

Building with the Times



# DIRECTORY

## DIRECTORS

### Executive Directors

Mr. Lu Wing Chi, Jesse (*Chairman*)  
Mr. Lambert Lu (*Chief Executive*)  
Mr. Yap Shee Liam (*Chief Financial Officer*)

### Independent Non-executive Directors

Mr. Walujo Santoso, Wally  
Mr. Chan Kwok Wai  
Mr. Lo Wai Tung Welman  
Ms. Patricia Chan

## AUDIT COMMITTEE

Mr. Chan Kwok Wai (*Chairman*)  
Mr. Walujo Santoso, Wally  
Mr. Lo Wai Tung Welman

## NOMINATION COMMITTEE

Mr. Lu Wing Chi, Jesse (*Chairman*)  
Mr. Walujo Santoso, Wally  
Mr. Lo Wai Tung Welman  
Ms. Patricia Chan

## REMUNERATION COMMITTEE

Mr. Lo Wai Tung Welman (*Chairman*)  
Mr. Lu Wing Chi, Jesse  
Mr. Lambert Lu  
Mr. Walujo Santoso, Wally  
Ms. Patricia Chan

## AUTHORISED REPRESENTATIVES

Mr. Lambert Lu  
Ms. Chow Siu Yin, Dora

## COMPANY SECRETARY

Ms. Chow Siu Yin, Dora

## LEGAL ADVISERS

Johnson Stokes & Master  
Clifford Chance  
Conyers Dill & Pearman

## INDEPENDENT AUDITOR

Deloitte Touche Tohmatsu  
*Registered Public Interest Entity Auditors*

## PRINCIPAL BANKERS

The Hongkong and Shanghai Banking  
Corporation Limited  
Bank of China (Hong Kong) Limited  
Hang Seng Bank Limited

## REGISTERED OFFICE

Clarendon House  
2 Church Street  
Hamilton HM11  
Bermuda

## PRINCIPAL PLACE OF BUSINESS

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108 Gloucester Road  
Wanchai, Hong Kong  
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## BRANCH REGISTRAR IN HONG KONG

Tricor Investor Services Limited  
17/F, Far East Finance Centre  
16 Harcourt Road  
Hong Kong  
Tel: (852) 2980 1333  
Fax: (852) 2810 8185

## LISTING

The shares of the Company are listed and traded on the Main Board of The Stock Exchange of Hong Kong Limited.

## STOCK CODE AND BOARD LOT

251/2,000 shares

## WEBSITE

[www.seagroup.com.hk](http://www.seagroup.com.hk)

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# HIGHLIGHTS

For the six months ended 30 June 2025



THE CENDAS, Hong Kong (development managed by the Group)



Revenue

HK\$204.3 million  
(2024: HK\$203.5 million)



Operating profit before fair value changes on investment properties

HK\$103.7 million  
(2024: HK\$96.9 million)



Loss attributable to the Shareholders

HK\$159.4 million  
(2024: HK\$72.0 million)



Net asset value ("NAV") and NAV per share of the Group attributable to the Shareholders as at 30 June 2025

HK\$8,040.0 million and HK\$13.4 respectively after adjusting hotel property to fair market value



Interim dividend per share

HK2 cents



# LOCATION OF THE GROUP'S PROPERTIES/PROJECTS

## UNITED KINGDOM



## CHINA



### UNITED KINGDOM

London

- 20 Moorgate
- 33 Old Broad Street



### CHINA

Hong Kong

- 1 Shouson Hill Road East
- Crowne Plaza Hong Kong Causeway Bay
- Grand Victoria
- Jardine's Lookout
- Repulse Bay
- Winway Building



# PROPERTY PORTFOLIO

## Major Projects

At 30 June 2025

### HONG KONG, CHINA



#### DEVELOPMENT PROPERTY

**Project Name:** Repulse Bay

**Development Address:**

Rural Building Lot No. 1203 at South Bay Road,  
Repulse Bay, Hong Kong

**District:** Repulse Bay

**Usage:** Residential

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#### Geographical Environment:

Located at traditional luxury residential area Repulse Bay, it is being developed into luxury residences with endless intoxicating sea views, featuring a stunning panoramic view of Repulse Bay.

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**Approximate Site Area:** 21,173 sq. ft.

**Approximate Gross Floor Area:** 19,055 sq. ft.

**Stage of Completion:** Site Formation Works in Progress

**Expected Completion Date:** 2028

**Mode of Development:** Joint Venture  
(the Group holds 50% interest)



# PROPERTY PORTFOLIO

## Major Projects

At 30 June 2025

### 1 SHOUSON HILL

ROAD EAST

#### HONG KONG, CHINA



#### INVESTMENT PROPERTY

**Project Name:** 1 Shouson Hill Road East

**Development Address:**

1 Shouson Hill Road East, Deep Water Bay, Hong Kong

**District:** Deep Water Bay

**Usage:** Residential

**Number of Residential Units:** 7 houses

**Lease Expiry:** 30 June 2047

**Ownership Status:** 100%

#### Geographical Environment:

Prestigiously situated in the luxurious residential area in the Deep Water Bay area of Island South, the project possesses the lush panoramic views of Mount Nicholson and residents could enjoy the convenience of commuting to the Central and Causeway Bay by just a few minutes of driving.

#### Project Highlight:

- Features 20 blocks of 3-storey detached houses, each with a sizable private garden, roof top and covered car parking spaces accessible directly from the house.

# PROPERTY PORTFOLIO

## Major Projects

At 30 June 2025

### HONG KONG, CHINA



#### INVESTMENT PROPERTY

**Project Name:** Jardine’s Lookout

**Development Address:**

No. 89–93 Tai Hang Road, Hong Kong (Inland Lot No. 7384)

**District:** Jardine’s Lookout

**Usage:** Residential

**Approximate Site Area:** 11,000 sq. ft

**Approximate Gross Floor Area:** 22,000 sq. ft

**Lease Expiry:** 75 years commencing from 25 April 1957

**Ownership Status:** 100%

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#### Geographical Environment:

As the new luxury residential project, Jardine’s Lookout is set just above Happy Valley, overlooks the dazzling Victoria Harbour view. This predominant lavish residential neighborhood are mostly expansive detached properties. It enjoys a convenient transportation network.

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# PROPERTY PORTFOLIO

## Major Projects

At 30 June 2025

### HONG KONG, CHINA



#### INVESTMENT PROPERTY

**Project Name:** Winway Building

**Development Address:**

50 Wellington Street, Central, Hong Kong

**District:** Central

**Usage:** Commercial

**Approximate Gross Floor Area:** 60,000 sq. ft.

**Lease Expiry:**

999 years commencing from 26 June 1843

**Ownership Status:** 58.83%

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**Geographical Environment:**

A 24-storey commercial tower located at the prime area of Central. It comprises of 20-storey of office floor space occupied mainly by professional service providers, such as clinics, law firms as well as beauty centres; while the G/F-2/F retail portion provides an ideal location for tenants to establish their presence in Central.

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# PROPERTY PORTFOLIO

## Major Projects

At 30 June 2025

### LONDON, THE UNITED KINGDOM



#### INVESTMENT PROPERTY

**Project Name:** 33 Old Broad Street

**Development Address:**

33–41 Old Broad Street and 1–6 Union Court, London EC2

**District:** Central Business District, London

**Usage:** Office

**Geographical Environment:**

33 Old Broad Street is prominently located at the core of the City of London with only 150 metres away from the Liverpool Street Crossrail Station. This strategic location appeals to global occupiers from the financial, insurance and professional sectors.

**Approximate Net Internal Area:** 191,165 sq. ft.

**Lease Expiry:** Freehold

**Ownership Status:** 100%

**Project Highlight:**

- The 9-storey property is located in “the Eastern Cluster” identified by the City of London Corporation, which is identified as suitable for development of high-rise buildings, providing a promising redevelopment opportunity as a landmark development.
- Currently leased to Bank of Scotland as Lloyds Banking Group’s new head office in the heart of the City of London.



# PROPERTY PORTFOLIO

## Major Projects

At 30 June 2025

### LONDON, THE UNITED KINGDOM



#### INVESTMENT PROPERTY

**Project Name:** 20 Moorgate

**Development Address:**

20 Moorgate, London EC2R 6DA

**District:** Central Business District, London

**Usage:** Office

**Approximate Net Internal Area:** 154,854 sq. ft.

**Lease Expiry:** Long Lease

**Ownership Status:** 100%

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#### Geographical Environment:

20 Moorgate is a 7-storey office building located in the heart of London with less than 100 metres of walking distance from the Bank of England. The development provides a sizable floor space of Grade A office, retail and ancillary accommodation. The commercial part of the property is fully let as the headquarter of United Kingdom Prudential Regulation Authority (a regulatory body of the Bank of England).

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# PROPERTY PORTFOLIO

## Major Projects

At 30 June 2025

### HONG KONG, CHINA



#### HOTEL PROPERTY

**Project Name:** Crowne Plaza Hong Kong Causeway Bay

**Development Address:**  
8 Leighton Road, Causeway Bay, Hong Kong

**District:** Causeway Bay

**Usage:** Hotel

**Lease Expiry:** 6 November 2049

**Ownership Status:** 100%

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#### Geographical Environment:

Situated at the heart of Hong Kong’s most renowned shopping district, the hotel has spectacular views of the vibrant city as well as the greenery views of the Happy Valley race course, and it has become the premium choice of hotel accommodation for both business and leisure travelers.

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#### Project Highlight:

- Crowne Plaza Hong Kong Causeway Bay’s guest rooms and suites are spacious and comfortable, and are the largest of any hotels in the area. Since its opening in late 2009, the hotel has established an excellent reputation offering a unique experience to the international travelers around the world.
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# PROPERTY PORTFOLIO

## Major Projects

At 30 June 2025

GRAND VICTORIA

維港匯

HONG KONG, CHINA



### COMPLETED PROPERTY FOR SALE

**Project Name:** Grand Victoria

**Development Address:**

6 Lai Ying Street and 8 Lai Ying Street, South West Kowloon, Hong Kong

**District:** South West Kowloon

**Usage:** Residential

**Number of Residential Units:** 1,437

**Geographical Environment:**

Located at the South West Kowloon waterfront. The location enjoying panoramic harbour views while having the West Kowloon Cultural District and Guangzhou – Shenzhen – Hong Kong Express Rail Link Terminus in the vicinity. It enjoys excellent connectivity with MTR stations and lines linking Central, airport, the Express Rail Link Terminus and all the commercial hubs in the city.

**Approximate Site Area:** 208,262 sq. ft.

**Approximate Gross Floor Area:** 987,812 sq. ft.

**Mode of Development:** Joint Venture  
(the Group holds 14.5% interest)

**Project Highlight:**

- The project consists of 3 Phases with a total of 1,437 units.
- The project is a premium waterfront property with green architectural features and smart home designs.

# MANAGEMENT DISCUSSION AND ANALYSIS



THE CENDAS, Hong Kong (development managed by the Group)

## Financial Summary

Revenue for the six months ended 30 June 2025 amounted to HK\$204.3 million (2024: HK\$203.5 million). The revenue was principally attributable to the recognition of rental income from investment properties, revenue from hotel operation and income from financial investment. Operating profit before fair value changes on investment properties for the six months ended 30 June 2025 amounted to HK\$103.7 million (2024: HK\$96.9 million), increased by 7.0%. Revenue contributions from renting of investment properties, approximately HK\$108.3 million, representing an increase of 7.3% as compared with 2024.

Despite the increase in ordinary operating profit of the Group during the current interim period, the loss attributable to the Shareholders for the period amounted to HK\$159.4 million (2024: HK\$72.0 million), equivalent to a basic loss per share of HK26.5 cents (2024: HK12.0 cents). The loss attributable to the Shareholders in current period was mainly due to (i) a fair value loss on investment properties and (ii) the finance cost of bank borrowings. The finance costs were reduced by 19.6% comparing to 2024. The abovementioned fair value loss is non-cash item and has no immediate impact on the cashflow of the Group.

As at 30 June 2025, the Group's equity attributable to the Shareholders amounted to HK\$3,886.2 million (31 December 2024: HK\$3,923.5 million). The net asset value per share attributable to the Shareholders as at 30 June 2025 was HK\$6.5 as compared with HK\$6.5 as at 31 December 2024.



# MANAGEMENT DISCUSSION AND ANALYSIS

The Group's property assets (including interests in two joint ventures and asset classified as held for sales) by geographical location at the period end were as follows:

|           | 30 June 2025<br>HK\$' million | 31 December 2024<br>HK\$' million |
|-----------|-------------------------------|-----------------------------------|
| Hong Kong | 4,277.0                       | 4,451.4                           |
| UK        | 4,010.7                       | 3,683.4                           |
| Total     | 8,287.7                       | 8,134.8                           |

The Group's hotel property is stated at cost less accumulated depreciation charges at a carrying value of HK\$476.2 million as at 30 June 2025 (31 December 2024: HK\$486.2 million), whereas the market value as determined by valuation carried out by an independent property valuer is HK\$4,630.0 million (31 December 2024: HK\$4,920.0 million). For the purpose of providing supplementary information, if the carrying value of the Group's hotel property was restated to its market value, the adjusted total property assets, the adjusted net asset value and adjusted net asset value per share attributable to the Shareholders as at 30 June 2025 would be HK\$12,441.5 million (31 December 2024: HK\$12,568.6 million), HK\$8,040.0 million (31 December 2024: HK\$8,357.3 million) and HK\$13.4 (31 December 2024: HK\$13.9) respectively.

## INTERIM DIVIDEND

The Board has declared an interim dividend of HK2 cents per share for the six months ended 30 June 2025 (for the six months ended 30 June 2024: HK2 cents) to the Shareholders whose names appear on the register of members of the Company at the close of business on Friday, 26 September 2025. The relevant dividend warrants are expected to be despatched on or before Tuesday, 14 October 2025.

## Business Review

### Property Investment and Development

The Group continues to focus on property development and property investment projects. The strategy of the Group will be determined by the Board taking into consideration market opportunities, the Group's financial resources and its core competence. It is the Group's approach to review and optimize the project portfolios from time to time. Currently, the Group's core projects mainly consist of two residential projects in Hong Kong (No. 1 Shouson Hill Road East and Inland Lot No. 7384 at Jardine's Lookout), a commercial property in Hong Kong (a portion of Winway Building) and two joint venture residential development projects ("Grand Victoria" at West Kowloon Waterfront and Rural Building Lot No. 1203 at South Bay Road, Repulse Bay), and two investment properties in London, UK (20 Moorgate and 33 Old Broad Street).



Grand Victoria, Hong Kong

# MANAGEMENT DISCUSSION AND ANALYSIS

## Hong Kong

During the period, the Group continues its effort in the residential development project in West Kowloon Waterfront "Grand Victoria"<sup>1</sup>. The Group holds 14.5% equity interest in the project. The development has been completed with certificate of compliance issued. More than 1,370 units of the project have been sold with total sale proceeds of more than HK\$23.2 billion. During the period, the Group received approximately HK\$152.0 million cash repatriated from the project. As at 30 June 2025, the Group's interest in this joint venture was HK\$339.9 million (31 December 2024: HK\$504.1 million) (including loans to joint ventures) of which HK\$272.7 million to be received within one year from the period ended 30 June 2025 and classified under current assets.

Winway Building<sup>2</sup>, one of the Group's investment property, is at the prime location of central business district of Hong Kong and is a high quality commercial property. The rental income generated from the property for the period ended 30 June 2025 was slightly increased due to the occupancy rate increased by 9%.

The Group owns a residential property project at Shouson Hill Road East for long term investment. The renovation works were completed. The Group will continue to hold the project for long term investment purpose. During the period, the Group entered into a formal agreement with an independent third party to dispose of a house for a consideration of approximately HK\$160.0 million before transaction cost and expense. The disposal will be completed on or before 8 October 2025.

The Group also focuses on developing luxury residential projects. The Group holds 50% equity interest in South Bay Road, Repulse Bay project which is located at traditional luxury residential area Repulse Bay and is being developed into luxury residences with endless intoxicating sea views, featuring a stunning panoramic view of Repulse Bay. In addition, the Group also 100% holds a land site located at Jardine's Lookout for luxury residential development. The two development projects are progressing well according to their development schedules.



Grand Victoria, Hong Kong



THE CENDAS, Hong Kong (development managed by the Group)

<sup>1</sup> The Group is being a part of the consortium comprised of well-known property developers.

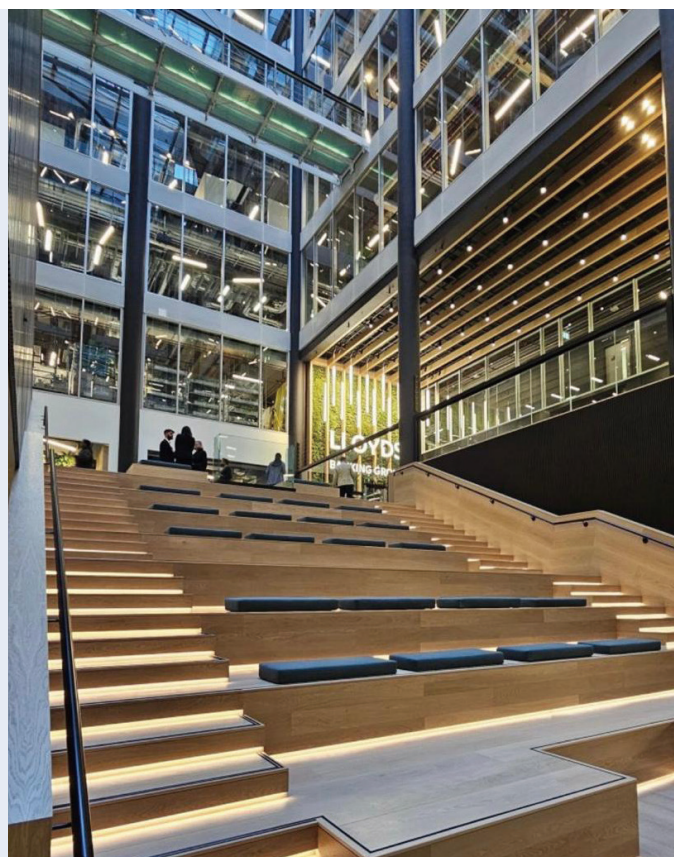
<sup>2</sup> The Group owns approximately 59% of the gross floor area of Winway Building.



# MANAGEMENT DISCUSSION AND ANALYSIS



33 Old Broad Street, London



## The United Kingdom

The Group owns two investment properties located in the heart of London in UK.

20 Moorgate, London is almost fully let to the Prudential Regulatory Authority (a regulatory body of the Bank of England) as a headquarter under long-term lease agreements.

33 Old Broad Street, London is fully leased to Bank of Scotland and guaranteed by HBOS Plc (a wholly-owned subsidiary of the Lloyds Banking Group) for a fixed term until 2039 with fixed rental uplift every five years. The rent increased by 13% last year, in accordance with the lease terms. The tenant completed significant renovation works at 33 Old Broad Street and moved in as Lloyds Banking Group's new head office in the heart of the City of London.

Given the strong lease covenants on our reputable tenants, the UK properties continue to provide stable cash flow to the Group, reflecting the Group's success in making investment strategy and the Group's capability to withstand in any market instability.

# MANAGEMENT DISCUSSION AND ANALYSIS

## Hotel Operation

Crowne Plaza Hong Kong Causeway Bay is a 29-storey five-star hotel comprising 263 guest rooms with ancillary facilities and is operated under the brand of Crowne Plaza of the InterContinental Hotels Group. During the period, the hotel's performance experienced a moderate decline, primarily driven by a reduction in both occupancy rates and average room rates, which collectively contributed to a decrease in overall revenue.

The Group is taking all practicable measures to address the challenges and opportunities at hand. We understand the importance of delivering exceptional experience that exceed our guests' expectations. The Group will continue to improve the quality of its hotel services to ensure our guests have enjoyable experiences during their stays in our hotel.

## Financial Investment

Adhering to prudent management of our capital, the Group continues to optimize its capital structure and decrease the gearing. As at 30 June 2025, the Group held financial investment of approximately HK\$237.7 million (31 December 2024: HK\$246.2 million), which are comprised of listed equity and debt securities and unlisted investments.

The Group did not record any impairment loss on debt securities in both periods for the six months ended 30 June 2025 and 2024.

## Financial Resources and Liquidity

### Treasury Policies

The Group adheres to prudent treasury policies. As at 30 June 2025, all of the Group's project borrowings are on a non-recourse basis, with no cross default covenants at corporate level.

During the period, the Group continued to maintain high financial flexibility and liquidity under the environment of high interest rates and economic downturn. Following the relaxation of tightening measures last year, Grand Victoria has maintained a stable sales momentum, leading to the Group consistently receiving significant cash returns from the project. The Group's robust cash contributions from other investment projects and hotel further strengthen its ability to reduce gearing ratio and finance costs. Looking ahead, the Group does not anticipate significant refinancing needs until 2026. These factors demonstrate the Group's ample financial flexibility and liquidity.



CARVER at Crowne Plaza Hong Kong Causeway Bay, Hong Kong



Crowne Plaza Hong Kong Causeway Bay, Hong Kong



THE CENDAS, Hong Kong (development managed by the Group)



# MANAGEMENT DISCUSSION AND ANALYSIS

## Working Capital and Loan Facilities

As at 30 June 2025, the Group's total available fund amounted to HK\$5,684.2 million (31 December 2024: HK\$5,642.1 million) which includes the Group's total pledged bank deposits, time deposits, bank balances and cash of HK\$2,287.7 million (31 December 2024: HK\$2,645.6 million) and unutilised facilities of HK\$3,396.5 million (31 December 2024: HK\$2,996.5 million). The total financial investments (including debt instruments at fair value through other comprehensive income, financial assets at fair value through profit or loss and equity instruments at fair value through other comprehensive income) amounted to HK\$237.7 million as at 30 June 2025 (31 December 2024: HK\$246.2 million).

Included in the Group's loan facilities is a committed revolving club loan with approximately HK\$1,000.0 million facility amount provided by 7 renowned financial institutions. The committed club loan provides the Group with abundant liquidity, ensuring financing flexibility for future business development. As at the date of this report, no drawdown has been made.

The Group will continue enhancing its competitive strengths, in order to strive for stable and promising returns, and achieve mutually beneficial objectives.

As at 30 June 2025, the Group's bank borrowings was HK\$6,635.2 million (31 December 2024: HK\$6,842.1 million). After netting off the pledged bank deposits, time deposits, bank balance, cash and the financial investments, the Group had a net debt position of HK\$4,109.8 million (31 December 2024: HK\$3,950.3 million) with gearing ratio of 33.0% (31 December 2024: 31.4%) (calculated on the basis of net debt as a percentage of the adjusted total property assets with hotel property adjusted to fair market value of HK\$4,630.0 million (31 December 2024: HK\$4,920.0 million)).

As at 30 June 2025, maturity of the Group's outstanding borrowings was as follows:

|                                 | 30 June 2025<br>HK\$' million | 31 December 2024<br>HK\$' million |
|---------------------------------|-------------------------------|-----------------------------------|
| Due                             |                               |                                   |
| Within 1 year                   | 1,426.9                       | 1,257.1                           |
| 1–2 years                       | 1,588.2                       | 1,599.8                           |
| 3–5 years                       | 3,663.9                       | 3,529.6                           |
| Over 5 years                    | –                             | 500.2                             |
|                                 | 6,679.0                       | 6,886.7                           |
| Less: Unamortised front-end fee | (43.8)                        | (44.6)                            |
|                                 | 6,635.2                       | 6,842.1                           |

# MANAGEMENT DISCUSSION AND ANALYSIS

## Pledge of Assets

For the Company's subsidiaries operating in Hong Kong, the total bank borrowings drawn as at 30 June 2025 amounted to HK\$3,961.8 million (31 December 2024: HK\$4,424.3 million) which comprised of secured bank borrowings of HK\$2,703.3 million (31 December 2024: HK\$2,765.8 million) and unsecured bank borrowings of HK\$1,258.5 million (31 December 2024: HK\$1,658.5 million). The secured bank borrowings were secured by properties with carrying value of HK\$3,425.2 million (31 December 2024: HK\$3,478.2 million) and pledged cash of HK\$31.0 million (31 December 2024: HK\$63.0 million).

Subsidiaries of the Company operating in UK pledged its investment properties with an aggregate carrying value of HK\$4,010.7 million as at 30 June 2025 (31 December 2024: HK\$3,683.4 million) and pledged cash of HK\$121.9 million (31 December 2024: HK\$134.9 million) to secure bank borrowings of HK\$2,717.2 million (31 December 2024: HK\$2,462.4 million).

## Staff and Emolument Policy

As at 30 June 2025, the Group had a total of approximately 180 employees (2024: 190 employees) in Hong Kong. Employee costs, including the emoluments of the directors of the Group, amounted to HK\$48.9 million for the period ended 30 June 2025 (2024: HK\$48.7 million).

The Group maintains a good working relationship with its employees and continues to recruit, retain and develop competent individuals committed for its long-term success and growth. Salary and benefits of employees are reviewed at least annually both in response to market conditions and trends, and in conjunction with individual appraisals based on qualifications, experience, skills, responsibilities, performance and development potentials. Discretionary bonuses are granted in line with the Group's financial results and employees' performance. Fringe benefits including medical insurance scheme, study and training allowances, examination leave and voluntary employer contributions to retirement schemes are offered to employees. In addition, to retain and motivate management staff and good performers, the Company has adopted a share option scheme and a share award scheme to grant options and awards to its employees (including the Directors) on a discretionary basis. To further enhance employee relations and communications, recreational activities for general staff with senior management's participation are arranged.

## Outlook

The global economic landscape uncertainty escalates amid Israel-Iran conflict. Despite several interest rate cuts in central banks in the first half of 2025 globally, the International Monetary Fund (IMF) has a view that the central banks will act more cautiously in the remaining months in 2025 and implement a divergent monetary policy where inflation continues. Trade uncertainty creates a demand shock, as businesses and households delay investment and spending, with potential amplification from financial tightening and exchange rate fluctuations. According to the IMF, the global economic growth is projected to fall from an estimated 3.3% in 2024 to 2.8% in 2025 and 3.0% in 2026.



1 Shouson Hill Road East, Hong Kong



# MANAGEMENT DISCUSSION AND ANALYSIS

China's economy grew 5.2% in the second quarter of 2025, easing from 5.4% in the first quarter of 2025, slightly higher than the market expectations. Despite the geopolitical tensions and uncertain trade environment, the Chinese government is confident in growth rate in 2025 by imposing appropriate economic stimulus measures including lowering interest rate, cutting reserve requirement ratio, and increasing domestic investments. Chinese consumer sentiment is expected to improve as economic conditions show signs of recovery and stability.

The Hong Kong's real estate market continues to face challenges. Although all residential property cooling measures were lifted, the recovery in home prices has been sluggish, reflecting a weak consumer sentiment. On a positive note, the residential rental market has shown improvement, supported by a steady influx of professionals and non-local students. In May 2025, the Hong Kong's interbank rate has seen a significant drop, influenced by increased liquidity in the Hong Kong banking system. While some forecasts suggest a gradual rise in interbank rate later in the year, the recent decline will likely boost property transactions in the near term.

The opening of Kai Tak Sports Park offers a variety of cultural, sports and entertainment events, attracting visitors to travel to the city. Guangdong, Hong Kong and Macao will co-host the 15th National Games of PRC in November 2025. This national multi-sports event presents an opportunity to expand audience reach and visitor participation. With the exchange rate gradually easing after a period of strong US dollar, Hong Kong is likely to become a more affordable destination, potentially driving growth in visitors from Europe and Asia. However, factors such as labour shortage, rising costs and weak non-room revenue continue to pressure margins.

The UK economy continued the growing trend. It expanded 0.7% in the first quarter of 2025, which was higher than both the previous quarter and the forecast. Notably, the central bank reduced the interest rate from 4.75% to 4.25% per annum in the first two quarters of 2025 and the market expects further rate cuts later this year. This eases financial burdens on households and investors. The outlook suggests a gradual economic recovery, although the process may take considerable time to fully unfold. The Group's UK property portfolio will sustain a stable rental income, supported by the long-term leases from reputable tenants.

Looking ahead, ongoing geopolitical tensions and trade uncertainties are expected to continue shaping business conditions through year-end. Despite these headwinds, we maintain confidence in Hong Kong's enduring resilience and capacity for growth. The Group remains committed to seizing optimal opportunities while prudently managing our balance sheet amid evolving market dynamics. We remain convinced that our Company is well-positioned to generate long-term value for our shareholders.



Grand Victoria, Hong Kong

# CORPORATE GOVERNANCE AND OTHER INFORMATION

During the period for the six months ended 30 June 2025, the Company had applied the principles and complied with all the code provisions as set out in the CG Code contained in Appendix C1 to the Listing Rules. The Board continuous to monitor and review the Company's corporate governance practices to enhance its performance.

## **Risk Management and Internal Control**

The Board has overall responsibility for maintaining and ensuring effective implementation of the risk management and internal control systems of the Group to safeguard the Shareholders' interest and the Company's assets.

The review of the effectiveness of the Group's internal control systems covers financial, operational and compliance mechanisms and risk management functions (including the Group's ESG performance and reporting).

## **Securities Transactions by Directors and Employees**

The Company has adopted the Model Code as set out in Appendix C3 to the Listing Rules as its own code of conduct regarding securities transactions by the Directors.

In response to the specific enquiry made by the Company, all Directors confirmed in writing that they had complied with the required standards as set out in the Model Code throughout the period for the six months ended 30 June 2025.

The Company has also adopted a code with no less exacting terms than the Model Code for the directors and employees of the Group (other than the Directors) to regulate their dealings in the securities of the Company, as they are likely to be in possession of inside information in relation to the Company or its securities because of their office or employment.



# CORPORATE GOVERNANCE AND OTHER INFORMATION

## Directors' Interests and Short Positions in Shares and Underlying Shares

As at 30 June 2025, the interests and short positions of the Directors in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code, were as follows:

### 1. Long positions in shares of the Company

| Name of Directors     | Number of ordinary shares held                |                                                       |                                        | Number of underlying shares held under equity derivatives |                 | Approximate % of interest in the issued share capital |
|-----------------------|-----------------------------------------------|-------------------------------------------------------|----------------------------------------|-----------------------------------------------------------|-----------------|-------------------------------------------------------|
|                       | Personal interests (held as beneficial owner) | Corporate interests (held by controlled corporations) | Family interests (interests of spouse) | Personal interests (held as beneficial owner)             | Total interests |                                                       |
| Lu Wing Chi, Jesse    | –                                             | 446,392,255 <sup>(i)</sup>                            | –                                      | –                                                         | 446,392,255     | 74.14                                                 |
| Lambert Lu            | 550,000                                       | 338,779,740 <sup>(ii)</sup>                           | –                                      | –                                                         | 339,329,740     | 56.36                                                 |
| Yap Shee Liam         | 648,000                                       | –                                                     | –                                      | –                                                         | 648,000         | 0.11                                                  |
| Walujo Santoso, Wally | 1,680,400                                     | –                                                     | –                                      | –                                                         | 1,680,400       | 0.28                                                  |
| Chan Kwok Wai         | –                                             | –                                                     | –                                      | –                                                         | –               | –                                                     |
| Lo Wai Tung Welman    | –                                             | –                                                     | –                                      | –                                                         | –               | –                                                     |
| Patricia Chan         | –                                             | –                                                     | –                                      | –                                                         | –               | –                                                     |

Notes:

- (i) Among these 446,392,255 shares, 107,612,515 shares were held by Port Lucky, 78,548,387 shares were held by Ambleside Glory and 260,231,353 shares were held by NLI. Port Lucky is 100% owned by SEA Fortune, which in turn is 100% owned by NYH. NYH is 100% owned by Mr. Lu Wing Chi, Jesse. Ambleside Glory is 100% owned by NLI, which in turn is owned by Mr. Lu Wing Chi, Jesse and Mr. Lambert Lu as to 60% and 40% respectively (as disclosed in the section of "Long positions in shares of associated corporation" as stated on page 22). By virtue of Mr. Lu Wing Chi, Jesse's interests in NLI, Port Lucky and Ambleside Glory, he is deemed to be interested in these shares.
- (ii) As disclosed in Note (i) above, among these 338,779,740 shares, 78,548,387 shares were held by Ambleside Glory and 260,231,353 shares were held by NLI. Ambleside Glory is 100% owned by NLI, which in turn is owned by Mr. Lu Wing Chi, Jesse and Mr. Lambert Lu as to 60% and 40% respectively. By virtue of Mr. Lambert Lu's interests in NLI and Ambleside Glory, he is also deemed to be interested in these shares.
- (iii) The total number of issued shares of the Company as at 30 June 2025 was 602,122,726 shares.

# CORPORATE GOVERNANCE AND OTHER INFORMATION

## 2. Long positions in shares of associated corporation

| Name of associated corporation | Name of Directors  | Number of ordinary shares held                |                                                      |                                        | Total interests | Approximate % of interest in the issued share capital |
|--------------------------------|--------------------|-----------------------------------------------|------------------------------------------------------|----------------------------------------|-----------------|-------------------------------------------------------|
|                                |                    | Personal interests (held as beneficial owner) | Corporate interests (held by controlled corporation) | Family interests (interests of spouse) |                 |                                                       |
| NLI                            | Lu Wing Chi, Jesse | 93,876                                        | –                                                    | –                                      | 93,876          | 60.00                                                 |
|                                | Lambert Lu         | 62,584                                        | –                                                    | –                                      | 62,584          | 40.00                                                 |

Saved as disclosed herein, as at 30 June 2025, none of the Directors had any interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be recorded in the register kept by the Company under Section 352 of the SFO or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

## Substantial Shareholders' and Other Persons' Interests and Short Positions in Shares and Underlying Shares

As at 30 June 2025, so far as is known to the Directors, the following substantial Shareholders and other persons (other than Directors) had interests or short positions in the shares and underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO:

### Long positions in shares of the Company

| Name of Shareholders | Number of ordinary shares |                                 | Total interests | Approximate % of interest in the issued share capital |
|----------------------|---------------------------|---------------------------------|-----------------|-------------------------------------------------------|
|                      | Held as beneficial owner  | Held by controlled corporations |                 |                                                       |
| NLI                  | 260,231,353               | 78,548,387 <sup>(i)</sup>       | 338,779,740     | 56.26                                                 |
| Ambleside Glory      | 78,548,387                | –                               | 78,548,387      | 13.05                                                 |
| NYH                  | –                         | 107,612,515 <sup>(ii)</sup>     | 107,612,515     | 17.87                                                 |
| SEA Fortune          | –                         | 107,612,515 <sup>(ii)</sup>     | 107,612,515     | 17.87                                                 |
| Port Lucky           | 107,612,515               | –                               | 107,612,515     | 17.87                                                 |



# CORPORATE GOVERNANCE AND OTHER INFORMATION

Notes:

- (i) NLI holds 100% of the issued share capital of Ambleside Glory. The above 78,548,387 shares held by Ambleside Glory are also deemed to be interest of NLI and such shares are, therefore, duplicated between these shareholders for the purpose of the SFO.
- (ii) NYH holds 100% of the issued share capital of SEA Fortune, which in turn holds 100% of the issued share capital of Port Lucky. The above 107,612,515 shares held by Port Lucky are also deemed to be interest of SEA Fortune and NYH and such shares are, therefore, duplicated between these shareholders for the purpose of the SFO.
- (iii) Messrs Lu Wing Chi, Jesse and Lambert Lu, both being Directors, are also directors of NLI, Ambleside Glory, NYH, SEA Fortune and Port Lucky.
- (iv) The total number of issued shares of the Company as at 30 June 2025 was 602,122,726 shares.

Saved as disclosed herein, as at 30 June 2025, none of the substantial Shareholders and other persons (other than Directors) had any interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO.

## Share Option Scheme and Share Award Scheme

The Shareholders passed ordinary resolutions at the annual general meeting of the Company on 24 May 2024 approving the adoption of a new share option scheme (the "2024 Share Option Scheme") and a new share award scheme (the "2024 Share Award Scheme") for a term of 10 years, subject to early termination by the Company in general meeting or by the Board.

Principal terms of the 2024 Share Option Scheme and the 2024 Share Award Scheme are set out in the Company's annual report for the year ended 31 December 2024.

No share options and awards had been granted, exercised, vested, cancelled or lapsed under the 2024 Share Option Scheme and the 2024 Share Award Scheme as at 1 January 2025 and 30 June 2025. There were no outstanding options and unvested awards under the 2024 Share Option Scheme and the 2024 Share Award Scheme as at 1 January 2025 and 30 June 2025.

The total number of shares in respect of all options and awards available for grant under the 2024 Share Option Scheme, the 2024 Share Award Scheme and any other share schemes of the Company as at 1 January 2025 and 30 June 2025 was 60,212,272 shares of the Company (representing 10% of the total number of issued shares (excluding treasury shares) of the Company as at the date of adoption).

A sub-limit of 3,010,613 shares of the Company (representing 0.5% of the total number of issued shares (excluding treasury shares) of the Company as at the date of adoption) may be issued under the 2024 Share Option Scheme, the 2024 Share Award Scheme and any other share schemes of the Company to the services providers of the Group as at 1 January 2025 and 30 June 2025.

No share options and awards had been granted by the Company during the six months ended 30 June 2025. Accordingly, there were no shares of the Company that might be issued in respect of the share options and awards granted under all share schemes of the Company during the said period.

# CORPORATE GOVERNANCE AND OTHER INFORMATION

## Financial Assistance to Affiliated Companies

The aggregate amount of financial assistance provided by the Group to its affiliated companies dropped below 8% under the assets ratio as defined under Rule 14.07(1) of the Listing Rules at the end of current interim period.

The combined statement of financial position of those affiliated companies with financial assistance from the Group and the Group's attributable interests in those affiliated companies as at 30 June 2025 presented as below are for the Shareholder's information only:

|                                                                                            | <b>Combined<br/>statement of<br/>financial<br/>position</b><br>HK\$ million | <b>Group's<br/>attributable<br/>interests</b><br>HK\$ million |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------|
| Non-current assets                                                                         | 465                                                                         | 77                                                            |
| Current assets                                                                             | 3,810                                                                       | 1,042                                                         |
| Current liabilities                                                                        | (482)                                                                       | (73)                                                          |
| Total assets less current liabilities                                                      | 3,793                                                                       | 1,046                                                         |
| Non-current liabilities                                                                    |                                                                             |                                                               |
| – Bank borrowings                                                                          | (474)                                                                       | (237)                                                         |
|                                                                                            | 3,319                                                                       | 809                                                           |
| Total equity (including capital contribution in form of loans to the affiliated companies) | 3,319                                                                       | 809                                                           |

The combined statement of financial position of the affiliated companies was prepared by combining their statements of financial position, after making adjustments to conform with the Group's significant accounting policies and re-grouping into significant classification in the statement of financial position, as at 30 June 2025.

## Purchase, Sale or Redemption of the Company's Listed Securities

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company during the six months ended 30 June 2025.



# CORPORATE GOVERNANCE AND OTHER INFORMATION

## Update of Directors' Information

Pursuant to Rule 13.51B(1) of the Listing Rules, the change in the directors' information since the disclosure made in the Company's 2024 annual report up to 28 August 2025 (being the date of approval of this report) is set out below:

- Ms. Patricia Chan has been appointed as a member of the Nomination Committee with effect from 23 May 2025.

## Closure of Register of Members

The register of members of the Company will be closed from Wednesday, 24 September 2025 to Friday, 26 September 2025 (both days inclusive) during this period no transfer of shares will be registered.

In order to qualify for the interim dividend, all duly completed and stamped transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company's Branch Share Registrar in Hong Kong, Tricor Investor Services Limited of 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Tuesday, 23 September 2025.

## Review of Condensed Consolidated Financial Statements

The condensed consolidated financial statements of the Group for the six months ended 30 June 2025 have not been audited but have been reviewed by the Audit Committee and by Deloitte in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants.

# REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS



**TO THE BOARD OF DIRECTORS OF S E A HOLDINGS LIMITED**

*(incorporated in Bermuda with limited liability)*

## Introduction

We have reviewed the condensed consolidated financial statements of S E A Holdings Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 27 to 54, which comprise the condensed consolidated statement of financial position as of 30 June 2025 and the related condensed consolidated statement of profit or loss, statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six-month period then ended, and notes to the condensed consolidated financial statements. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 "Interim Financial Reporting" ("HKAS 34") as issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA"). The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

## Scope of Review

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

## Conclusion

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

**Deloitte Touche Tohmatsu**

*Certified Public Accountants*

Hong Kong

28 August 2025

# CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2025

|                                                                                         |       | Six months ended 30 June |                         |
|-----------------------------------------------------------------------------------------|-------|--------------------------|-------------------------|
|                                                                                         |       | 2025                     | 2024                    |
|                                                                                         |       | HK\$'000                 | HK\$'000                |
|                                                                                         | NOTES | (unaudited)              | (unaudited)             |
| Revenue                                                                                 | 4     |                          |                         |
| – Renting of investment properties                                                      |       | 108,296                  | 100,905                 |
| – Hotel operation                                                                       |       | 82,165                   | 90,897                  |
| – Return from financial investment                                                      |       |                          |                         |
| – Interest income and others                                                            |       | 13,868                   | 11,743                  |
| Total revenue                                                                           |       | 204,329                  | 203,545                 |
| Other income                                                                            | 5     | 14,157                   | 15,808                  |
| Costs:                                                                                  |       |                          |                         |
| Property and related costs                                                              | 6     | (2,222)                  | (2,262)                 |
| Staff costs                                                                             |       | (48,891)                 | (48,664)                |
| Depreciation                                                                            |       | (21,475)                 | (22,978)                |
| Other expenses                                                                          | 7     | (42,179)                 | (48,596)                |
|                                                                                         |       | (114,767)                | (122,500)               |
| Operating profit before fair value changes<br>on investment properties                  |       | 103,719                  | 96,853                  |
| Fair value changes on investment properties                                             |       | (102,665)                | –                       |
| Profit after fair value changes on investment properties                                |       | 1,054                    | 96,853                  |
| Other gains and losses                                                                  | 8     | 2,902                    | (1,117)                 |
| Share of results of joint ventures                                                      |       | (12,776)                 | 20,061                  |
| Finance costs                                                                           | 9     | (150,568)                | (187,324)               |
| Loss before taxation                                                                    | 10    | (159,388)                | (71,527)                |
| Income tax expense                                                                      | 11    | –                        | (519)                   |
| Loss for the period                                                                     |       | (159,388)                | (72,046)                |
| Loss for the period attributable to the Company's shareholders                          |       | (159,388)                | (72,046)                |
|                                                                                         |       | HK cents<br>(unaudited)  | HK cents<br>(unaudited) |
| Basic and diluted loss per share for loss attributable<br>to the Company's shareholders | 13    | (26.5)                   | (12.0)                  |



# CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2025

|                                                                                                   | Six months ended 30 June |             |
|---------------------------------------------------------------------------------------------------|--------------------------|-------------|
|                                                                                                   | 2025                     | 2024        |
|                                                                                                   | HK\$'000                 | HK\$'000    |
|                                                                                                   | (unaudited)              | (unaudited) |
| Loss for the period                                                                               | (159,388)                | (72,046)    |
| <b>Other comprehensive income (expense):</b>                                                      |                          |             |
| <i>Item that will not be reclassified subsequently to profit or loss:</i>                         |                          |             |
| Fair value gain on equity instruments at fair value through other comprehensive income ("FVTOCI") | 18,535                   | 97          |
| <i>Items that may be reclassified subsequently to profit or loss:</i>                             |                          |             |
| Fair value gain on debt instruments at FVTOCI                                                     | 3,510                    | 2,850       |
| Reclassification to profit or loss upon disposal/ derecognition of debt instruments at FVTOCI     | (1,059)                  | 1,908       |
| Exchange differences arising on translation of foreign operations                                 | 119,193                  | (7,706)     |
| Share of other comprehensive expense of a joint venture                                           | –                        | (3,836)     |
| Other comprehensive income (expense) for the period                                               | 140,179                  | (6,687)     |
| Total comprehensive expense for the period attributable to the Company's shareholders             | (19,209)                 | (78,733)    |

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2025

|                                                                 | NOTES | 30.6.2025<br>HK\$'000<br>(unaudited) | 31.12.2024<br>HK\$'000<br>(audited) |
|-----------------------------------------------------------------|-------|--------------------------------------|-------------------------------------|
| <b>Non-current assets</b>                                       |       |                                      |                                     |
| Investment properties                                           | 14    | 6,838,350                            | 6,682,012                           |
| Property, plant and equipment                                   | 15    | 554,568                              | 543,142                             |
| Investments in joint ventures                                   | 16    | 529,196                              | 513,586                             |
| Equity instruments at FVTOCI                                    | 17    | 167,583                              | 147,607                             |
| Debt instruments at FVTOCI                                      | 18    | 29,590                               | 25,085                              |
| Financial assets at fair value through profit or loss ("FVTPL") | 19    | 27,268                               | 66,088                              |
| Pledged bank deposits                                           |       | 150,856                              | 197,853                             |
| Other assets                                                    |       | 5,704                                | 5,704                               |
|                                                                 |       | <b>8,303,115</b>                     | 8,181,077                           |
| <b>Current assets</b>                                           |       |                                      |                                     |
| Inventories                                                     |       | 1,317                                | 1,456                               |
| Loans to joint ventures                                         | 16    | 272,699                              | 430,596                             |
| Financial assets at FVTPL                                       | 19    | 7,851                                | –                                   |
| Debt instruments at FVTOCI                                      | 18    | 5,442                                | 7,402                               |
| Trade and other receivables, deposits and prepayments           | 20    | 28,409                               | 39,073                              |
| Tax recoverable                                                 |       | 2                                    | 2                                   |
| Pledged bank deposits                                           |       | 2,055                                | –                                   |
| Time deposits                                                   |       | 349,738                              | –                                   |
| Cash and cash equivalents                                       |       | 1,785,066                            | 2,447,750                           |
|                                                                 |       | <b>2,134,804</b>                     | 2,447,750                           |
|                                                                 |       | <b>2,452,579</b>                     | 2,926,279                           |
| Asset classified as held for sale                               | 21    | 128,000                              | –                                   |
|                                                                 |       | <b>2,580,579</b>                     | 2,926,279                           |
| <b>Current liabilities</b>                                      |       |                                      |                                     |
| Payables, rental deposits and accrued charges                   | 22    | 128,363                              | 146,788                             |
| Tax liabilities                                                 |       | 15,755                               | 14,313                              |
| Lease liabilities                                               |       | 11,318                               | 6,463                               |
| Bank borrowings – due within one year                           | 23    | 1,409,394                            | 1,241,320                           |
|                                                                 |       | <b>1,564,830</b>                     | 1,408,884                           |
| <b>Net current assets</b>                                       |       | <b>1,015,749</b>                     | 1,517,395                           |
| <b>Total assets less current liabilities</b>                    |       | <b>9,318,864</b>                     | 9,698,472                           |

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2025

|                                                 | NOTES | 30.6.2025<br>HK\$'000<br>(unaudited) | 31.12.2024<br>HK\$'000<br>(audited) |
|-------------------------------------------------|-------|--------------------------------------|-------------------------------------|
| <b>Capital and reserves</b>                     |       |                                      |                                     |
| Share capital                                   | 24    | 60,212                               | 60,212                              |
| Reserves                                        |       | 3,825,969                            | 3,863,242                           |
| <b>Total equity</b>                             |       | <b>3,886,181</b>                     | 3,923,454                           |
| <b>Non-current liabilities</b>                  |       |                                      |                                     |
| Payables, rental deposits and accrued charges   | 22    | 5,534                                | 5,524                               |
| Lease liabilities                               |       | 189,398                              | 157,895                             |
| Bank borrowings – due after one year            | 23    | 5,225,852                            | 5,600,815                           |
| Deferred taxation                               | 25    | 11,899                               | 10,784                              |
|                                                 |       | <b>5,432,683</b>                     | 5,775,018                           |
| <b>Total equity and non-current liabilities</b> |       | <b>9,318,864</b>                     | 9,698,472                           |

The condensed consolidated financial statements on pages 27 to 54 were approved and authorised for issue by the Board of Directors on 28 August 2025 and signed on its behalf by:

**LU WING CHI, JESSE**  
CHAIRMAN  
AND EXECUTIVE DIRECTOR

**LAMBERT LU**  
EXECUTIVE DIRECTOR  
AND CHIEF EXECUTIVE



# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2025

|                                                                                                  | Attributable to the Shareholders |                                                |                                    |                                              |                                                  |                                            |                                 | Total<br>HK\$'000 |
|--------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------|------------------------------------|----------------------------------------------|--------------------------------------------------|--------------------------------------------|---------------------------------|-------------------|
|                                                                                                  | Share<br>capital<br>HK\$'000     | Contributed<br>surplus<br>HK\$'000<br>(Note i) | Translation<br>reserve<br>HK\$'000 | Capital<br>redemption<br>reserve<br>HK\$'000 | Investment<br>revaluation<br>reserve<br>HK\$'000 | Other<br>reserves<br>HK\$'000<br>(Note ii) | Retained<br>profits<br>HK\$'000 |                   |
| At 1 January 2024 (audited)                                                                      | 60,212                           | 277,707                                        | (7,406)                            | 4,451                                        | (429,794)                                        | 27,769                                     | 4,154,089                       | 4,087,028         |
| Loss for the period                                                                              | -                                | -                                              | -                                  | -                                            | -                                                | -                                          | (72,046)                        | (72,046)          |
| Exchange differences arising on translation of foreign operations                                | -                                | -                                              | (7,706)                            | -                                            | -                                                | -                                          | -                               | (7,706)           |
| Fair value gain on debt instruments at FVTOCI                                                    | -                                | -                                              | -                                  | -                                            | 2,850                                            | -                                          | -                               | 2,850             |
| Fair value gain on equity instruments at FVTOCI                                                  | -                                | -                                              | -                                  | -                                            | 97                                               | -                                          | -                               | 97                |
| Reclassification to profit or loss upon disposal/<br>derecognition of debt instruments at FVTOCI | -                                | -                                              | -                                  | -                                            | 1,908                                            | -                                          | -                               | 1,908             |
| Share of other comprehensive expense of a joint venture                                          | -                                | -                                              | -                                  | -                                            | (3,836)                                          | -                                          | -                               | (3,836)           |
| Other comprehensive (expense) income for the period                                              | -                                | -                                              | (7,706)                            | -                                            | 1,019                                            | -                                          | -                               | (6,687)           |
| Total comprehensive (expense) income for the period                                              | -                                | -                                              | (7,706)                            | -                                            | 1,019                                            | -                                          | (72,046)                        | (78,733)          |
| Dividends paid (note 12)                                                                         | -                                | -                                              | -                                  | -                                            | -                                                | -                                          | (18,064)                        | (18,064)          |
| At 30 June 2024 (unaudited)                                                                      | 60,212                           | 277,707                                        | (15,112)                           | 4,451                                        | (428,775)                                        | 27,769                                     | 4,063,979                       | 3,990,231         |
| Loss for the period                                                                              | -                                | -                                              | -                                  | -                                            | -                                                | -                                          | (64,683)                        | (64,683)          |
| Exchange differences arising on translation of foreign operations                                | -                                | -                                              | (18,172)                           | -                                            | -                                                | -                                          | -                               | (18,172)          |
| Fair value gain on debt instruments at FVTOCI                                                    | -                                | -                                              | -                                  | -                                            | 10,709                                           | -                                          | -                               | 10,709            |
| Fair value gain on equity instruments at FVTOCI                                                  | -                                | -                                              | -                                  | -                                            | 16,602                                           | -                                          | -                               | 16,602            |
| Reclassification to profit or loss upon disposal/<br>derecognition of debt instruments at FVTOCI | -                                | -                                              | -                                  | -                                            | 809                                              | -                                          | -                               | 809               |
| Other comprehensive (expense) income for the period                                              | -                                | -                                              | (18,172)                           | -                                            | 28,120                                           | -                                          | -                               | 9,948             |
| Total comprehensive (expense) income for the period                                              | -                                | -                                              | (18,172)                           | -                                            | 28,120                                           | -                                          | (64,683)                        | (54,735)          |
| Dividends paid (note 12)                                                                         | -                                | -                                              | -                                  | -                                            | -                                                | -                                          | (12,042)                        | (12,042)          |
| Reclassification upon disposal of investment in a joint venture                                  | -                                | -                                              | -                                  | -                                            | 6,183                                            | -                                          | (6,183)                         | -                 |
| At 31 December 2024 (audited)                                                                    | 60,212                           | 277,707                                        | (33,284)                           | 4,451                                        | (394,472)                                        | 27,769                                     | 3,981,071                       | 3,923,454         |

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2025

|                                                                                                  | Attributable to the Shareholders |                                                |                                    |                                              |                                                  |                                            |                                 | Total<br>HK\$'000 |
|--------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------|------------------------------------|----------------------------------------------|--------------------------------------------------|--------------------------------------------|---------------------------------|-------------------|
|                                                                                                  | Share<br>capital<br>HK\$'000     | Contributed<br>surplus<br>HK\$'000<br>(Note i) | Translation<br>reserve<br>HK\$'000 | Capital<br>redemption<br>reserve<br>HK\$'000 | Investment<br>revaluation<br>reserve<br>HK\$'000 | Other<br>reserves<br>HK\$'000<br>(Note ii) | Retained<br>profits<br>HK\$'000 |                   |
| Loss for the period                                                                              | -                                | -                                              | -                                  | -                                            | -                                                | -                                          | (159,388)                       | (159,388)         |
| Exchange differences arising on translation of foreign operations                                | -                                | -                                              | 119,193                            | -                                            | -                                                | -                                          | -                               | 119,193           |
| Fair value gain on debt instruments at FVTOCI                                                    | -                                | -                                              | -                                  | -                                            | 3,510                                            | -                                          | -                               | 3,510             |
| Fair value gain on equity instruments at FVTOCI                                                  | -                                | -                                              | -                                  | -                                            | 18,535                                           | -                                          | -                               | 18,535            |
| Reclassification to profit or loss upon disposal/<br>derecognition of debt instruments at FVTOCI | -                                | -                                              | -                                  | -                                            | (1,059)                                          | -                                          | -                               | (1,059)           |
| Other comprehensive income for the period                                                        | -                                | -                                              | 119,193                            | -                                            | 20,986                                           | -                                          | -                               | 140,179           |
| Total comprehensive income (expense) for the period                                              | -                                | -                                              | 119,193                            | -                                            | 20,986                                           | -                                          | (159,388)                       | (19,209)          |
| Dividends paid (note 12)                                                                         | -                                | -                                              | -                                  | -                                            | -                                                | -                                          | (18,064)                        | (18,064)          |
| <b>At 30 June 2025 (unaudited)</b>                                                               | <b>60,212</b>                    | <b>277,707</b>                                 | <b>85,909</b>                      | <b>4,451</b>                                 | <b>(373,486)</b>                                 | <b>27,769</b>                              | <b>3,803,619</b>                | <b>3,886,181</b>  |

Notes:

- (i) Contributed surplus represents the excess of the nominal value of the shares of the acquired subsidiaries over the nominal value of the Company's shares issued for the acquisition pursuant to the Group reorganisation in previous years.
- (ii) Other reserves represent mainly the excess of the consideration paid for acquisition of additional interest in subsidiaries from non-controlling interests over the carrying amount of the non-controlling interests.

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2025

|                                                         | Six months ended 30 June |                      |
|---------------------------------------------------------|--------------------------|----------------------|
|                                                         | 2025                     | 2024                 |
|                                                         | HK\$'000                 | HK\$'000             |
|                                                         | (unaudited)              | (unaudited)          |
| <b>Net cash from operating activities</b>               | <b>118,877</b>           | 239,618 <sup>^</sup> |
| <b>Investing activities</b>                             |                          |                      |
| Interest received from bank deposits                    | 3,899                    | 5,702                |
| Release of pledged bank deposits                        | 46,994                   | 29,329               |
| Placement of pledged bank deposits                      | (1,352)                  | (3,267)              |
| Placement of time deposits                              | (349,738)                | –                    |
| Disposal/redemption of debt instruments at FVTOCI       | 1,346                    | 72                   |
| Purchase of property, plant and equipment               | (6,855)                  | (2,642)              |
| Additions to investment properties                      | (2,715)                  | (7,589)              |
| Proceeds from disposal of property, plant and equipment | 208                      | –                    |
| Proceeds from disposal of financial assets at FVTPL     | 34,156                   | –                    |
| Purchase of financial assets at FVTPL                   | (10,140)                 | (3,328)              |
| Loan advance to a joint venture                         | (22,449)                 | –                    |
| Repayment from joint ventures in form of loan           | 151,960                  | 340,235              |
| <b>Net cash (used in) from investing activities</b>     | <b>(154,686)</b>         | 358,512              |
| <b>Financing activities</b>                             |                          |                      |
| Drawdown of bank borrowings                             | 717,500                  | 1,190,000            |
| Repayment of bank borrowings                            | (1,179,975)              | (1,758,000)          |
| Repayment of lease liabilities                          | (6,226)                  | (6,165)              |
| Payment of bank borrowings front-end fee                | –                        | (6,484)              |
| Interest paid                                           | (145,804)                | (181,870)            |
| Dividends paid                                          | (18,053)                 | (17,975)             |
| <b>Net cash used in financing activities</b>            | <b>(632,558)</b>         | (780,494)            |
| <b>Net decrease in cash and cash equivalents</b>        | <b>(668,367)</b>         | (182,364)            |
| <b>Cash and cash equivalents at beginning of period</b> | <b>2,447,750</b>         | 2,445,668            |
| Effect of foreign exchange rate changes                 | 5,683                    | (792)                |
| <b>Cash and cash equivalents at end of period</b>       | <b>1,785,066</b>         | 2,262,512            |
| Represented by:                                         |                          |                      |
| Cash and cash equivalents                               | 1,785,066                | 2,262,512            |

<sup>^</sup> include a stamp duty refund of HK\$127,508,000 in relation to the acquisition of a property



# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 1. BASIS OF PREPARATION

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

## 2. ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for investment properties and certain financial instruments, which are measured at fair values, as appropriate.

Other than the application of amendments to HKFRS Accounting Standards, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2025 are the same as those presented in the Group’s annual financial statements for the year ended 31 December 2024.

### Application of amendments to HKFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to HKFRS Accounting Standards issued by the HKICPA, for the first time, which are mandatorily effective for the Group’s annual periods beginning on 1 January 2025 for the preparation of the Group’s condensed consolidated financial statements:

Amendments to HKAS 21

Lack of Exchangeability

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

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 3. SEGMENT INFORMATION

Information reported to the Executive Directors, being the chief operating decision makers ("CODM"), for the purposes of resource allocation and assessment of segment performance is mainly focused on the property development, property investment, hotel operation and financial investment.

The property investment segment includes a number of various property locations. Each location is considered as a separate operating segment by the CODM. For segment reporting, these individual operating segments have been aggregated into a single reportable segment as property investment provides the same nature of income with the same recognition criteria.

The financial investment segment includes interest income from time deposits and investment income from listed investments.

It is the Group's strategy to make financial investment from time to time in order to generate stable financial investment income for the Group.

### Segment revenues and results

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

**For the six months ended 30 June 2025 (unaudited)**

|                             | Property<br>development<br>HK\$'000 | Property<br>investment<br>HK\$'000 | Hotel<br>operation<br>HK\$'000 | Financial<br>investment<br>HK\$'000 | Consolidated<br>HK\$'000 |
|-----------------------------|-------------------------------------|------------------------------------|--------------------------------|-------------------------------------|--------------------------|
| <b>SEGMENT REVENUE</b>      |                                     |                                    |                                |                                     |                          |
| External revenue            | –                                   | 108,296                            | 82,165                         | 13,868                              | 204,329                  |
| <b>SEGMENT RESULTS</b>      |                                     |                                    |                                |                                     |                          |
| Segment (loss) profit       | (13,076)                            | (478)                              | 7,308                          | 26,486                              | 20,240                   |
| Unallocated interest income |                                     |                                    |                                |                                     | 3,899                    |
| Corporate expenses          |                                     |                                    |                                |                                     | (32,959)                 |
| Finance costs               |                                     |                                    |                                |                                     | (150,568)                |
| Loss before taxation        |                                     |                                    |                                |                                     | (159,388)                |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 3. SEGMENT INFORMATION *(continued)*

### Segment revenues and results *(continued)*

For the six months ended 30 June 2024 (unaudited)

|                                    | Property<br>development<br>HK\$'000 | Property<br>investment<br>HK\$'000 | Hotel<br>operation<br>HK\$'000 | Financial<br>investment<br>HK\$'000 | Consolidated<br>HK\$'000 |
|------------------------------------|-------------------------------------|------------------------------------|--------------------------------|-------------------------------------|--------------------------|
| <b>SEGMENT REVENUE</b>             |                                     |                                    |                                |                                     |                          |
| External revenue                   | –                                   | 100,905                            | 90,897                         | 11,743                              | 203,545                  |
| <b>SEGMENT RESULTS</b>             |                                     |                                    |                                |                                     |                          |
| Segment profit                     | 18,735                              | 96,408                             | 10,189                         | 9,675                               | 135,007                  |
| Unallocated interest income        |                                     |                                    |                                |                                     | 5,702                    |
| Corporate expenses                 |                                     |                                    |                                |                                     | (24,910)                 |
| Share of result of a joint venture |                                     |                                    |                                |                                     | (2)                      |
| Finance costs                      |                                     |                                    |                                |                                     | (187,324)                |
| Loss before taxation               |                                     |                                    |                                |                                     | (71,527)                 |

Segment results of the property investment division for the six months ended 30 June 2025 included a decrease in fair value of investment properties of HK\$103,693,000 (for the six months ended 30 June 2024: no change in fair value of investment properties).

The accounting policies for operating segments are the same as the Group's accounting policies.

The Group does not allocate interest income generated from bank deposits, corporate expenses, share of result of a joint venture and finance costs to individual reportable segment profit or loss for the purposes of resource allocation and performance assessment by the CODM.

No segment assets and liabilities are presented as the information is not reportable to the CODM in the resource allocation and assessment of performance.



# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 4. REVENUE

|                                           | Six months ended 30 June |             |
|-------------------------------------------|--------------------------|-------------|
|                                           | 2025                     | 2024        |
|                                           | HK\$'000                 | HK\$'000    |
|                                           | (unaudited)              | (unaudited) |
| Renting of investment properties (note i) | 108,296                  | 100,905     |
| Hotel operation (note ii)                 | 82,165                   | 90,897      |
| Return from financial investment          |                          |             |
| – Interest income and others (note iii)   | 13,868                   | 11,743      |
|                                           | 204,329                  | 203,545     |

Notes:

- Included in revenue generated from renting of investment properties, HK\$108,296,000 (for the six months ended 30 June 2024: HK\$100,905,000) is rental income from leasing of investment properties under operating leases in which the lease payments are fixed. No rental income from leasing of investment properties under operating leases in which the lease payments depend on an index or a certain rate is generated for both periods.
- For the six months ended 30 June 2025, revenue from hotel operation, which arose from contracts with customers comprises of (i) hotel room revenue of HK\$66,248,000 (for the six months ended 30 June 2024: HK\$75,055,000) being recognised over time and based on output method; (ii) food and beverage sales of HK\$10,811,000 (for the six months ended 30 June 2024: HK\$11,057,000) and ancillary service of HK\$776,000 (for the six months ended 30 June 2024: HK\$1,198,000) being recognised at point in time. The remaining revenue of HK\$4,330,000 (for the six months ended 30 June 2024: HK\$3,587,000) is rental income from leasing of hotel's retail portion under operating lease in which the lease payments are either fixed or variable that are based on the percentage of monthly sales and minimum monthly fixed payments that are fixed over the lease terms, whichever is higher.
- Interest income and others include interest income from listed debt securities and time deposits of HK\$13,297,000 (for the six months ended 30 June 2024: HK\$10,739,000) and dividend income from listed equity securities of HK\$571,000 (for the six months ended 30 June 2024: HK\$1,004,000).

## 5. OTHER INCOME

|                                    | Six months ended 30 June |             |
|------------------------------------|--------------------------|-------------|
|                                    | 2025                     | 2024        |
|                                    | HK\$'000                 | HK\$'000    |
|                                    | (unaudited)              | (unaudited) |
| Interest income from bank deposits | 3,899                    | 5,702       |
| Management fee income (note 27)    | 7,917                    | 7,917       |
| Others                             | 2,341                    | 2,189       |
|                                    | 14,157                   | 15,808      |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 6. PROPERTY AND RELATED COSTS

|                                                    | Six months ended 30 June |             |
|----------------------------------------------------|--------------------------|-------------|
|                                                    | 2025                     | 2024        |
|                                                    | HK\$'000                 | HK\$'000    |
|                                                    | (unaudited)              | (unaudited) |
| Selling and marketing expenses                     | 260                      | 270         |
| Direct operating expenses on investment properties | 1,962                    | 1,992       |
|                                                    | 2,222                    | 2,262       |

## 7. OTHER EXPENSES

|                                 | Six months ended 30 June |             |
|---------------------------------|--------------------------|-------------|
|                                 | 2025                     | 2024        |
|                                 | HK\$'000                 | HK\$'000    |
|                                 | (unaudited)              | (unaudited) |
| Included in other expenses are: |                          |             |
| Hotel operating expenses        | 24,945                   | 28,766      |
| Legal and professional fees     | 3,535                    | 4,282       |

## 8. OTHER GAINS AND LOSSES

|                                                                     | Six months ended 30 June |             |
|---------------------------------------------------------------------|--------------------------|-------------|
|                                                                     | 2025                     | 2024        |
|                                                                     | HK\$'000                 | HK\$'000    |
|                                                                     | (unaudited)              | (unaudited) |
| Net exchange (loss) gain                                            | (9,979)                  | 791         |
| Gain on disposal of financial assets at FVTPL                       | 11,822                   | –           |
| Gain (loss) on disposal/derecognition of debt instruments at FVTOCI | 1,059                    | (1,908)     |
|                                                                     | 2,902                    | (1,117)     |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 9. FINANCE COSTS

|                                               | Six months ended 30 June |             |
|-----------------------------------------------|--------------------------|-------------|
|                                               | 2025                     | 2024        |
|                                               | HK\$'000                 | HK\$'000    |
|                                               | (unaudited)              | (unaudited) |
| Bank borrowings:                              |                          |             |
| Interest on bank borrowings                   | 135,768                  | 171,753     |
| Amortisation of bank borrowings front-end fee | 8,035                    | 8,520       |
|                                               | 143,803                  | 180,273     |
| Lease liabilities:                            |                          |             |
| Interest on lease liabilities                 | 2,601                    | 2,666       |
| Other charges                                 | 4,164                    | 4,385       |
|                                               | 150,568                  | 187,324     |

## 10. LOSS BEFORE TAXATION

|                                                                                                                                    | Six months ended 30 June |             |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------|
|                                                                                                                                    | 2025                     | 2024        |
|                                                                                                                                    | HK\$'000                 | HK\$'000    |
|                                                                                                                                    | (unaudited)              | (unaudited) |
| Loss before taxation has been arrived at after charging (crediting):                                                               |                          |             |
| Depreciation of property, plant and equipment (including depreciation of leased properties of HK\$3,866,000 (2024: HK\$4,892,000)) | 21,475                   | 22,978      |
| (Gain) loss on disposal of property, plant and equipment                                                                           | (191)                    | 307         |

## 11. INCOME TAX EXPENSE

|               | Six months ended 30 June |             |
|---------------|--------------------------|-------------|
|               | 2025                     | 2024        |
|               | HK\$'000                 | HK\$'000    |
|               | (unaudited)              | (unaudited) |
| Current tax   | –                        | 18          |
| Deferred tax: |                          |             |
| Current year  | –                        | 501         |
|               | –                        | 519         |



# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 12. DIVIDENDS

|                                                                                                                                                             | Six months ended 30 June |             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------|
|                                                                                                                                                             | 2025                     | 2024        |
|                                                                                                                                                             | HK\$'000                 | HK\$'000    |
|                                                                                                                                                             | (unaudited)              | (unaudited) |
| Dividends recognised as a distribution during the period:                                                                                                   |                          |             |
| Final dividend for the year ended 31 December 2024 of HK3 cents per share (2024: final dividend for the year ended 31 December 2023 of HK3 cents per share) | 18,064                   | 18,064      |

Subsequent to the end of the current interim period, the Directors have declared that an interim dividend of HK2 cents per share amounting to HK\$12,042,000 in aggregate (for the six months ended 30 June 2024: HK2 cents per share amounting to HK\$12,042,000 in aggregate) will be paid to the Shareholders whose names appear on the register of members of the Company on 26 September 2025.

## 13. LOSS PER SHARE

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

|                                                                | Six months ended 30 June |             |
|----------------------------------------------------------------|--------------------------|-------------|
|                                                                | 2025                     | 2024        |
|                                                                | HK\$'000                 | HK\$'000    |
|                                                                | (unaudited)              | (unaudited) |
| Loss for the purpose of basic loss per share:                  |                          |             |
| Loss for the period attributable to the Company's shareholders | (159,388)                | (72,046)    |

|                                                                                                | Number of shares         |             |
|------------------------------------------------------------------------------------------------|--------------------------|-------------|
|                                                                                                | Six months ended 30 June |             |
|                                                                                                | 2025                     | 2024        |
|                                                                                                | (unaudited)              | (unaudited) |
| Weighted average number of ordinary shares for the purpose of basic and diluted loss per share | 602,122,726              | 602,122,726 |

As the Group incurred losses for the six months ended 30 June 2025 and 2024, the potential ordinary shares were not included in the calculation of dilutive loss per share, as their inclusion would be antidilutive. Accordingly, dilutive loss per share for the six months ended 30 June 2025 and 2024 is the same as basic loss per share.

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 14. INVESTMENT PROPERTIES

The Group leases out various offices and retail stores under operating leases with rental receivable monthly. The leases typically run for an initial period of 1 to 35 years. Some of the lease contracts contain market review clauses.

Details of the valuation methodologies are as follows:

| Valuer                                                                                               | Fair value as at<br>30 June 2025<br>HK\$'000<br>(unaudited) | Class of properties                           | Valuation methodology                                                                                                                                                                                             | Fair value<br>hierarchy | Unobservable key inputs<br>to the valuation                                                                                                                                                                                                                             | Sensitivity analysis                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Completed investment properties</b>                                                               |                                                             |                                               |                                                                                                                                                                                                                   |                         |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Colliers International (Hong Kong) Limited <sup>#</sup> and Jones Lang Lasalle Limited <sup>**</sup> | 2,108,000                                                   | Residential and commercial units in Hong Kong | The valuers have used the direct comparison approach and made reference to comparable sales evidence as available in the market adjusted by location, size, age and maintenance, etc.                             | Level 3                 | Hong Kong residential units' adjusting factors for nature, location and conditions of the properties ranging from 58.6% to 118.4%<br><br>Hong Kong commercial units' adjusting factors for nature, location and conditions of the property ranging from 76.3% to 170.4% | A significant increase in the adjusting factors for location, size, age and maintenance of the properties used would result in a significant increase in fair value, and vice versa.                                                                                                                                                                                                                                 |
| Knight Frank LLP <sup>#</sup> and Colliers International Valuation UK LLP <sup>^</sup>               | 4,010,750                                                   | Commercial building in UK                     | The valuer has used the income capitalisation approach in which the valuations have reflected the current lease terms and capitalised the appropriate income stream, having regard to market comparable evidence. | Level 3                 | UK office capitalisation rates ranging from 4.8% to 5.8% per annum                                                                                                                                                                                                      | A slight increase in the capitalisation rate used would result in a significant decrease in fair value, and vice versa.                                                                                                                                                                                                                                                                                              |
| Directors' estimation                                                                                | 6,600                                                       | Residential units in Hong Kong                | The Directors have used the direct comparison approach and made reference to comparable sales evidence as available in the market adjusted by location, size, age and maintenance, etc.                           | Level 3                 | Hong Kong residential units' adjusting factors for nature, location and conditions of the properties ranging from 95.9% to 105.7%                                                                                                                                       | A significant increase in the adjusting factors for location, size, age and maintenance of the properties used would result in a significant increase in fair value, and vice versa.                                                                                                                                                                                                                                 |
| <b>Investment property under construction or development</b>                                         |                                                             |                                               |                                                                                                                                                                                                                   |                         |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CBRE Advisory Hong Kong Limited <sup>*</sup>                                                         | 713,000                                                     | Development property units in Hong Kong       | The valuer has used the direct comparison approach and residual valuation method.                                                                                                                                 | Level 3                 | Market unit rate for gross development value assessment and estimated cost to completion                                                                                                                                                                                | A significant increase in the market unit rate of gross development value would result in a significant increase in the fair value of the investment properties under construction or development and vice versa. A significant increase in the estimated cost to completion would result in a significant decrease in the fair value of the investment properties under construction or development and vice versa. |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 14. INVESTMENT PROPERTIES *(continued)*

Details of the valuation methodologies are as follows: *(continued)*

- \* CBRE Advisory Hong Kong Limited is an independent professional valuer not connected to the Group and is a firm of registered valuers recognised by The Hong Kong Institute of Surveyors.
- \*\* Jones Lang Lasalle Limited is an independent professional valuer not connected to the Group and is a firm of registered valuers recognised by the Hong Kong Institute of Surveyors.
- @ Knight Frank LLP is an independent professional valuer not connected to the Group and is regulated by the Royal Institution of Chartered Surveyors.
- ^ Colliers International Valuation UK LLP is an independent professional valuer not connected to the Group and is regulated by the Royal Institution of Chartered Surveyors.
- # Colliers International (Hong Kong) Limited is an independent professional valuer not connected to the Group and is a firm of registered valuers recognised by The Hong Kong Institute of Surveyors.

In estimating the fair value of investment properties, the Group uses market-observable data to the extent it is available. In respect of the valuation of investment properties carried out by independent qualified professional valuers at the end of each reporting period, the valuers have appropriate qualifications and recent experience in the valuation of properties in the relevant locations. The management works closely with the independent qualified professional valuers to establish the appropriate valuation techniques and inputs to the model.

There has been no change from the valuation technique used in the prior year. In estimating the fair value of the properties, the highest and best use of the properties is their current use.

There were no transfers into and out of Level 3 in the period presented.

During the current interim period, the Group paid approximately HK\$2,715,000 (for the six months ended 30 June 2024: HK\$7,589,000) for construction costs in relation to renovation projects for investment properties in Hong Kong.

During the current interim period, the Group leased its investment property to one of the Directors for a term of one year. The rental income recognised during the period amounted to HK\$480,000 (for the six months ended 30 June 2024: HK\$600,000).

During the current interim period, fair value loss of HK\$102,665,000 on investment properties was recorded (for the six months ended 30 June 2024: no fair value loss). This includes a fair value loss on investment properties located in UK of HK\$51,065,000 (for the six months ended 30 June 2024: fair value gain of HK\$4,119,000) and Hong Kong of HK\$51,600,000 (for the six months ended 30 June 2024: fair value loss of HK\$4,119,000) respectively.

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 15. PROPERTY, PLANT AND EQUIPMENT

During the current interim period, the Group paid HK\$6,855,000 (for the six months ended 30 June 2024: HK\$2,642,000) for additions of property, plant and equipment.

## 16. INVESTMENTS IN JOINT VENTURES/LOANS TO JOINT VENTURES

The loans to joint ventures are unsecured, interest-free and have no fixed terms of repayment as at 30 June 2025 and 31 December 2024. Included in the loans to joint ventures, there is an amount of HK\$272,699,000 (31 December 2024: HK\$430,596,000) which is expected to be recovered within one year from the reporting period. The remaining loans to joint ventures included in interests in joint ventures of HK\$481,933,000 (31 December 2024: HK\$453,547,000) is not expected to be recovered within one year from the end of the reporting period. In the opinion of the Directors, the loans are considered as part of the Group's net investment in the joint ventures.

## 17. EQUITY INSTRUMENTS AT FVTOCI

|                                        | 30.6.2025<br>HK\$'000<br>(unaudited) | 31.12.2024<br>HK\$'000<br>(audited) |
|----------------------------------------|--------------------------------------|-------------------------------------|
| Listed and unlisted equity instruments | 167,583                              | 147,607                             |

The above equity instruments represent ordinary shares of entities listed in Hong Kong and the United States, unlisted ordinary shares of an entity incorporated in B.V.I., unlisted perpetual security of an entity incorporated in the Cayman Islands and listed perpetual securities listed in Singapore. These investments are not held for trading. Instead, they are held for long-term strategic purposes. The Directors have elected to designate these investments in equity instruments at FVTOCI as they believe that recognising short-term fluctuations in these investments' fair value in profit or loss would not be consistent with the Group's strategy of holding these investments for long-term purposes and realising their performance potential in the long run.

Details of the fair value measurement are disclosed in note 28.



# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 18. DEBT INSTRUMENTS AT FVTOCI

|                                            | 30.6.2025<br>HK\$'000<br>(unaudited) | 31.12.2024<br>HK\$'000<br>(audited) |
|--------------------------------------------|--------------------------------------|-------------------------------------|
| Listed debt securities (note)              | 35,032                               | 32,487                              |
| <b>Analysed for reporting purposes as:</b> |                                      |                                     |
| Current assets                             | 5,442                                | 7,402                               |
| Non-current assets                         | 29,590                               | 25,085                              |
|                                            | 35,032                               | 32,487                              |

Note: The listed debt securities include the securities which was overdue or maturing between August 2025 to September 2031 (31 December 2024: was overdue or maturing between February 2025 to September 2031). The interest of those securities are fixed ranging from 0% to 12% (31 December 2024: 0% to 12%) per annum.

During the six months ended 30 June 2025, interest income generated from listed debt securities was HK\$51,000 (for the six months ended 30 June 2024: HK\$780,000) and fair value gain was HK\$3,510,000 (for the six months ended 30 June 2024: HK\$2,850,000), which were recognised in profit or loss and other comprehensive income respectively.

In light of the current liquidity issue of property developers of PRC, the management of the Group remains vigilant and continues to monitor closely the market situation, in particular to the credit ratings and market news of respective issuers, in reflecting a robust and timely expected credit loss ("ECL") assessment.

The table below details the credit risk exposures of the Group's debt instruments at FVTOCI which are subject to ECL assessment:

|                         | External credit rating                                        | Internal credit rating | 12-month ECL ("12m ECL") or lifetime ECL                    | Gross carrying amount<br>30.6.2025<br>HK\$'000<br>(unaudited) | 31.12.2024<br>HK\$'000<br>(audited) |
|-------------------------|---------------------------------------------------------------|------------------------|-------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------|
| Listed debt instruments | Unrated<br>(31.12.2024: Unrated)                              | N/A                    | 12m ECL (note i)                                            | 1,901                                                         | 2,380                               |
|                         | C to Withdrawn rating<br>(31.12.2024: Ca to Withdrawn rating) | N/A                    | Lifetime ECL (credit-impaired) (note ii)                    | 18,944                                                        | 15,267                              |
|                         | Withdrawn rating<br>(31.12.2024: Withdrawn rating)            | N/A                    | Purchased or originated credit-impaired ("POCI") (note iii) | 14,187                                                        | 14,840                              |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 18. DEBT INSTRUMENTS AT FVTOCI *(continued)*

Notes:

- (i) These debt instruments are classified as investment grade in the market. There is no significant increase in credit risk based on management's assessment.
- (ii) In view of the existence of objective evidence, such as default in repayment and significant financial difficulty of the issuers, the debt instruments were determined to be credit-impaired. All the credit-impaired listed debt instruments were issued by PRC property developers.

For debt instruments with credit ratings being withdrawn, the Group has made reference to the implied effective interest rate and credit spread to arrive at the rating as speculative grade.

- (iii) The Group had derecognised certain listed debt instruments issued by PRC property developers due to change of contractual terms under the debt restructuring plan resulting in a substantial modification. The modified listed debt securities were classified at initial recognition as POCI. These bonds originated at a deep discount reflects incurred credit losses. An effective interest rate based on the contractual cash flows net of ECL is used.

The basis of determining the inputs and assumptions of the estimation and techniques used in the ECL assessment for the condensed consolidated financial statements for the six months ended 30 June 2025 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2024.

The following table show reconciliation of impairment loss that has been recognised for debt instruments at FVTOCI:

|                                  | 12m ECL<br>HK\$'000 | Lifetime ECL<br>(not credit-<br>impaired)<br>HK\$'000 | Lifetime ECL<br>(credit-<br>impaired)<br>HK\$'000 | POCI<br>HK\$'000 | Total<br>HK\$'000 |
|----------------------------------|---------------------|-------------------------------------------------------|---------------------------------------------------|------------------|-------------------|
| As at 1 January 2024 (audited)   | 54                  | –                                                     | 947,045                                           | 28,059           | 975,158           |
| Derecognition                    | –                   | –                                                     | (85,872)                                          | (4,485)          | (90,357)          |
| Exchange adjustments             | –                   | –                                                     | 89                                                | 5                | 94                |
| As at 30 June 2024 (unaudited)   | 54                  | –                                                     | 861,262                                           | 23,579           | 884,895           |
| Exchange adjustments             | –                   | –                                                     | (4,753)                                           | (129)            | (4,882)           |
| As at 31 December 2024 (audited) | 54                  | –                                                     | 856,509                                           | 23,450           | 880,013           |
| Exchange adjustments             | –                   | –                                                     | 9,241                                             | 253              | 9,494             |
| As at 30 June 2025 (unaudited)   | 54                  | –                                                     | 865,750                                           | 23,703           | 889,507           |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 18. DEBT INSTRUMENTS AT FVTOCI *(continued)*

|                                                                                                                               | Six months ended 30 June 2024 |              |                  |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------|------------------|
|                                                                                                                               | (Decrease)                    | (Decrease)   |                  |
|                                                                                                                               | increase in                   | increase     |                  |
| (Decrease)                                                                                                                    | lifetime ECL                  | in lifetime  |                  |
| increase in                                                                                                                   | (not credit-                  | ECL (credit- |                  |
| 12m ECL                                                                                                                       | impaired)                     | impaired)    | POCI             |
| HK\$'000                                                                                                                      | HK\$'000                      | HK\$'000     | HK\$'000         |
| (unaudited)                                                                                                                   | (unaudited)                   | (unaudited)  | (unaudited)      |
| Derecognition of debt instruments at FVTOCI with gross carrying amount of HK\$3,162,000 under substantial modification (Note) | –                             | –            | (85,872) (4,485) |

The Group has established an ECL calculation methodology that is based on the probability of default assigned to each issuer according to their external credit ratings, financial performance and financial positions and the related historical credit losses experience, adjusted for forward-looking information, including the economic environment that the issuers operated in, such as forecast property market development, forecast changes in default rate of the respective credit rating published by external credit rating agencies, etc.

Note: During the period ended 30 June 2024, the Group had derecognised certain listed debt instruments issued by the PRC property developers with gross carrying amount of HK\$3,162,000 due to change of contractual terms under the debt restructuring plan resulting in a substantial modification and initial recognition of new listed debt securities, perpetual securities and ordinary shares of that PRC property developers and the unlisted perpetual securities at fair value. After debt restructuring, ordinary shares and the listed perpetual securities of PRC property developer have been recognised at fair value of HK\$387,000 and HK\$155,000 at initial recognition respectively.

During the period ended 30 June 2024, accumulated impairment loss of HK\$90,357,000 had been derecognised in respect of these listed debt instruments. The modified listed debt securities were newly recognised as POCI. The total amount of undiscounted ECL at initial recognition on POCI listed debt securities initially recognised was HK\$38,315,000.

Details of fair value measurement are disclosed in note 28.

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 19. FINANCIAL ASSETS AT FVTPL

|                                            | 30.6.2025<br>HK\$'000<br>(unaudited) | 31.12.2024<br>HK\$'000<br>(audited) |
|--------------------------------------------|--------------------------------------|-------------------------------------|
| Unlisted investments<br>– Unit fund        | 35,119                               | 66,088                              |
| <b>Analysed for reporting purposes as:</b> |                                      |                                     |
| Current assets                             | 7,851                                | –                                   |
| Non-current assets                         | 27,268                               | 66,088                              |
|                                            | 35,119                               | 66,088                              |

## 20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

|                                             | 30.6.2025<br>HK\$'000<br>(unaudited) | 31.12.2024<br>HK\$'000<br>(audited) |
|---------------------------------------------|--------------------------------------|-------------------------------------|
| Trade receivables (note)                    | 2,864                                | 3,303                               |
| Prepaid front-end fee                       | –                                    | 6,484                               |
| Deposits, prepayments and other receivables | 25,545                               | 29,286                              |
|                                             | 28,409                               | 39,073                              |

Note: Trade receivables from corporate customers and travel agents for the use of hotel facilities as well as the tenants for leasing of investment properties.

The Group allows an average credit period of 0 to 30 days to its corporate customers and travel agents in hotel operation as well as tenants for leasing of investment properties.

The following is an aging analysis of trade receivables presented based on the invoice date.

|               | 30.6.2025<br>HK\$'000<br>(unaudited) | 31.12.2024<br>HK\$'000<br>(audited) |
|---------------|--------------------------------------|-------------------------------------|
| 0 to 30 days  | 2,653                                | 3,188                               |
| 31 to 60 days | 140                                  | 115                                 |
| 61 to 90 days | 71                                   | –                                   |
|               | 2,864                                | 3,303                               |



# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 21. ASSET CLASSIFIED AS HELD FOR SALE

On 25 April 2025, the Group entered into a formal agreement to sell an investment property in Hong Kong to an independent third party.

As at 30 June 2025, the asset classified as held for sale is as follows:

|                                   | 30.6.2025<br>HK\$'000<br>(unaudited) |
|-----------------------------------|--------------------------------------|
| Investment property               | 128,000                              |
| Asset classified as held for sale | 128,000                              |

## 22. PAYABLES, RENTAL DEPOSITS AND ACCRUED CHARGES

The following is an aging analysis of trade payable presented based on the invoice date.

|                                                    | 30.6.2025<br>HK\$'000<br>(unaudited) | 31.12.2024<br>HK\$'000<br>(audited) |
|----------------------------------------------------|--------------------------------------|-------------------------------------|
| 0 to 60 days                                       | 717                                  | 1,280                               |
| Trade payables                                     | 717                                  | 1,280                               |
| Rental deposits                                    | 7,905                                | 8,944                               |
| Rental received in advance                         | 48,459                               | 43,889                              |
| Other payables, other deposits and accrued charges | 61,404                               | 85,755                              |
| Interest payables                                  | 15,412                               | 12,444                              |
|                                                    | 133,897                              | 152,312                             |
| <b>Analysed for reporting purposes as:</b>         |                                      |                                     |
| Current liabilities                                | 128,363                              | 146,788                             |
| Non-current liabilities                            | 5,534                                | 5,524                               |
|                                                    | 133,897                              | 152,312                             |

The average credit period on purchase of goods is 60 days.

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 23. BANK BORROWINGS

|                                                                   | 30.6.2025<br>HK\$'000<br>(unaudited) | 31.12.2024<br>HK\$'000<br>(audited) |
|-------------------------------------------------------------------|--------------------------------------|-------------------------------------|
| Secured                                                           | 5,420,503                            | 5,228,216                           |
| Unsecured                                                         | 1,258,500                            | 1,658,500                           |
| Less: front-end fee                                               | 6,679,003<br>(43,757)                | 6,886,716<br>(44,581)               |
| Less: amounts due within one year shown under current liabilities | 6,635,246<br>(1,409,394)             | 6,842,135<br>(1,241,320)            |
| Amounts shown under non-current liabilities                       | 5,225,852                            | 5,600,815                           |

During the current interim period, the Group repaid bank borrowings amounting to HK\$1,179,975,000 (for the six months ended 30 June 2024: HK\$1,758,000,000) and drew bank borrowings which carried interest at variable rates amounting to HK\$717,500,000 (for the six months ended 30 June 2024: HK\$1,190,000,000).

## 24. SHARE CAPITAL

|                                                             | Number of<br>ordinary shares<br>of HK\$0.1 each | Nominal value<br>HK\$'000 |
|-------------------------------------------------------------|-------------------------------------------------|---------------------------|
| <b>Authorised</b>                                           | 1,000,000,000                                   | 100,000                   |
| <b>Issued and fully paid:</b>                               |                                                 |                           |
| At 1 January 2024, 31 December 2024 and 30 June 2025 (note) | 602,122,726                                     | 60,212                    |

Note: Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company during the six months ended 30 June 2025 and the year ended 31 December 2024.

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 25.DEFERRED TAXATION

The balance at the end of the current interim period mainly represents deferred tax liabilities recognised on the net accelerated tax depreciation offset with tax loss recognised of HK\$11,899,000 (31 December 2024: HK\$10,784,000).

## 26.PLEDGE OF ASSETS

At the end of the current interim period, the Group had pledged the following assets to secure banking facilities granted to the Group:

- (a) Fixed charges on investment properties (included asset classified as held for sale) with an aggregate carrying value of HK\$6,959,750,000 (31 December 2024: HK\$6,675,412,000) together with a floating charge over all the assets of the properties owning subsidiaries and benefits accrued to the relevant properties.
- (b) Fixed charges on hotel properties with an aggregate carrying value of HK\$476,189,000 (31 December 2024: HK\$486,186,000) together with a floating charge over all the assets of the properties owning subsidiaries and benefits accrued to the hotel properties.
- (c) Pledged bank deposits of HK\$152,911,000 (31 December 2024: HK\$197,853,000).

## 27.RELATED PARTY DISCLOSURES

Other than as disclosed in notes 14 and 16 and elsewhere in these condensed consolidated financial statements, the Group had also entered into the following transaction with a related party.

### (I) Related company

|                                              |      | Six months ended 30 June |             |
|----------------------------------------------|------|--------------------------|-------------|
|                                              |      | 2025                     | 2024        |
|                                              |      | HK\$'000                 | HK\$'000    |
|                                              | Note | (Unaudited)              | (Unaudited) |
| Management fee income from a related company | (a)  | 7,917                    | 7,917       |

Note:

- (a) Certain Directors, being the controlling Shareholders, have significant influence over the related company through a series of controlled corporations. Accordingly, the related company is a related party of the Group.

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 27. RELATED PARTY DISCLOSURES *(continued)*

### (II) Compensation of key management personnel

The remuneration of the Directors who are the Group's key management personnel during the current interim period amounted to HK\$7,852,000 (for the six months ended 30 June 2024: HK\$7,852,000).

## 28. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENT

### Fair value measurements and valuation processes

The management determines the appropriate valuation techniques and inputs for fair value measurements. In estimating the fair value, the Group uses market-observable data to the extent it is available.

The fair values of these financial assets and financial liabilities are determined (in particular, the valuation technique(s) and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (Level 1 to 3) based on the degree to which the inputs to the fair value measurements are observable.

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



# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 28. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENT *(continued)*

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

| Financial assets                                                                            | Fair value                                       |                                                    | Fair value hierarchy | Valuation technique(s) and key input(s)                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                             | At<br>30 June<br>2025<br>HK\$'000<br>(unaudited) | At<br>31 December<br>2024<br>HK\$'000<br>(audited) |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Unlisted equity investments classified as equity instruments at FVTOCI (note 17)            | 42,730                                           | 39,448                                             | Level 3              | <p>The fair value is determined with reference to the comparable approach.</p> <p>Comparable approach determines the fair value with reference to the market value of the similar listed comparable adjusted by revaluation of certain underlying assets and discount for lack of marketability.</p> <p>A slight decrease in the discount for lack of marketability used would result in a slight increase in fair value, and vice versa.</p> |
| Listed equity and perpetual securities classified as equity instruments at FVTOCI (note 17) | 124,853                                          | 108,159                                            | Level 1              | The fair value is quoted price in an active market.                                                                                                                                                                                                                                                                                                                                                                                           |
| Listed debt securities classified as debt instruments at FVTOCI (note 18)                   | 27,966                                           | 25,547                                             | Level 1              | The fair value is quoted price in an active market.                                                                                                                                                                                                                                                                                                                                                                                           |
| Listed debt securities classified as debt instruments at FVTOCI (note 18)                   | 7,066                                            | 6,940                                              | Level 3              | <p>The fair value is based on discounted cash flow methodology with reference to the ECL rate ranging from 95% to 100% applied on estimated cash inflow from the listed debt securities.</p> <p>A 1% change positive/negative in the ECL rate used would result in increase/decrease in the fair value of HK\$9,573,000/HK\$1,227,000.</p>                                                                                                    |

There were no transfers between Level 1, 2 and 3 during the period.

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 28. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENT *(continued)*

### Reconciliation of Level 3 Measurements

#### Equity securities classified as equity instruments at FVTOCI

|                                               | HK\$'000 |
|-----------------------------------------------|----------|
| At 1 January 2024 and 30 June 2024            | –        |
| Addition                                      | 37,897   |
| Fair value gain in other comprehensive income | 1,730    |
| Exchange adjustments                          | (179)    |
| At 31 December 2024                           | 39,448   |
| Fair value gain in other comprehensive income | 2,838    |
| Exchange adjustments                          | 444      |
| At 30 June 2025                               | 42,730   |

#### Listed debt securities classified as debt instruments at FVTOCI

|                                               | HK\$'000 |
|-----------------------------------------------|----------|
| At 1 January 2024                             | 3,682    |
| Fair value gain in other comprehensive income | 2,676    |
| At 30 June 2024                               | 6,358    |
| Fair value gain in other comprehensive income | 582      |
| At 31 December 2024                           | 6,940    |
| Fair value gain in other comprehensive income | 126      |
| At 30 June 2025                               | 7,066    |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

## 28. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENT *(continued)*

**Fair value of financial assets and financial liabilities that are not measured at fair value on a recurring basis (but fair value disclosures are required)**

The fair values of the financial assets and financial liabilities above have been determined in accordance with generally accepted pricing models based on a discounted cash flow analysis.

Except mentioned above, the Directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the condensed consolidated financial statements approximate their corresponding fair values.

## 29. CAPITAL COMMITMENTS

|                                                                                                         | 30.6.2025<br>HK\$'000<br>(unaudited) | 31.12.2024<br>HK\$'000<br>(audited) |
|---------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------|
| Capital expenditure contracted for but not provided in the condensed consolidated financial statements: |                                      |                                     |
| – redevelopment of investment properties                                                                | 19,064                               | 16,797                              |

# GLOSSARY

In this interim report, unless the context otherwise requires, the following expression shall have the following meanings:

|                           |                                                                                                                                                                                                    |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| "Ambleside Glory"         | Ambleside Glory Limited, a company incorporated in the British Virgin Islands with limited liability;                                                                                              |
| "Audit Committee"         | the audit committee of the Company;                                                                                                                                                                |
| "Board"                   | the board of Directors;                                                                                                                                                                            |
| "CG Code"                 | the Corporate Governance Code;                                                                                                                                                                     |
| "Chairman"                | the chairman of the Board;                                                                                                                                                                         |
| "Chief Executive"         | the chief executive of the Company;                                                                                                                                                                |
| "Chief Financial Officer" | the chief financial officer of the Company;                                                                                                                                                        |
| "Company" or "SEA"        | S E A Holdings Limited is an exempted company incorporated in Bermuda with limited liability, the shares of which are listed and traded on the Main Board of the Stock Exchange (Stock code: 251); |
| "controlling shareholder" | has the meanings ascribed to it under the Listing Rules;                                                                                                                                           |
| "Deloitte"                | Deloitte Touche Tohmatsu, Certified Public Accountants;                                                                                                                                            |
| "Director(s)"             | the director(s) of the Company;                                                                                                                                                                    |
| "ESG"                     | environmental, social and governance;                                                                                                                                                              |
| "Executive Director(s)"   | the executive Director(s);                                                                                                                                                                         |
| "Group"                   | the Company and its subsidiaries;                                                                                                                                                                  |
| "HK\$"                    | the lawful currency of Hong Kong for the time being;                                                                                                                                               |
| "HKAS"                    | Hong Kong Accounting Standard;                                                                                                                                                                     |
| "HKFRS"                   | Hong Kong Financial Reporting Standards;                                                                                                                                                           |
| "Hong Kong"               | the Hong Kong Special Administrative Region of the PRC;                                                                                                                                            |
| "Listing Rules"           | the Rules Governing the Listing of Securities on the Stock Exchange;                                                                                                                               |
| "Model Code"              | the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules;                                                                             |
| "NLI"                     | Nan Luen International Limited, an exempted company incorporated in Bermuda with limited liability;                                                                                                |



# GLOSSARY

|                          |                                                                                                            |
|--------------------------|------------------------------------------------------------------------------------------------------------|
| "Nomination Committee"   | the nomination committee of the Company;                                                                   |
| "NYH"                    | NYH Limited, an exempted company incorporated in Bermuda with limited liability;                           |
| "Port Lucky"             | Port Lucky Limited, a company incorporated in the British Virgin Islands with limited liability;           |
| "PRC" or "China"         | The People's Republic of China;                                                                            |
| "Remuneration Committee" | the remuneration committee of the Company;                                                                 |
| "SEA Fortune"            | SEA Fortune Ventures Limited, a company incorporated in the British Virgin Islands with limited liability; |
| "SFO"                    | the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong);                               |
| "Shareholders"           | the shareholders of the Company;                                                                           |
| "Stock Exchange"         | The Stock Exchange of Hong Kong Limited;                                                                   |
| "UK"                     | The United Kingdom; and                                                                                    |
| "%"                      | per cent.                                                                                                  |

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(Incorporated in Bermuda with limited liability)  
(於百慕達註冊成立之有限公司)

