	- (2024: nil)	76,634	33,791
						487,796	(136,226)	351,570		597,728	200,259

* Class B shares have no voting rights. The Class B shares rank pari passu with the Class A shares in all aspects except for their non-voting rights.

These companies are not treated as associates or subsidiaries because the Company is not in a position to control or exercise any significant influence over the financial and operating policies of these companies or to participate in their operations. The investments are intended to be held for the medium to long-term. Classification of these investments as equity investments at fair value through other comprehensive income can avoid the volatility of the fair value changes of these investments to the profit or loss. Therefore, the unlisted equity investments of the Company are measured at fair value through other comprehensive income for financial reporting purposes. The fair value of the unlisted equity investments of the Company is determined by independent professional valuer. The valuations are either based on market approach or cost approach.

During the year ended 31 December 2025, the Company acquired additional interest in these companies in the form of Class B ordinary shares of United Overseas, Aesthetic, Topsun and Grand Far Sky and non-voting shares of FengTian. The total acquisition cost is approximately HK\$149,771,000 and as at 31 December 2025, the Company settled the acquisition cost at a total of approximately HK\$50,000,000 and with the remaining of approximately HK\$99,771,000 recognized as other payables (note 21).

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

17. EQUITY INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME *(Continued)*

Background information of the investee companies

Notes:

(i) United Overseas

United Overseas is incorporated in the British Virgin Islands and principally engaged in investment holding. The principal asset of United Overseas is the direct 100% equity interest in a company incorporated in the PRC, which is principally engaged in development and sales of building decoration materials and essential home decoration products. Except for the additional investment fund contributed by the Company, the principal activities and assets in United Overseas' group have not been changed during the years ended 31 December 2025 and 2024.

(ii) Aesthetic

Aesthetic is incorporated in Hong Kong and is principally engaged in investment holding. The principal asset of Aesthetic is the direct 100% equity interest in a company established in the PRC, which is principally engaged in development and sales of LED lighting products. Except for the additional investment fund contributed by the Company, the principal activities and assets in Aesthetic's group have not been changed during the years ended 31 December 2025 and 2024.

(iii) Topsun

Topsun is incorporated in Hong Kong and is principally engaged in investment holding. The principal asset of Topsun is the direct 100% equity interest in a company established in the PRC, which is principally engaged in development and sales of solar cell products. Except for the additional investment fund contributed by the Company, the principal activities and assets in Topsun's group have not been changed during the years ended 31 December 2025 and 2024.

(iv) Grand Far Sky

Grand Far Sky is incorporated in Hong Kong and is principally engaged in investment holding. The principal asset of Grand Far Sky is the direct 100% equity interest in a company established in the PRC, which is principally engaged in the asset management. Except for the additional investment fund contributed by the Company, the principal activities and assets in Grand Far Sky's group have not been changed during the years ended 31 December 2025 and 2024.

(v) FengTian

FengTian is incorporated in Hong Kong and is principally engaged in investment holding. The principal asset of FengTian is the direct 88% equity interest in a company established in the PRC, which is principally engaged in development and sales of health communication products. Except for the additional investment fund contributed by the Company, the principal activities and assets in FengTian's group have not been changed during the years ended 31 December 2025 and 2024.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

18. INVESTMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS

	2025 HK\$'000	2024 HK\$'000
Investments at fair value through profit or loss		
Equity securities listed in Hong Kong	135,686	86,251

The fair values of the equity securities listed in Hong Kong are based on quoted market bid prices.

Particulars of the Company's principal equity securities listed in Hong Kong as at 31 December 2025 and 2024 disclosed pursuant to the Chapter 21 of the Listing Rules are as follows:

Note	Number of shares held	Proportion of investee's capital owned	Cost HK\$'000	Market value HK\$'000	Accumulated unrealised holding losses as at 31 December 2024 and 1 January 2025 HK\$'000	Unrealised holding gains/(losses) during the year HK\$'000	Dividend income received during the year HK\$'000	Net assets attributable to the investments HK\$'000	
At 31 December 2025									
Alibaba Group Holding Limited	7	689,000	less than 0.01%	100,293	98,389	-	(1,904)	842	44,096

Note	Number of shares held	Proportion of investee's capital owned	Cost HK\$'000	Market value HK\$'000	Accumulated unrealised holding losses as at 31 December 2023 and 1 January 2024 HK\$'000	Unrealised holding gains during the year HK\$'000	Dividend income received during the year HK\$'000	Net assets attributable to the investments HK\$'000	
At 31 December 2024									
Alibaba Group Holding Limited	7	689,000	less than 0.01%	79,166	56,774	(27,078)	4,686	1,736	41,667

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

18. INVESTMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS *(Continued)*

Note:

- Alibaba Group Holding Limited (stock code: 9988) was incorporated in the Cayman Islands and its shares are listed on the Stock Exchange. Its principal activities are the provision of technology infrastructure and marketing reach to help merchants, brands, retailers and other businesses to leverage the power of new technology to engage with their users and customers and operate in a more efficient way. At 31 December 2025, the unaudited consolidated net assets was approximately USD157,037 million (equivalent to HK\$1,222,347 million).

19. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

	2025 HK\$'000	2024 HK\$'000
Prepayments	3,034	1,200
Deposits	256	254
Cash accounts with securities companies <i>(Note)</i>	58,527	30,776
Other receivables from investees	2,249	2,208
Other receivables	25	568
	64,091	35,006

Note:

As at 31 December 2025, the amount included approximately HK\$10,300,000 restricted for the cash partial offer to acquire 180,000,000 shares in Elife Holdings Limited. The restriction was subsequently released after the lapse of the cash partial offer on 5 January 2026.

20. CASH AND BANK BALANCES

Cash at banks earns interest at floating rates based on daily bank deposit rates. Short term deposits during the years ended 31 December 2025 and 2024 are made for various periods from 1 day to 3 months depending on the immediate cash requirements of the Company and earn interest at respective short term time deposits rates. The carrying amount of the cash and bank balances approximate to their fair value.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

21. OTHER PAYABLES AND ACCRUALS

	2025 HK\$'000	2024 HK\$'000
Other payables to investees (<i>note 17</i>)	99,771	–
Accruals	1,920	4,486
	101,691	4,486

22. LEASE LIABILITIES

	Present value of minimum lease payments	
	2025 HK\$'000	2024 HK\$'000
Lease liabilities payable:		
Within one year	474	907
Within a period of more than one year but not exceeding two years	–	474
	474	1,381
Less: Amount due for settlement within 12 months shown under current liabilities	(474)	(907)
Amount due for settlement after 12 months shown under non-current liabilities	–	474

Lease liabilities are measured at the present value of the lease payments that are not yet paid. The weighted average incremental borrowing rate applied to lease liabilities is 6% (2024: 6%).

The total cash outflows for leases including payments of principal and interest portion of lease liabilities for the year ended 31 December 2025 was approximately HK\$960,000 (2024: HK\$960,000).

The tables below set out the carrying amounts of lease liabilities and movements during the years ended 31 December 2025 and 2024, including both cash and non-cash changes.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

22. LEASE LIABILITIES *(Continued)*

	Lease liabilities HK\$'000
At 1 January 2024	2,235
Repayment of lease liabilities	(960)
Interest expenses	106
At 31 December 2024 and 1 January 2025	1,381
Repayment of lease liabilities	(960)
Interest expenses	53
At 31 December 2025	474

Amounts included in the statement of cash flows for leases comprise the following:

	2025 HK\$'000	2024 HK\$'000
Within operating cash flows	53	106
Within financing cash flows	907	854
	960	960

23. SHARE CAPITAL

	2025 HK\$'000	2024 HK\$'000
Authorised:		
100,000,000,000 ordinary shares of HK\$0.01 each	1,000,000	1,000,000
Issued and fully paid:		
12,801,578,629 ordinary shares of HK\$0.01 each	128,016	128,016

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

23. SHARE CAPITAL *(Continued)*

Capital management

The Company manages its capital to ensure that the Company will be able to continue as a going concern while maximising the return to the shareholders through the optimisation of the debt and equity balance. The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes for managing capital for the years ended 31 December 2025 and 2024.

The externally imposed capital requirements is that for the Company to maintain its listing on the Stock Exchange it has to have a public float of at least 25% of the shares. Based on the information that is publicly available to the Company and within the knowledge of the directors, the Company has maintained a sufficient public float of at least 25% throughout the years ended 31 December 2025 and 2024.

24. RESERVES

(a) Share premium

Pursuant to the Companies Law of the Cayman Islands and the Company's Articles of Association, the share premium of the Company is distributable to the equity holders provided that immediately following the date on which the dividend is proposed to be distributed, the Company will be in a position to pay off its debts as they fall due in the ordinary course of business.

(b) Equity investment revaluation reserve

The equity investment revaluation reserve comprises the cumulative gains and losses arising from the revaluation of equity investments at fair value through other comprehensive income held at the end of the reporting period. The accounting policy adopted is disclosed in note 3 to the financial statements.

(c) Share option reserve

The share option reserve represents the fair value of the actual or estimated number of unexercised share options granted to employees and directors of the Company recognised in accordance with the accounting policy adopted for equity-settled share-based payments in note 3 to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

25. SHARE OPTIONS

Pursuant to an annual general meeting of the Company held on 22 May 2014 and the Stock Exchange granting approval of the listing of and permission to deal in the shares to be issued under the share option scheme (the "Scheme") on 4 June 2014, the Company adopted the Scheme for the purpose of providing incentive to Directors, employees and consultants.

The total number of shares in respect of which options may be granted under the Scheme is not permitted to exceed 10% of the shares of the Company in issue, or if such 10% limit is refreshed, the maximum aggregate number of shares which may be issued upon the exercise of all outstanding options grant and yet to be exercised under the Scheme must not exceed 30% of the total number of shares of the Company in issue from time to time. The number of shares in respect of which options may be granted to any individual in any one year is not permitted to exceed 1% of the shares of the Company then issued, without prior approval from the Company's shareholders. Each grant of options to any director, chief executive or substantial shareholder must be approved by independent non-executive Directors. Where any grant of options to a substantial shareholder or any of their respective associates would result in the shares of the Company issued and to be issued upon exercise of options already granted and to be granted in excess of HK\$5,000,000 in the 12 month period up to the date of grant, then the grant must be approved in advance by the Company's shareholders.

A consideration of HK\$1 shall be paid to the Company upon acceptance of the grant. Options may be exercised in accordance with the terms of the Scheme at any time during a year to be determined and notified by the Directors of the Company, which period may not expire earlier than 3 years and later than 10 years from the date of grant of the option subject to the provisions for early termination thereof.

The exercise price is determined by the Directors of the Company, and will not be less than the higher of closing price of the Company's shares on the date of grant, the average closing price of the shares for the five business days immediately preceding the date of grant and the nominal values of the Company's share.

All share-based compensation will be settled in equity. The Company has no legal or constructive obligation to repurchase or settle the options other than by issuing the Company's ordinary shares.

The Scheme was expired on 3 June 2024. Upon the expiry of the Scheme and up to the date of this report, there is no other share option scheme adopted by the Company.

Due to expiration of the Scheme, no options were available for grant at the beginning and the end of the financial period ended 31 December 2025. As at 31 December 2025, the number of shares that may be issued in respect of share options granted under all share schemes of the Company was 90,000,000, representing approximately 0.7% of the weighted average number of issued ordinary shares of the Company.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

25. SHARE OPTIONS (Continued)

The options granted under the Scheme are vested immediately, except for the options granted to Ms. Qin Han on 29 September 2023 which was vested at one time on 29 September 2024.

Movement of the options granted under the Scheme and outstanding at 31 December 2025 and 2024 are as follows:

Grantee	Date of grant	Exercise period	Number of share options						Exercise price per share option HK\$	
			Outstanding as at 1 January 2025	Granted during the year	Lapsed during the year	Exercised during the year	Cancelled during the year	Outstanding as at 31 December 2025		Exercisable as at 31 December 2025
Directors										
Zhou Zan	4 April 2018	4 April 2018 to 3 April 2028	30,000,000	-	-	-	-	30,000,000	30,000,000	0.0497
An Jing	14 April 2020	14 April 2020 to 13 April 2030	30,000,000	-	-	-	-	30,000,000	30,000,000	0.0497
Qin Han	29 September 2023	29 September 2023 to 28 September 2033	30,000,000	-	-	-	-	30,000,000	30,000,000	0.0497
			90,000,000	-	-	-	-	90,000,000	90,000,000	
			Number of share options							
Grantee	Date of grant	Exercise period	Outstanding as at 1 January 2024	Granted during the year	Lapsed during the year	Exercised during the year	Cancelled during the year	Outstanding as at 31 December 2024	Exercisable as at 31 December 2024	Exercise price per share option HK\$
Directors										
Xiang Xin	6 July 2014	6 July 2014 to 5 July 2024	60,394,737	-	(60,394,737)	-	-	-	-	0.0497
Zhou Zan	4 April 2018	4 April 2018 to 3 April 2028	30,000,000	-	-	-	-	30,000,000	30,000,000	0.0497
An Jing	14 April 2020	14 April 2020 to 13 April 2030	30,000,000	-	-	-	-	30,000,000	30,000,000	0.0497
Qin Han	29 September 2023	29 September 2023 to 28 September 2033	30,000,000	-	-	-	-	30,000,000	30,000,000	0.0497
			150,394,737	-	(60,394,737)	-	-	90,000,000	90,000,000	
Other eligible participants										
Former directors	6 July 2014	6 July 2014 to 5 July 2024	60,394,736	-	(60,394,736)	-	-	-	-	0.0497
Consultants	6 July 2014	6 July 2014 to 5 July 2024	318,078,949	-	(318,078,949)	-	-	-	-	0.0497
			528,868,422	-	(438,868,422)	-	-	90,000,000	90,000,000	

For share options outstanding as at 31 December 2025, the weighted average remaining contractual lives is approximately 4.8 years (2024: 5.8 years).

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

26. NET ASSET VALUE PER SHARE

As at 31 December 2025 and 2024, the net asset value per share of the Company was HK\$0.047 and HK\$0.042 respectively. The calculation of net asset value per share is based on the net asset value of the Company as at 31 December 2025 of approximately HK\$600,921,000 (2024: HK\$542,711,000) and 12,801,578,629 (2024: 12,801,578,629) ordinary shares in issue at the end of each reporting period.

27. RELATED PARTY TRANSACTIONS

Other than as disclosed elsewhere in the financial statements, the Company had the following material transactions with related parties during the year:

	Notes	2025 HK\$'000	2024 HK\$'000
Investment management fee paid to:			
Sinolink Securities (Hong Kong) Limited ("SSHK")	(a)	400	–
Evergrande Securities (Hong Kong) Limited ("ESHK")	(a)	–	364
Rental paid to New Era Group (China) Limited ("NEG")	(b)	960	960

Notes:

- (a) The Company entered into an investment management agreement with SSHK in March 2025 after the investment management agreement with ESHK is terminated in October 2024. SSHK and ESHK are regarded as related parties of the Company as the directors are of the view that Mr. Chan Cheong Yee, a director of the Company, whom made up of the management team of the investment manager of both SSHK and ESHK, are providing key management personnel services to the Company through their investment management services.
- (b) NEG is a company over which Mr. Xiang Xin, a director of the Company has control.

The above transactions also constitute continuing connected transactions as defined in Chapter 14A of the Listing Rules and fully exempt pursuant to Rule 14A.76 of the Listing Rules.

Compensation of key management personnel

	2025 HK\$'000	2024 HK\$'000
Short term employee benefits	600	600

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

28. FINANCIAL INSTRUMENTS BY CATEGORY

	2025 HK\$'000	2024 HK\$'000
Financial assets:		
Investments at fair value through profit or loss	135,686	86,251
Amortised cost (including cash and cash equivalents)	200,143	247,395
Equity investments at fair value through other comprehensive income	351,570	200,259
	687,399	533,905
Financial liabilities:		
Amortised cost	101,691	4,486
Lease liabilities	474	1,381

29. FAIR VALUE MEASUREMENTS

Some of the Company's financial instruments are measured at fair value at the end of each reporting period. The management of the Company determines the appropriate valuation techniques and inputs for fair value measurements. A fair value hierarchy that categorises into three levels of inputs used to measure fair value is as follows:

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

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

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

In estimating the fair value, the Company uses market-observable data to the extent it is available. For instruments with significant unobservable inputs under Level 3, the Company engages third party qualified valuers to perform the valuation. The management of the Company works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model. Discussions of valuation processes and results are held between the management and the Board of Directors at least twice a year.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

29. FAIR VALUE MEASUREMENTS (Continued)

(a) Fair value hierarchy as at 31 December 2025 and 2024:

Description	Fair value measurements using:			Total
	Level 1	Level 2	Level 3	2025
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Recurring fair value measurements:				
Investments at fair value through profit or loss				
— Listed securities in Hong Kong	135,686	–	–	135,686
Equity investments at fair value through other comprehensive income				
— Unlisted equity securities	–	–	351,570	351,570
Total recurring fair value measurements	135,696	–	351,570	487,256

Description	Fair value measurements using:			Total
	Level 1	Level 2	Level 3	2024
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Recurring fair value measurements:				
Investments at fair value through profit or loss				
— Listed securities in Hong Kong	86,251	–	–	86,251
Equity investments at fair value through other comprehensive income				
— Unlisted equity securities	–	–	200,259	200,259
Total recurring fair value measurements	86,251	–	200,259	286,510

The management considers that the carrying amounts of financial assets and financial liabilities at amortised cost recognised in the financial statements approximate their respective fair values.

During the year, there was no transfer between different levels of fair value hierarchy (2024: Nil).

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

29. FAIR VALUE MEASUREMENTS (Continued)

(b) Reconciliation of Level 3 fair value measurements:

	Unlisted equity securities HK\$'000
At 1 January 2024	210,221
Total losses recognised in other comprehensive expense	(9,962)
At 31 December 2024 and 1 January 2025	200,259
Additions	149,771
Total gains recognised in other comprehensive income	1,540
At 31 December 2025	351,570

The total gains or losses recognised in other comprehensive income (expense) are presented in fair value changes of equity investments at fair value through other comprehensive income in the statement of profit or loss and other comprehensive income.

(c) Valuation techniques and inputs used in fair value measurements as at 31 December 2025 and 2024:

Level 3 fair value measurements

Description	Valuation technique	Unobservable inputs	Range	Effect on fair value for increase of input	Fair value HK\$'000
Unlisted equity securities classified as equity investments at fair value through other comprehensive income	Market approach	Price-to-book multiple	1.83-4.00 (2024: 1.88-3.00)	Increase	285,620 (2024: 166,468)
		Discount of lack of marketability	16% (2024: 16%)	Decrease	
	Cost approach	Net asset value	Net asset value with reference to management accounts of the investee company	Increase	65,950 (2024: 33,791)

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

30. RETIREMENT BENEFITS PLAN

The Company 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 Company, in funds under the control of trustees.

The total expense recognised in profit or loss of approximately HK\$108,000 (2024: HK\$106,000) represents contributions paid or payable to the above scheme by the Company. For the years ended 31 December 2025 and 2024, there was no forfeited contribution available to reduce the contributions payable in future.

31. MAJOR NON-CASH TRANSACTIONS

During the year ended 31 December 2025, the Company acquired approximately HK\$149,771,000 additional interest in the equity investments at fair value through other comprehensive income. As at 31 December 2025, the Company settled the acquisition cost at a total of approximately HK\$50,000,000 and with the remaining of approximately HK\$99,771,000 recognized as other payables.

During the year ended 31 December 2025, the interest in an associate was reclassified as an asset held for sale upon the determination to dispose of the entire equity interest in the associate by the management of the Company as disclosed in note 16.

32. APPROVAL OF FINANCIAL STATEMENTS

These financial statements were approved and authorised for issue by the Board of Directors on 24 March 2026.

FIVE YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Company for the last five financial years, as extracted from the published audited financial statements and restated/reclassified as appropriate, is set out below.

RESULTS

	For the years ended 31 December				
	2025 HK\$'000	2024 HK\$'000	2023 HK\$'000	2022 HK\$'000	2021 HK\$'000
REVENUE	69,681	20,258	9,509	(2,067)	(26,727)
Profit (loss) before tax	56,670	5,005	2,193	5,756	(33,923)
Income tax expense	–	–	–	–	–
Profit (loss) for the year	56,670	5,005	2,193	5,756	(33,923)

ASSETS AND LIABILITIES

	As at 31 December				
	2025 HK\$'000	2024 HK\$'000	2023 HK\$'000	2022 HK\$'000	2021 HK\$'000
Total assets	703,086	548,578	550,218	564,027	612,682
Total liabilities	(102,165)	(5,867)	(2,550)	(770)	(1,680)
Net assets	600,921	542,711	547,668	563,257	611,002