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SUMMIT ASCENT HOLDINGS LIMITED

(incorporated in Bermuda with limited liability)

(Stock code: 102)

ANNOUNCEMENT OF ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2024 AND CONTINUED SUSPENSION OF TRADING

The board (the “**Board**”) of directors (the “**Directors**”) of Summit Ascent Holdings Limited (the “**Company**”) announces the audited consolidated annual results of the Company and its subsidiaries (collectively the “**Group**”) for the year ended 31 December 2024, together with comparative figures for the corresponding period in 2023 as follows:

HIGHLIGHTS

- The Group’s total revenue for 2024 was HK\$414.5 million, an increase of 12% compared to HK\$369.1 million in 2023.
- The Group recorded a positive Adjusted EBITDA of HK\$162.5 million in 2024, compared to HK\$131.5 million in 2023.
- The profit attributable to owners of the Company was HK\$229.2 million in 2024, a significant turnaround from a loss of HK\$740.0 million in 2023. The profit in 2024 was mainly due to (i) no impairment loss recognised on property, operating right and equipment for 2024 whereas an impairment loss of approximately HK\$483.1 million in 2023; (ii) fair value gains on derivative financial instruments of approximately HK\$144.5 million for 2024 whereas fair value losses on derivative financial instruments of approximately HK\$169.0 million in 2023; and (iii) expected credit losses for financial guarantee contracts of approximately HK\$44.1 million in 2024, compared to approximately HK\$304.8 million in 2023.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2024

		2024	2023
	<i>Notes</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
Revenue from gaming and hotel operations	5	414,505	369,127
Other income	6	144,286	125,681
Other gains and losses	7	(124,557)	(818,453)
Gaming tax		(7,049)	(5,913)
Inventories consumed		(19,923)	(17,079)
Marketing and promotion expenses		(10,105)	(9,652)
Employee benefits expenses		(129,525)	(128,262)
Depreciation and amortisation		(56,410)	(77,833)
Other expenses	8	(98,183)	(105,004)
Fair value gains/(losses) on derivative financial instruments	15, 19	144,470	(169,022)
Finance costs	9	(4,474)	(7,822)
Profit/(loss) before taxation		253,035	(844,232)
Income tax expense	10	(4,066)	(195)
Profit/(loss) for the year	11	248,969	(844,427)
Other comprehensive expense			
<i>Item that may be reclassified subsequently to profit or loss</i>			
Exchange differences on translating foreign operation		(9,831)	(2,078)
Profit/(loss) and total other comprehensive income/(expense) for the year		239,138	(846,505)
Profit/(loss) for the year attributable to:			
Owners of the Company		229,232	(739,964)
Non-controlling interests		19,737	(104,463)
		248,969	(844,427)

		2024	2023
	<i>Note</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
Profit/(loss) and total other comprehensive income/(expense) for the year attributable to:			
Owners of the Company		219,401	(742,042)
Non-controlling interests		<u>19,737</u>	<u>(104,463)</u>
		<u>239,138</u>	<u>(846,505)</u>
		<i>HK cents</i>	<i>HK cents</i>
Earnings/(loss) per share			
Basic	13	<u>5.08</u>	<u>(16.41)</u>
Diluted		<u>5.08</u>	<u>(16.41)</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2024

		2024	2023
	<i>Notes</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
Non-current assets			
Property, operating right and equipment		815,563	885,524
Right-of-use assets		6,187	6,107
Long-term prepayments and other non-current assets		6,828	2,697
Long-term loan to a fellow subsidiary	<i>14</i>	167,285	158,879
Derivative financial instruments	<i>15</i>	1,587,667	1,444,032
Intangible assets		250	250
		2,583,780	2,497,489
Current assets			
Inventories		4,724	4,693
Other receivables	<i>16</i>	68,052	55,890
Amount due from a fellow subsidiary	<i>17</i>	265,730	189,441
Bank balances and cash		444,947	339,466
		783,453	589,490
Current liabilities			
Contract liabilities, trade and other payables	<i>18</i>	38,949	36,558
Amounts due to non-controlling shareholders of a subsidiary	<i>17</i>	82,389	71,455
Derivative financial instrument	<i>19</i>	1,392	2,227
Convertible bonds	<i>19</i>	21,893	–
Lease liabilities		3,032	2,646
Financial guarantee contracts	<i>20</i>	348,938	304,834
		496,593	417,720
Net current assets		286,860	171,770
Total assets less current liabilities		2,870,640	2,669,259

		2024	2023
	<i>Notes</i>	<i>HK\$'000</i>	<i>HK\$'000</i>
Non-current liabilities			
Convertible bonds	19	–	20,510
Loans from non-controlling shareholders of a subsidiary	21	7,449	14,669
Liabilities for value-added tax arrangements		2,646	8,931
Lease liabilities		<u>2,321</u>	<u>2,864</u>
		<u>12,416</u>	<u>46,974</u>
Net assets		<u>2,858,224</u>	<u>2,622,285</u>
Capital and reserves			
Share capital		112,736	112,736
Reserves		<u>2,544,982</u>	<u>2,325,581</u>
Equity attributable to owners of the Company		2,657,718	2,438,317
Non-controlling interests		<u>200,506</u>	<u>183,968</u>
Total equity		<u>2,858,224</u>	<u>2,622,285</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

1. GENERAL

The Company is a limited liability company incorporated in Bermuda and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Hong Kong Stock Exchange**”).

The Company acts as an investment holding company. The principal activities of the Group are the operation of hotel and gaming business in the Integrated Entertainment Zone of the Primorye Region in the Russian Federation.

The Company’s immediate holding company is Victor Sky Holdings Limited, which is incorporated in the British Virgin Islands (the “**BVI**”), and the Company’s intermediate holding company, LET Group Holdings Limited (“**LET**”), is incorporated in the Cayman Islands with its shares listed on the Main Board of Hong Kong Stock Exchange. The Directors consider the Company’s ultimate holding company is Major Success Group Limited, which is incorporated in the BVI, and Mr. Lo Kai Bong is the ultimate controlling party of the Company.

The consolidated financial statements are presented in Hong Kong dollar (“**HK\$**”) which is also the functional currency of the Company. The functional currency of G1 Entertainment Limited Liability Company (“**G1 Entertainment**”), a principal subsidiary of the Group, engages in the gaming and hotel operations in the Russian Federation, is HK\$, the currency of the primary economic environment in which the entity operates.

2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“**HKFRSs**”) AND HONG KONG ACCOUNTING STANDARDS (“**HKASs**”)

The Group has applied the following amendments to HKFRSs and HKASs issued by the Hong Kong Institute of Certified Public Accountants (the “**HKICPA**”) to these consolidated financial statements for the current accounting period for first time, which are mandatorily effective for the Group’s financial annual period beginning on or after 1 January 2024, to the consolidated financial statements for the current accounting year:

- Amendments to HKAS 1, Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 and Non-current Liabilities with Covenants
- Amendments to HKAS 7 and HKFRS 7, Supplier Finance Arrangements
- Amendments to HKFRS 16, Lease Liability in a Sale and Leaseback

The Group has not applied any new standards and amendments to HKFRSs that are not yet mandatorily effective for the current accounting period. The application of the amendments to HKFRSs and HKASs in the current year has had no material effect on the amounts reported and/or disclosures set out in these consolidated financial statements.

3. BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICY INFORMATION

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

The consolidated financial statements have been prepared on the historical cost basis except for the financial instruments are stated at their fair values at the end of each reporting period.

4. SEGMENT INFORMATION

The operating segments are identified on the basis of internal reports about components of the Group that are regularly reviewed by the Company’s Chairman and Executive Director, being the chief operating decision maker, for the purpose of allocating resources to segments and assessing their performance.

The Group operates only in one operating and reportable segment, i.e. the gaming and hotel operations. Single management report for the gaming and hotel business is reviewed by the Company’s Chairman and Executive Director who allocates resources and assesses performance based on the consolidated financial information for the entire business. Accordingly, the Group does not present separate segment information other than entity-wide disclosures.

During the years ended 31 December 2024 and 2023, all revenues were derived from customers patronising in the Group’s property located in the Russian Federation. At 31 December 2024 and 31 December 2023, almost all non-current assets of the Group other than freehold land located in Japan, long-term loan to a fellow subsidiary, and derivative financial instruments were located in the Russian Federation.

5. REVENUE FROM GAMING AND HOTEL OPERATIONS

	2024 <i>HK\$’000</i>	2023 <i>HK\$’000</i>
Revenue from gaming and hotel operations		
– Gaming operations	377,069	335,688
– Hotel operations	<u>37,436</u>	<u>33,439</u>
	<u><u>414,505</u></u>	<u><u>369,127</u></u>

Revenue from gaming operations represents the aggregate net difference between gaming wins and losses and is recognised at a point in time. The commissions rebated to customers related to their play are recorded as a reduction to revenue from gaming operations.

For the rooms and food and beverage, revenue is recognised when the control of goods and services is transferred, either over time or a point in time, as appropriate.

6. OTHER INCOME

	2024 HK\$'000	2023 HK\$'000
Interest income from derivative financial instruments (<i>Note 15</i>)	97,725	101,543
Bank interest income	35,560	18,232
Interest income from long-term loan to a fellow subsidiary (<i>Note 14</i>)	9,388	2,697
Rental income	795	706
Others	818	2,503
	<u>144,286</u>	<u>125,681</u>

7. OTHER GAINS AND LOSSES

	2024 HK\$'000	2023 HK\$'000
Exchange losses, net	(80,427)	(39,064)
Expected credit losses (“ECL”) for financial guarantee contracts (<i>Note 20</i>)	(44,104)	(304,834)
Loss on disposal of property, operating right and equipment	(78)	(683)
Loss on disposal of intangible assets	(3)	–
Impairment losses reversed on prepayments, other receivables and deposits	55	12
Impairment loss recognised on property, operating right and equipment	–	(483,107)
Written-off of other payables	–	9,167
Gain on lease modification	–	56
	<u>(124,557)</u>	<u>(818,453)</u>

8. OTHER EXPENSES

	2024 HK\$'000	2023 HK\$'000
Bank charges	19,126	12,250
Security expenses	10,836	11,766
Repair and maintenance expenses	9,468	11,006
Utilities and fuel	7,698	8,006
Costs for employee relations	6,217	6,576
Legal and professional fees	6,065	7,134
Non-recoverable value-added tax ("VAT")	5,635	7,358
Overseas travel expenses	4,291	4,131
Motor vehicle expenses	4,099	4,126
Auditor's remuneration		
– Audit services	1,600	1,600
– Non-audit services	400	2,469
Insurance expenses	2,345	2,414
Gaming supplies	2,183	1,962
Hotel supplies	2,130	2,799
Communication and networking costs	1,059	1,554
Travel agency expenses	–	8,166
Others	15,031	11,687
	98,183	105,004

9. FINANCE COSTS

	2024 HK\$'000	2023 HK\$'000
Imputed interest on convertible bonds (<i>Note 19</i>)	1,510	1,411
Imputed interest on VAT arrangements	1,326	207
Imputed interest on loans from non-controlling shareholders of a subsidiary (<i>Note 21</i>)	1,213	5,570
Interest on lease liabilities	425	634
	4,474	7,822

10. INCOME TAX EXPENSE

Income tax expense in the consolidated statement of profit or loss and other comprehensive income represents:

	2024 <i>HK\$'000</i>	2023 <i>HK\$'000</i>
Current provision		
– Russian corporate tax	158	195
– Russian withholding tax	<u>3,908</u>	<u>–</u>
	<u>4,066</u>	<u>195</u>

The Group is subject to income tax on an entity basis on profits arising in or derived from the jurisdictions in which members of the Group are domiciled and operates.

For the years ended 31 December 2024 and 2023, no provision for Hong Kong Profits Tax had been made in the consolidated financial statements as the Group did not have assessable profits arising in Hong Kong.

Pursuant to the rules and regulations of the BVI and Bermuda, the Group is not subject to any income tax in the respective jurisdictions.

Russian corporate tax is calculated at a rate of 20% on the estimated assessable profit for that year; however, no Russian corporate tax is levied on the Group's gaming activities in the Russian Federation in accordance with Russian legislation.

Russian withholding tax of 5% shall be levied on the dividend declared by the companies incorporated in the Russian Federation to non-resident foreign corporations.

Corporate tax in Japan is calculated based on the estimated assessable profit for that year at the prevailing tax rates. For the year ended 31 December 2024 and 2023, no provision for Japan corporate tax has been made as the Japanese subsidiary incurred losses for both years.

11. PROFIT/(LOSS) FOR THE YEAR

	2024 HK\$'000	2023 HK\$'000
Profit/(loss) for the year has been arrived at after charging:		
Salaries, wages, bonus and other benefits	105,358	105,345
Contributions to retirement benefits schemes	<u>24,167</u>	<u>22,917</u>
Total employee benefits expenses, including Directors' emoluments	<u>129,525</u>	<u>128,262</u>
Amortisation of intangible assets	–	9
Depreciation of property, operating right and equipment	52,639	72,359
Depreciation of right-of-use assets	<u>3,771</u>	<u>5,465</u>
Total depreciation and amortisation	<u>56,410</u>	<u>77,833</u>

12. DIVIDENDS

No dividend was paid or proposed during the years ended 31 December 2024 and 2023, nor has any dividend been proposed since the end of the reporting period.

13. EARNINGS/(LOSS) PER SHARE

The calculation of the basic earnings/(loss) per share is based on the profit attributable to owners of the Company of approximately HK\$229,232,000 (2023: loss of approximately HK\$739,964,000) and the weighted average 4,509,444,590 ordinary shares in issue during the years ended 31 December 2024 and 2023.

The computation of the diluted earnings/(loss) per share for the years ended 31 December 2024 and 2023 did not assume the exercise of the Company's outstanding share options and convertible bonds because the exercise price of those share options exceeded the average market price of the Company's shares of the year and the assumed exercise of those convertible bonds would result in an increase in earnings or a decrease in loss per share.

14. LONG-TERM LOAN TO A FELLOW SUBSIDIARY

In pursuance of the loan agreement dated 8 June 2023 as amended by an amendment agreement dated 26 July 2023 (the “**Suntrust Loan Agreement**”) between Suntrust Resort Holdings, Inc. (“**Suntrust**”, formerly known as Suntrust Home Developers, Inc.), a company incorporated in the Philippines, the shares of which are listed on The Philippine Stock Exchange, Inc. and is a fellow subsidiary of the Company, and a bank, Suntrust is required to maintain a credit balance of not less than United States dollars (“**US\$**”) 20 million in a construction reserve account with the bank.

On 26 July 2023, Suntrust as borrower entered into a loan agreement (the “**Long-term Loan Agreement**”) with the Group as lender, pursuant to which the Group shall provide a loan in the principal amount of US\$20 million (the “**Long-term Loan**”) to Suntrust for the sole purpose of Suntrust to fulfill the relevant requirement. The Long-term Loan is unsecured, interest-bearing at 6% per annum and shall be matured falling ten years from the date of drawing, which is extendable for successive terms of one month but not more than three months. The entering into of the Long-term Loan Agreement was approved at the special general meeting of the Company held on 13 September 2023. On 18 September 2023, the Long-term Loan was advanced to Suntrust by cash of approximately HK\$156,608,000. As at 31 December 2024, the loan principal balance was US\$20 million (equivalent to approximately HK\$155,264,000) (2023: US\$20 million, equivalent to approximately HK\$156,182,000) and the interest receivables balance was approximately US\$1,549,000 (equivalent to approximately HK\$12,021,000) (2023: US\$345,000, equivalent to approximately HK\$2,697,000).

For the year ended 31 December 2024, interest income from the Long-term Loan amounting to approximately HK\$9,388,000 (2023: approximately HK\$2,697,000) was recognised and disclosed under “other income” in note 6.

15. DERIVATIVE FINANCIAL INSTRUMENTS

	2024 HK\$'000	2023 HK\$'000
Derivative financial instruments – designated at fair value through profit or loss (“ FVTPL ”)		
– 2020 Convertible Bonds (“ 2020 CB ”)	757,231	689,730
– 2022 Convertible Bonds (“ 2022 CB ”)	<u>830,436</u>	<u>754,302</u>
	<u><u>1,587,667</u></u>	<u><u>1,444,032</u></u>

Derivative financial instruments acquired are designated at FVTPL because the relevant financial assets constitute a group that is managed and its performance is evaluated on a fair value basis, in accordance with a documented risk management and investment strategy, and information about the Group is provided internally on that basis to the Group’s key management personnel. Derivative financial instruments represented the fair value of an investment in convertible bonds issued by Suntrust.

2020 CB

The principal amount of the 2020 CB is Philippine peso (“**PHP**”) 5.6 billion, which can be converted into 3,111,111,111 ordinary shares of Suntrust at a conversion price of PHP1.8 per share from the inception date until the maturity date. The maturity date falling on the fifth anniversary of the issue date (i.e. year 2025) of the 2020 CB which may, subject to agreement by the holder of the 2020 CB upon request by Suntrust, be extended to the date falling on the tenth (10th) anniversary of the issue date of the 2020 CB.

The 2020 CB carried interest at 6.0% per annum on the aggregate principal amount of the 2020 CB from time to time outstanding, payable yearly in arrears accruing from the issue date of the 2020 CB on the basis of a 365-day year, with the last payment of interest to be made on the maturity date.

The 2020 CB may not be redeemed by Suntrust at any time prior to the maturity date or if extended, prior to the maturity date as extended. The holder of the 2020 CB may request for early redemption of the 2020 CB at any time during the period commencing from the day immediately after the first anniversary of the issue date of the 2020 CB and expiring on the maturity date or if extended, the maturity date as extended at their outstanding principal amount together with interest thereon up to the date of redemption.

2022 CB

The principal amount of the 2022 CB is PHP6.4 billion, which can be converted into 3,878,787,878 ordinary shares of Suntrust at a conversion price of PHP1.65 per share from the inception date until the maturity date. The maturity date falling on the third anniversary of the issue date (i.e. year 2025) of the 2022 CB which may, subject to agreement by the holder of the 2022 CB upon request by Suntrust, be extended to the date falling on the sixth (6th) anniversary of the issue date of the 2022 CB.

The 2022 CB carried interest at 6.0% per annum on the aggregate principal amount of the 2022 CB from time to time outstanding, payable yearly in arrears accruing from the issue date of the 2022 CB on the basis of a 365-day year, with the last payment of interest to be made on the maturity date.

Suntrust is entitled to cancel and to redeem all the 2022 CB in whole at any time after the first anniversary of the issue date and expiring on the maturity date at 100% of their outstanding principal amount together with accrued interest (including default interest, if any) up to the date of redemption. The holder of the 2022 CB may request for early redemption of the 2022 CB at any time during the period commencing from the day immediately after the first anniversary of the issue date of the 2022 CB and expiring on the maturity date or if extended, the maturity date as extended at their outstanding principal amount together with interest thereon up to the date of redemption.

For the year ended 31 December 2024, the interest income generated from the derivative financial instruments amounting to approximately HK\$97,725,000 (2023: approximately HK\$101,543,000) was recognised and disclosed under “other income” in note 6.

For the year ended 31 December 2024, the fair value gains of the derivative financial instruments amounting to approximately HK\$143,635,000 (2023: losses of approximately HK\$166,962,000) were recognised, included and disclosed under “fair value gains/(losses) on derivative financial instruments” in the consolidated statement of profit or loss and other comprehensive income.

The fair values of the derivative financial instruments as at 31 December 2024 and 2023 had been determined by CHFT Advisory and Appraisal Limited, an independent and professionally qualified valuer not connected to the Group, based on the discounted cash flow method.

The inputs used for the calculation of fair value of the financial instruments at each subsequent measurement date were as follows:

	31 December 2024	31 December 2023
Discount Rate (%)		
– 2020 CB	16.03%	17.80%
– 2022 CB	15.93%	17.74%
Expected remaining life (years)		
– 2020 CB	1	2
– 2022 CB	0.4	1.4

16. OTHER RECEIVABLES

	2024 HK\$'000	2023 HK\$'000
Prepayments	63,672	52,715
Other receivables and deposits	4,515	3,366
Less: Allowance	(135)	(191)
	<u>68,052</u>	<u>55,890</u>

For other receivables, the Group assessed the ECL collectively based on the provision matrix as at 31 December 2024 and 2023. No impairment allowance was provided due to the low probability of default of those receivables based on the short credit period.

Allowance of approximately HK\$135,000 as at 31 December 2024 (2023: approximately HK\$191,000) represented individually impaired prepayments and other receivables that the Directors considered uncollectible.

17. AMOUNT DUE FROM A FELLOW SUBSIDIARY/AMOUNTS DUE TO NON-CONTROLLING SHAREHOLDERS OF A SUBSIDIARY

The amount due from a fellow subsidiary as at 31 December 2024 and 31 December 2023 was unsecured, non-interest bearing and mainly comprised of interest receivable arising from derivative financial instruments as set out in note 15.

The amounts due to non-controlling shareholders of a subsidiary as at 31 December 2024 and 31 December 2023 were unsecured, non-interest bearing and mainly represented the unpaid repayments declared for the loans from non-controlling shareholders of a subsidiary as set out in note 21.

18. CONTRACT LIABILITIES, TRADE AND OTHER PAYABLES

	2024 <i>HK\$'000</i>	2023 <i>HK\$'000</i>
Trade payables	1,165	367
Liabilities for VAT arrangements	6,391	7,255
Outstanding gaming chips	2,899	2,495
Gaming tax payables	522	497
Accruals and other payables	<u>27,972</u>	<u>25,944</u>
	<u><u>38,949</u></u>	<u><u>36,558</u></u>

All trade payables were aged within 30 days based on the invoice date, at the end of the reporting periods.

The Group mainly has two types of liabilities related to contracts with customers which are included in the above: (1) outstanding gaming chip liabilities for gaming chips in the customers' possession amounting to approximately HK\$2,899,000 (2023: approximately HK\$2,495,000); and (2) loyalty program liabilities for the revenue deferred in relation to points earned by customers under gaming revenue transactions amounting to approximately HK\$1,903,000 (2023: approximately HK\$2,240,000). Loyalty program liabilities are included in accruals and other payables above.

Outstanding gaming chip liabilities are expected to be recognised as revenue or redeemed within one year of being purchased. Loyalty program liabilities are generally expected to be recognised as revenue within one year of being earned.

19. DERIVATIVE FINANCIAL INSTRUMENT/CONVERTIBLE BONDS

On 16 November 2020, the Company issued convertible bonds denominated in US\$ for the acquisition of additional interests in a subsidiary from a non-controlling shareholder in an aggregate principal amount of US\$3,000,000 with an initial conversion price of HK\$3.50 (to be translated to US\$ at a fixed rate of HK\$7.75 to US\$1.00) per share with adjustments clauses, which will mature on the fifth anniversary of the respective issue dates. The convertible bonds carry no interest.

The convertible bonds contained two components, a liability component and a derivative financial instrument. The derivative financial instrument represented the conversion option given to the holder the right at any time to convert the convertible bonds into ordinary shares of the Company. However, since the conversion option would be settled other than by the exchange of a fixed amount of the Company's own equity instruments, the conversion option was accounted for as a derivative financial instrument.

At initial recognition, the derivative financial instrument in the convertible bonds is measured at fair value and is separately presented. Any excess of the fair values of the convertible bonds over the amounts initially recognised as the derivative financial instrument is recognised as liability component in the convertible bonds.

At the end of the reporting period, the fair value of the derivative financial instrument in the convertible bonds is remeasured and the gain or loss on remeasurement to the fair value is recognised in profit or loss. For the year ended 31 December 2024, the fair value gain amounting to approximately HK\$835,000 (2023: loss of approximately HK\$2,060,000) was recognised, included and disclosed under "fair value gains/(losses) on derivative financial instruments" in the consolidated statement of profit or loss and other comprehensive income.

The liability component in convertible bonds is subsequently carried at amortised cost with interest expenses calculated using the effective interest method recognised in profit or loss. The effective interest rate of the liability component in the convertible bonds is 7.37% per annum. For the year ended 31 December 2024, imputed interest on convertible bonds amounting to approximately HK\$1,510,000 (2023: approximately HK\$1,411,000) was recognised and disclosed under "finance costs" in note 9.

When the convertible bonds are converted, the shares of the Company to be issued are measured at fair value and any difference between the fair value of shares to be issued and the carrying amounts of the derivative financial instrument and liability component in the convertible bonds is recognised in profit or loss.

The fair value of the convertible bonds as at 31 December 2024 and 2023 were determined by Valplus Consulting Limited, an independent and professionally qualified valuer not connected to the Group, based on the binomial option pricing model. The significant inputs used for the calculation of fair value of the convertible bonds and the derivative financial instrument at each subsequent measurement date were as follows:

	31 December 2024	31 December 2023
Share price of the Company (HK\$)	0.02	0.05
Expected volatility (%) (Note a)	43.01%	58.63%
Expected remaining life (years)	0.88	1.88
Expected dividend yield (Note b)	zero	zero
Risk-free rate (%) (Note c)	4.27%	4.30%

Notes:

- a. The expected volatility was determined by using the historical volatility of the Company's share price over a period commensurate with the remaining term.
- b. The expected dividend yield was estimated with reference to the historical dividend payment record and the expected dividend payment in the remaining term of the Company.
- c. Risk-free rate is estimated with reference to the US Treasury Yield Curve of similar remaining tenure.

The movements of the liability component of the convertible bonds and the derivative financial instrument are as follows:

	Liability component HK\$'000	Derivative financial instrument HK\$'000	Total HK\$'000
At 1 January 2023	19,073	167	19,240
Imputed interest on convertible bonds	1,411	–	1,411
Exchange difference	26	–	26
Fair value change on derivative financial Instrument	–	2,060	2,060
At 31 December 2023 and 1 January 2024	20,510	2,227	22,737
Imputed interest on convertible bonds	1,510	–	1,510
Exchange difference	(127)	–	(127)
Fair value change on derivative financial instrument	–	(835)	(835)
At 31 December 2024	21,893	1,392	23,285

20. FINANCIAL GUARANTEE CONTRACTS

The financial guarantee contracts provided to Suntrust under the Suntrust Loan Agreement were initially recognised at fair value and subsequent measured at the provision amount for ECL of the guarantee in the consolidated financial statements as of 31 December 2024 and 2023. As of 31 December 2024, the aggregate carrying amount of the Group's assets, including the Long-term Loan to a fellow subsidiary (Note 14) and derivative financial instruments (Note 15), pledged to a bank for banking facilities granted to Suntrust was approximately HK\$1,754,952,000 (2023: approximately HK\$1,602,911,000), while the corresponding banking facilities utilised by Suntrust were approximately HK\$1,514,000,000 (2023: approximately HK\$1,214,000,000).

By a deed of counter-indemnity dated 8 June 2023 executed by LET in favour of the Group, LET agrees to indemnify and keep the Group fully indemnified from and against all direct, indirect and consequential liabilities and losses arising from the Suntrust Loan Agreement.

During the year ended 31 December 2024, ECL for financial guarantee contracts amounting to approximately HK\$44,104,000 (2023: approximately HK\$304,834,000) was recognised, included and disclosed in "other gains and losses", as set out in note 7.

21. LOANS FROM NON-CONTROLLING SHAREHOLDERS OF A SUBSIDIARY

On 15 July 2014, each of the shareholders of Oriental Regent Limited ("**Oriental Regent**"), the joint venture of the Group, which the Group has obtained control during the year ended 31 December 2016, entered into a loan agreement with Oriental Regent whilst they agreed to provide their contributions proportionally of the additional capital amount of US\$137,691,000 (equivalent to approximately HK\$1,071,236,000) in total as required by Oriental Regent to continue to fund the gaming and resort project in the Russian Federation by way of ordinary shareholder convertible loan (the "**Shareholder's Loan**") as contemplated under the investment and shareholders agreement dated 23 August 2013. A total of US\$55,076,400 (equivalent to approximately HK\$428,494,000) was contributed by the other shareholders of Oriental Regent. The Shareholder's Loan is non-interest bearing, unsecured and due to mature after 3 years from the date of the agreement, which shall automatically renew for another term of three years. No repayment at all time shall be made by Oriental Regent unless there are sufficient free cash flows generated from its operations to make the repayment. The Shareholder's Loan can only be converted into new shares of Oriental Regent at the option of Oriental Regent at such conversion price(s) and ratio(s) as Oriental Regent shall agree with the shareholders of Oriental Regent at the relevant time. The conversion period is from the date on which the payment for the entire principal amount of the Shareholder's Loan was made by the shareholders to the day immediately prior to the repayment date. The Shareholder's Loan was discounted at an effective interest rate calculated at 11.28% per annum at inception.

On 15 July 2020, after repayments previously made, the repayment date of the outstanding loan with a total principal amount of US\$75,691,000 (equivalent to approximately HK\$586,832,000), out of which US\$30,276,400 (equivalent to approximately HK\$234,642,000) was contributed by the other shareholders of Oriental Regent, was extended for three years from 15 July 2020 to 15 July 2023 and shall automatically renew for another term of three years. The Shareholder's Loan is discounted at an effective interest rate calculated at 5.76% per annum at extension.

On 16 November 2020, the Group repurchased 7.5% of the Shareholder's Loan with a total principal amount of US\$5,676,825 (equivalent to approximately HK\$43,995,000) from the non-controlling shareholders under the equity transactions.

For the year ended 31 December 2024, the Group declared repayments of US\$1,462,500 (2023: US\$19,854,099), resulting in an outstanding principal amount of US\$1,037,075 (2023: US\$2,499,575) contributed by the non-controlling shareholders of Oriental Regent, but made no repayments (2023: US\$10,703,849 (equivalent to approximately HK\$83,831,000)). The difference between the carrying amount of the portion of the Shareholder's Loan repaid to the non-controlling interests and the repayment sum of approximately HK\$3,034,000 (2023: approximately HK\$25,247,000) was recognised as deemed distribution to equity participant and attributable to and included in non-controlling interests.

For the year ended 31 December 2024, imputed interest on loans from non-controlling shareholders of a subsidiary amounting to approximately HK\$1,213,000 (2023: approximately HK\$5,570,000) was recognised and disclosed under "finance costs" in note 9.

22. EVENT AFTER REPORTING PERIOD

On 16 April 2025, the Group, as subscriber, entered into a subscription agreement (the "**Subscription Agreement**") with Suntrust, as issuer, pursuant to which the Group has conditionally agreed to subscribe for zero-coupon convertible bonds in tranches, with a maximum aggregate principal amount of up to PHP 8,632,500,000 (approximately HK\$1,170,000,000) (the "**Subscription Amount**"). This transaction is subject to the fulfillment of certain conditions precedent and had not been completed as of the date of this announcement.

The Group may, at its sole discretion, subscribe for the convertible bonds in one or more tranches, and the aggregate principal amount of all convertible bonds subscribed under the Subscription Agreement shall not exceed the Subscription Amount. It is not an obligation for the Group to fully subscribe for the Subscription Amount. Details were disclosed in the Company's announcement dated 16 April 2025.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

The gaming and hotel operations of the Group are conducted through its 77.5% equity interest in Oriental Regent. Additionally, the Group receives a management fee income calculated at 3% of the total net gaming revenue generated by G1 Entertainment, a wholly-owned subsidiary of Oriental Regent.

G1 Entertainment holds a gaming license granted by the Russian government, governed by the Russian Federal Law No. 244-FZ of 29 December 2006, “On the State Regulation of Activities Associated with the Organisation of and Carrying on Gambling and on Amending Individual Legislative Acts of the Russian Federation” for an indefinite period. The Company also holds the development rights on three adjacent parcels of land, Lot 8, Lot 9 and Lot 10 with site areas of approximately 73,000 square metres, 90,000 square metres and 154,000 square metres, respectively, in the Integrated Entertainment Zone of the Primorye Region (the “**IEZ Primorye**”) of the Russian Far East. This zone is the largest of five designated zones in the Russian Federation where gaming and casino activities are legally permitted. The first gaming and hotel property, known as Tigre de Cristal, was built on Lot 9 and opened for business in the fourth quarter of 2015. Lot 8 is partly developed with dormitories, a gas-powered station, and a storage area, referred to as the utility zone. The remaining portion of Lot 8 and the entire Lot 10 are currently vacant, held for the phased development of Tigre de Cristal in the future.

The features of Tigre de Cristal are as follows:

- Approximately 36,000 square metres of gaming and hotel space, offering a broad range of gaming options 24 hours a day, 7 days a week, 365 days a year;
- The finest luxury 5-Star hotel in the Russian Far East with 121 rooms and suites, which was named “Russia’s Best Casino Hotel 2021” by World Casino Awards;
- Fine dining options in 2 restaurants, the international cuisine “CASCADE” and the Pan-Asian cuisine “88”, along with 3 casual bars;
- A virtual golf zone and a private club with karaoke rooms.

The Russia-Ukraine Conflict

The ongoing Russia-Ukraine conflict has had a profound impact on Russian tourism, leading to a notable decline in both inbound and outbound travel. Western countries have imposed stringent travel restrictions on Russia, complicating visits for international tourists and deterring potential travellers. Many nations have issued advisories against travelling to Russia, with consular services reinforcing these warnings to ensure the safety of their citizens.

In addition to travel restrictions, financial sanctions have severely disrupted the availability of services such as Visa and Mastercard within Russia. This has created significant challenges for foreign tourists, who now find it difficult to make payments or access funds while visiting the country. The combination of these factors has created an uncertain environment for the tourism sector, further worsening the decline in visitor numbers and the overall economic impact on the integrated resort industry.

In response to the unprecedented challenges in the business environment, Tigre de Cristal is strategically focusing on the domestic market. This includes renovating the fine dining restaurant CASCADE and redesigning the rebate programs for the mass market. These initiatives aim to enhance customer experience and engagement. The domestic market has demonstrated steady growth over the past year, reflecting resilience amidst current circumstances. By prioritising these efforts, Tigre de Cristal is well-positioned to adapt and thrive in this evolving landscape.

Resignation of Directors

The Company announced that with effect from 15 January 2024:

- (i) Mr. Chua Ming Huat David (“**Mr. Chua**”) has tendered his resignation as an executive Director and chief executive officer;
- (ii) Mr. Chiu King Yan (“**Mr. Chiu**”) has tendered his resignation as (i) an executive Director; (ii) an authorised representative of the Company under Rule 3.05 of the Listing Rules of the Hong Kong Stock Exchange; and (iii) an authorised representative for accepting service of process and notices on behalf of the Company in Hong Kong as required under the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) (collectively, the “**Authorised Representatives**”); and
- (iii) Mr. Lam Kwan Sing (“**Mr. Lam**”), Mr. Lau Yau Cheung (“**Mr. Lau**”) and Mr. Li Chak Hung (“**Mr. Li**”) have tendered their resignations as independent non-executive Directors.

(collectively the “**Resignations**”)

The Resignations were due to their disapproval to the proposed disposal of G1 Entertainment which formed the subject matter of the inside information announcement of the Company (which was eventually published on 17 January 2024) referred to in the trading halt announcement of the Company dated 10 January 2024.

Resignation of Company Secretary

The Company announced that Ms. Mok Ming Wai (“**Ms. Mok**”) has resigned as a company secretary of the Company with effect from 17 February 2024. For details, please refer to the announcement of the Company dated 18 January 2024.

Termination of Sale of G1 Entertainment

As disclosed in the announcement of the Company dated 22 February 2024, on 15 January 2024, Oriental Regent as seller and Limited Liability Company “Dalnevostochnyj Aktiv”, an independent third party, as buyer entered into an agreement for the sale and purchase (the “**Disposal**”) of the entire issued share capital of G1 Entertainment, at the price of US\$116 million of which constituted, amongst other things, a very substantial disposal under Chapter 14 of the Listing Rules as at least one of the applicable percentage ratios in respect of the Disposal is more than 75%. On 19 February 2024, Oriental Regent was served with a “notice of unilateral extrajudicial repudiation (withdrawal from execution) of the Agreement” by the buyer seeking to effect a termination of the Disposal. For further details, please refer to the announcements of the Company dated 17 January 2024 and 22 February 2024.

Resumption Guidance and continued suspension of trading

The Company received two letters from the Hong Kong Stock Exchange (the “**Letters**”) on 5 April 2024 and 16 May 2024 respectively, in which the Hong Kong Stock Exchange sets out the following resumption guidance (the “**Resumption Guidance**”) for the Company:

- (a) demonstrate that there is no reasonable regulatory concern about the integrity or character of the Group’s management and/or the integrity or character of any persons with substantial influence over the Group’s management and operations, which may pose a risk to investors and damage market confidence;
- (b) publish all outstanding financial results and address any audit modifications;
- (c) demonstrate compliance with Rule 13.24 of the Listing Rules;
- (d) re-comply with Rules 3.05, 3.10, 3.10A, 3.21, 3.25, 3.27A, 3.28 and 13.92 of the Listing Rules;
- (e) inform the market of all material information for the Company’s shareholders and other investors to appraise the Company’s position; and
- (f) demonstrate that the Company is able to ensure compliance with the Listing Rules and that the Company is suitable for continued listing.

It is stated in the Letters that the Company must (i) meet all Resumption Guidance, (ii) remedy the issues causing its trading suspension, and (iii) fully comply with the Listing Rules to the satisfaction of the Hong Kong Stock Exchange before trading in the Company's securities is allowed to resume. For this purpose, the Company has the primary responsibility to devise its action plan for resumption of trading. Whilst the Company may seek the Hong Kong Stock Exchange's guidance on its resumption plan, its resumption plan is not subject to the Hong Kong Stock Exchange's prior approval before implementation. The Hong Kong Stock Exchange further indicated that it may modify or supplement the Resumption Guidance if the Company's situation changes.

The Hong Kong Stock Exchange provided the following further guidance, amongst others, in the Letters:

- Under Rule 6.01A(1) of the Listing Rules, the Hong Kong Stock Exchange may cancel the listing of any securities that have been suspended from trading for a continuous period of 18 months. In the case of the Company, the 18-month period shall expire on 10 July 2025. If the Company fails to remedy the issues causing the trading suspension, fulfill the Resumption Guidance and fully comply with the Listing Rules to the Hong Kong Stock Exchange's satisfaction and resume trading in the shares of the Company (the "**Shares**") by 10 July 2025, the Listing Division will recommend the Listing Committee to proceed with the cancellation of the Company's listing. In the meantime, the Hong Kong Stock Exchange reserves all its right under the Listing Rules. Such rights shall include, amongst others, (i) the right to impose a shorter specific remedial period or to cancel the listing of the Company immediately under Rules 6.01 and 6.10 of the Listing Rules; and (ii) the right to bring disciplinary action against the Company and/or its directors at the material time and issue any sanctions against them under Chapter 2A of the Listing Rules, at any time the Hong Kong Stock Exchange considers appropriate.
- The Company must also comply with the Listing Rules and all applicable laws and regulations in Hong Kong and its place of incorporation before resumption.

Trading in the Shares on the Hong Kong Stock Exchange has been halted with effect from 9:00 a.m. on 11 January 2024 and the Securities and Futures Commission has directed the Hong Kong Stock Exchange to suspend all dealings in the Shares under Section 8(1) of the Securities and Futures (Stock Market Listing) Rules (Chapter 571V of the Laws of Hong Kong) with effect from 9:00 a.m. on 14 February 2024 and will remain suspended until the Company has (i) met all Resumption Guidance (as defined in the Company's announcements dated 8 April 2024 and subsequently revised in the Company's announcement dated 17 May 2024), (ii) remedied the issues causing its trading suspension; and (iii) fully complied with the Listing Rules to the satisfaction of the Hong Kong Stock Exchange.

Use of Proceeds

The Company raised net proceeds of approximately (1) HK\$297 million from the placing of Shares on 19 August 2019 (the “**2019 Placing**”) and (2) HK\$1,618.4 million from the rights issue on 15 October 2020 (the “**Rights Issue**”). The detailed breakdown and description of the proceeds and the expected timeline of the unutilised amounts up to 31 December 2024 are set out as follows:

	Unutilised amount as at 1 January 2023 <i>HK\$'million</i>	Change in use of proceeds approved on 14 July 2023 <i>HK\$'million</i>	Actual amount utilised for the year end 31 December 2023 <i>HK\$'million</i>	Unutilised amount as at 31 December 2023 and 31 December 2024 <i>HK\$'million</i>	Expected timeline of application of the unutilised amount
		(Note)			
(1) The 2019 Placing:					
TdC Phase II, including but not limited to,					
Design	58.0	(58.0)	–	–	
Site surveying and preparation	84.9	(84.9)	–	–	
Tendering of consultants and subcontractors	150.0	(150.0)	–	–	
Sub-Total	292.9	(292.9)	–	–	
(2) The Rights Issue:					
TdC Phase II, including but not limited to,					
Procurement of construction materials	186.4	(186.4)	–	–	
For general working capital of the Group, including but not limited to,					
Repairs and maintenance	7.2	–	(7.2)	–	
Sub-Total	193.6	(186.4)	(7.2)	–	
The acquisitions of Modest Achieve Limited and Joyful Award Limited	–	280.0	(280.0)	–	
Designing, planning and funding in part the future development of the land parcels in Japan	–	125.0	–	125.0	By 31 December 2026

	Unutilised amount as at 1 January 2023 <i>HK\$'million</i>	Change in use of proceeds approved on 14 July 2023 <i>HK\$'million</i> (Note)	Actual amount utilised for the year end 31 December 2023 <i>HK\$'million</i>	Unutilised amount as at 31 December 2023 and 31 December 2024 <i>HK\$'million</i>	Expected timeline of application of the unutilised amount
For general working capital or potential investment opportunities of the Group	–	74.3	(74.3)	–	
Sub-Total	–	479.3	(354.3)	125.0	
Total	<u>486.5</u>	<u>–</u>	<u>(361.5)</u>	<u>125.0</u>	

Note:

On 27 January 2023, the Company entered into a revolving loan agreement with LET, pursuant to which the Company conditional agreed to grant a revolving loan facility up to HK\$500 million to LET at an interest rate of 6% per annum for 3 years (the “**Revolving Loan**”). The Company proposed to deploy part of the net proceeds from the 2019 Placing and the Rights Issue to the extent of approximately HK\$292.9 million and HK\$186.4 million respectively, totally HK\$479.3 million, originally intended for use in TdC Phase II as the Revolving Loan to generate interest income since TdC Phase II has been suspended. On 10 May 2023, the Company and LET mutually agreed to terminate the Revolving Loan and entered into a deed of termination to release and discharge the respective obligations and liabilities with immediate effect. Therefore, the proposed change in use of proceeds with respect to the Revolving Loan will no longer be required by the Company.

On 18 May 2023, upon entering into the sale and purchase agreements, the Company proposed to utilise the net proceeds from the Rights Issue of approximately HK\$479.3 million as to (i) HK\$280.0 million for the settlement of the acquisitions of Modest Achieve Limited and Joyful Award Limited; (ii) HK\$125.0 million for designing, planning and funding in part the future development of the land parcels in Japan; and (iii) the remaining approximately HK\$74.3 million for general working capital or potential investment opportunities of the Group. The proposed change in use of proceeds was approved at the special general meeting of the Company held on 14 July 2023, details of which are disclosed in the Company’s announcements dated 18 May 2023 and 14 July 2023, and the circular dated 28 June 2023.

OUTLOOK

While the Russia-Ukraine conflict continues, there is a widespread belief that it will ultimately come to an end. As we navigate this landscape, it is essential to remain adaptable and responsive to the changing situation. We will actively seek opportunities to support domestic tourism and prepare for future recovery as conditions improve.

Despite the political complications impacting our expansion plans for Tigre de Cristal, we remain committed to investing in thriving markets within the hospitality and gaming industry. Since 2020, we have diversified by prudently subscribing to the convertible bonds of Suntrust, leveraging investments from our parent company, LET. Our expertise in the gaming sector has guided us to the rapidly growing markets in the Philippines, an emerging hub for international tourism that attracts diverse demographics, including South Koreans and Japanese travellers. The Group's recent restructuring of financial assistance to Suntrust aligns with our goal of increasing ownership for capital appreciation while safeguarding our existing investments.

FINANCIAL REVIEW

Adjusted EBITDA of Tigre de Cristal

Adjusted EBITDA generated by Oriental Regent, a 77.5% owned subsidiary of the Company operating our integrated resort Tigre de Cristal in the Russian Far East, is used by management as the primary measure of operating performance of our gaming and hotel operations, which is not a financial measure under International Financial Reporting Standards (IFRSs) and defined by the Company as Earnings Before Interest, Income Tax, Depreciation and Amortisation, and excluding Company corporate expenses and the non-cash items such as unrealised exchange differences and fair value losses on financial instruments.

In 2024, the Group recorded a positive Adjusted EBITDA of HK\$162.5 million, compared to HK\$131.5 million in 2023. This improvement was mainly attributable to the increase in revenue of HK\$45.4 million during 2024, by 12.3% on a year-on-year basis.

The following table sets forth a reconciliation of Adjusted EBITDA to the reported profit for the year attributable to owners of the Company as per the Consolidated Statement of Profit or Loss and Other Comprehensive Income for the year ended 31 December 2024.

Reconciliation of Adjusted EBITDA to the profit for the year ended 31 December 2024 attributable to owners of the Company:

	2024	2023
	HK\$'000	HK\$'000
Revenue from rolling chip business	–	(73)
Revenue from mass table business	216,647	171,992
Revenue from electronic gaming business	160,422	163,769
	<hr/>	<hr/>
Net revenue from gaming operations	377,069	335,688
Revenue from hotel operations	37,436	33,439
	<hr/>	<hr/>
Total revenue from gaming and hotel operations	414,505	369,127
 Add: Other income	 1,613	 3,209
Less: Other gains and losses	(63)	(672)
Gaming tax	(7,049)	(5,913)
Inventories consumed	(19,923)	(17,079)
Marketing and promotion expenses	(9,320)	(9,487)
Employee benefits expenses	(116,616)	(112,510)
Other expenses	(100,616)	(95,130)
	<hr/>	<hr/>
Total operating expenses	(253,587)	(240,791)
	<hr/>	<hr/>
Adjusted EBITDA of Tigre de Cristal	162,531	131,545
Add: Management fee payable to the Company	11,408	10,153
Less: Company corporate expenses	(22,634)	(26,720)
	<hr/>	<hr/>
	151,305	114,978
 Add: Interest income from derivative financial instruments	 97,725	 101,543
Bank interest income	35,560	18,232
Interest income from long-term loan to a fellow subsidiary	9,388	2,697
Less: Interest on lease liabilities	(425)	(634)
Income tax expense	(4,066)	(195)
	<hr/>	<hr/>
	289,487	236,621

	2024 HK\$'000	2023 HK\$'000
<i>Non-cash items:</i>		
Add: Fair value gains/(losses) on derivative financial instruments	144,470	(169,022)
Less: Net exchange losses	(80,427)	(39,064)
Depreciation and amortisation	(56,410)	(77,833)
ECL for financial guarantee contracts	(44,104)	(304,834)
Imputed interest expenses	(4,049)	(7,188)
Impairment loss recognised on property, operating right and equipment	<u>—</u>	<u>(483,107)</u>
Profit/(loss) for the year of the Group	248,969	(844,427)
Less: (Profit)/loss for the year attributable to non-controlling interests	<u>(19,737)</u>	<u>104,463</u>
Profit/(loss) for the year attributable to owners of the Company	<u>229,232</u>	<u>(739,964)</u>

Gaming Operations

Our Gross Gaming Revenue (“GGR”) increased by 18% in 2024 on a year-on-year basis, represented the amount of money players wagered minus the winning payouts to them, before commissions rebated, discounted or complimentary products and services provided and redeemable points earned under the loyalty programs, consisted of the following:

	2024 <i>HK\$'000</i>	Share of GGR %	2023 <i>HK\$'000</i>	Share of GGR %
Rolling chip business	–	0.0%	(198)	0.0%
Mass table business	307,762	63.8%	231,217	56.7%
Electronic gaming business	174,873	36.2%	176,943	43.3%
Total GGR	<u>482,635</u>	<u>100.0%</u>	<u>407,962</u>	<u>100.0%</u>

Rolling chip business

Our rolling chip business primarily targets foreign players. There was no revenue generated from the rolling chip business in 2024. The table below outlines the key performance indicators of our rolling chip business in 2023 for reference.

<i>(HK\$ million)</i>	2024	2023
Rolling chip volume	–	9.8
Gross loss	–	(0.2)
Add: Rebate	–	0.1
Net loss after rebate	–	(0.1)
Gross loss rate %	–	(2.01)%
Daily average number of tables opened	–	1

Rolling chip volume (measured as the sum of all non-negotiable chips wagered and lost by players) at Tigre de Cristal was HK\$9.8 million in 2023. Net loss after all commission rebated directly or indirectly to customers from rolling chip business was HK\$0.1 million in 2023. Gross loss percentage (represented the ratio of gross loss to rolling chip volume) was 2.01% in 2023.

Mass table business

Our mass table business primarily targets the local Russian market. The table below sets forth the key performance indicators of our mass table business in 2024 on a quarterly basis.

<i>(HK\$ million)</i>	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024	2023
Mass table drop	242	294	362	295	1,193	908
Net win	48	50	75	44	217	172
Net win rate %	19.8%	17.0%	20.7%	14.9%	18.2%	18.9%
Daily average number of tables opened	29	30	30	29	30	27

Mass table drop (measured as the sum of gaming chips purchased or exchanged at the cages) increased by 26% to HK\$1,193 million in 2024, compared to HK\$908 million in 2023. Net win from mass table business increased by 26% to HK\$217 million in 2024, compared to HK\$172 million in 2023. Net win rate percentage (represented net win as a percent of mass table drop) decreased to 18.2% in 2024 from 18.9% in 2023.

Electronic gaming business

Our electronic gaming business primarily targets the local Russian market. The table below sets forth the key performance indicators in 2024 on a quarterly basis.

<i>(HK\$ million)</i>	Q1 2024	Q2 2024	Q3 2024	Q4 2024	2024	2023
Electronic gaming volume	1,159	1,202	1,301	1,174	4,836	4,651
Net win	38	36	50	36	160	164
Net win rate %	3.3%	3.0%	3.8%	3.1%	3.3%	3.5%
Daily average number of electronic gaming machines deployed	313	322	322	319	319	307

Electronic gaming volume (measured as the total value of electronic gaming credits wagered by players) was HK\$4,836 million in 2024, an increase of 4% compared to HK\$4,651 million in 2023. The electronic gaming business recorded net win of HK\$160 million, down 5% compared to HK\$164 million in 2023. The net win rate percentage decreased to 2.4% in 2024 from 3.6% in 2023. The average number of electronic gaming machines deployed increased to 319 in 2024, compared to 307 in 2023.

Hotel Operations

Revenue from hotel operations, including food and beverage income, increased to HK\$37.4 million in 2024 or by 12% on a year-on-year basis, as a result of an improvement in the domestic demand. Average hotel occupancy rates, representing the total number of room nights sold divided by the total number of room nights available at Tigre de Cristal, increased to 74% (2023: 73%) during weekends and 44% (2023: 42%) during weekdays in 2024.

Operating Expenses

The Group continued to maintain stringent cost controls during the year. Total operating expenses incurred by Tigre de Cristal were HK\$253.6 million in 2024, reflecting a modest increase of 5.3% compared to HK\$240.8 million in 2023.

Management fee payable to the Company represented management fee calculated at 3% of the total net gaming revenue generated by Tigre de Cristal and payable to the Company, which will be eliminated in the consolidated financial statements of the Group.

Company corporate expenses mainly consisted of staff costs, audit fees, legal and professional fees and general administrative expenses incurred by the Hong Kong headquarters of the Group.

Interest Income

The Group recognised interest income from derivative financial instruments of HK\$97.7 million, being two convertible bonds issued by Suntrust, and interest income from the long-term loan to a fellow subsidiary, Suntrust, of HK\$9.4 million in 2024 (2023: HK\$101.5 million and HK\$2.7 million respectively), all of which generating interest at 6% per annum.

Bank interest income increased by 96% to HK\$35.6 million in 2024 compared to HK\$18.2 million in 2023. In response to the economy sanctions resulting from the Russia-Ukraine conflict, the Bank of Russia raised its key rate to 7.5% per annum at 1 January 2023, increased gradually to 16% per annum at the end of 2023 and subsequently increased to 21% per annum at the end of 2024.

ECL for Financial Guarantee Contracts

The financial guarantee contracts provided to Suntrust under the Suntrust Loan Agreement were initially recognised at fair value and subsequent measured at the provision amount for ECL of the guarantee in the consolidated financial statements as of 31 December 2024 and 2023. As of 31 December 2024, the aggregate carrying amount of the Group's assets, including the Long-term Loan to a fellow subsidiary and derivative financial instruments, pledged to a bank for banking facilities granted to Suntrust was approximately HK\$1,755 million (2023: approximately HK\$1,602.9 million), while the corresponding banking facilities utilised by Suntrust were approximately HK\$1,514 million (2023: approximately HK\$1,211 million).

By a deed of counter-indemnity dated 8 June 2023 executed by LET in favour of the Group, LET agrees to indemnify and keep the Group fully indemnified from and against all direct, indirect and consequential liabilities and losses arising from the Suntrust Loan Agreement.

During the year ended 31 December 2024, ECL for financial guarantee contracts amounting to approximately HK\$44.1 million (2023: approximately HK\$304.8 million) was recognised.

Impairment Loss Recognised on Property, Operating Right and Equipment

No impairment loss was recognised for the year ended 31 December 2024 (2023: HK\$483.1 million). The impairment loss in 2023 was due to the reassessment of the fair values of the Group's property, operating right and equipment in relation to Tigre de Cristal and the changes in cash flow expectations.

Depreciation and Amortisation

Depreciation and amortisation expenses consisted of depreciation charges on property, operating right and equipment, and amortisation of intangible assets. Depreciation and amortisation of the Group dropped to approximately HK\$56.4 million in 2024, compared to approximately HK\$77.8 million in 2023 mainly due to the impairment losses of property, operating right and equipment in 2023.

Fair Value Losses on Derivative Financial Instruments

According to the applicable accounting standards, the derivative financial instruments are recognised at fair value, which is a market-based measurement using assumptions that market participants would use, reflecting market conditions at the measurement date. Accordingly, a quoted price in an active market provides the most reliable evidence of fair value and it has to be used to measure fair value whenever available. During the year, the securities markets have experienced significant price and volume fluctuations from time to time that may have been unrelated or disproportionate to the operating performance of particular companies. These broad fluctuations may adversely affect the fair values of the Company's derivative financial investments.

The fair values of the Company's derivative financial instruments have been determined by independent and professional qualified valuers by using discounting cash flow method. The discount rate is the key input parameter for determining the fair values of the convertible bonds issued by Suntrust. The Company recorded net fair value gains of approximately HK\$144.5 million for 2024 (2023: losses of approximately HK\$169.0 million).

Finance Costs

The Group had no outstanding bank borrowing throughout the years ended 31 December 2024 and 2023. Finance costs of the Group primarily comprised non-cash imputed interest on the loans from non-controlling shareholders of Oriental Regent by applying the effective interest method at recognition, although the loans are non-interest bearing. The decrease in finance costs was mainly due to the repayments of loans from non-controlling shareholders.

Gaming Tax

Unlike most other jurisdictions in Asia, gaming tax in the Russian Federation is not levied on a percentage of gaming revenue. The Russian Federation has established a gaming tax regime which is based on a fixed levy on each gaming table and gaming machine deployed in a particular calendar month in the casino. Gaming taxes are payable to the local governments, who can set their own tax rate based on a range stipulated by the Tax Code of the Russian Federation. In 2023 and 2024, the monthly rates per gaming table and per gaming machine applicable to the Group were Russian ruble (“**RUB**”) 125,000 and RUB7,500 respectively.

In response to the COVID-19 outbreak and Russia-Ukraine conflict, the local government of the Primorye Region had introduced various relief measures and granted gaming tax reduction to lower the gaming tax rates provisionally to RUB85,000 per gaming table and RUB5,500 per electronic gaming machine from January 2023 to June 2023; and subsequently increased to RUB105,000 per gaming table and RUB6,500 per electronic gaming machine from July 2023 to December 2023.

Income Tax Expense

No provision for taxation in Hong Kong has been made as the Group has no assessable profit in 2024 and 2023. As at 31 December 2024, the Group had unused tax losses of HK\$11.3 million (31 December 2023: HK\$18.4 million) available under Hong Kong Profits Tax for offset against future profits.

No provision for taxation in Japan has been made as the Group has no assessable profit in 2024 and 2023. As at 31 December 2024, the Group had unused tax losses of HK\$ 19.8 million (31 December 2023: HK\$15.8 million) available under Japanese corporate tax for offset against future profits.

G1 Entertainment has an exemption from the Russian corporate tax on profit generated from gaming operations. As for non-gaming revenues, the Group's subsidiaries in the Russian Federation are subject to the Russian corporate tax rate which currently stands at 20%. As at 31 December 2024, the Group had unused tax losses of approximately HK\$445.2 million (31 December 2023: approximately HK\$523.7 million) available under the Russian corporate tax and all losses may be carried forward indefinitely. The Group believes that these unrecognised tax losses are adequate to offset any adjustments related to uncertain tax matters that might be proposed by the Russian tax authorities.

Profit/(loss) Attributable to Owners of the Company

Profit attributable to owners of the Company was HK\$229.2 million in 2024, compared to a loss of HK\$740.0 million in 2023.

Final Dividend

The Board did not recommend the payment of any final dividend for the year ended 31 December 2024 (2023: nil).

Liquidity, Financial Resources and Capital Structure

The Group continued to maintain a strong financial position and the equity attributable to owners of the Company was HK\$2,657.7 million as at 31 December 2024 (31 December 2023: HK\$2,438.3 million). Our business is capital intensive, and we rely heavily on the ability of our property to generate operating cash flows to maintain operations. When necessary and available, we supplement the cash flows generated by our operations with funds provided by equity financing activities.

The Group had no outstanding bank borrowing throughout the year ended 31 December 2024 (31 December 2023: Nil). Thus, the gearing ratio, expressed as a percentage of total borrowings divided by total assets, was zero percent as at 31 December 2024 (31 December 2023: 0%).

On 16 November 2020, the Company issued the US\$3,000,000, 5-year zero-coupon convertible bonds to settle the acquisition of 2.5% equity interest in Oriental Regent together with the US\$1,892,275 shareholder's loan due and owing by Oriental Regent from Sharp Way Group Limited, which is convertible to the Shares at the initial conversion price of HK\$3.5 per Share (subject to adjustment in the event of consolidation, reclassification or subdivision of the Shares).

The Group remains conservative in its working capital management. As at 31 December 2024, net current assets of the Group were HK\$286.9 million (31 December 2023: HK\$171.8 million) and the current ratio (represented a comparison of current assets to current liabilities) was 1.6, compared to 1.4 as at 31 December 2023. Cash and cash equivalents were HK\$444.9 million at 31 December 2024 (31 December 2023: HK\$339.5 million), comprised 0.2% in HK\$, 85.0% in RUB, 14.7% in US\$ and 0.1% in Japanese yen (JPY). The majority of our cash equivalents at 31 December 2024 was in fixed deposits with a maturity of three months or less generally.

The following table sets forth a summary of the Group's cash flows in 2024 and 2023:

	2024 HK\$'000	2023 HK\$'000
Net cash generated from operating activities	139,567	86,068
Net cash generated from/(used in) investing activities	13,068	(437,987)
Net cash used in financing activities	(4,238)	(89,905)
Net increase/(decrease) in cash and cash equivalents	148,397	(441,824)
Cash and cash equivalents at the beginning of the year	339,466	831,861
Effect of foreign exchange rate changes	(42,916)	(50,571)
Cash and cash equivalents at the end of the year	<u>444,947</u>	<u>339,466</u>

Net cash generated from operating activities of approximately HK\$139.6 million in 2024 and approximately HK\$86.1 million in 2023 represented the positive cash inflows generated from the operations of Tigre de Cristal.

Net cash generated from investing activities of approximately HK\$13.1 million in 2024 was mainly attributable to (i) the bank interest income of approximately HK\$35.6 million; and (ii) net off with the purchase of property and equipment of approximately HK\$15.4 million. Net cash used in investing activities of approximately HK\$438.0 million in 2023 was mainly attributable to (i) the net cash outflow arising from the acquisition of Modest Achieve Limited and Joyful Award Limited of approximately HK\$281.6 million; and (ii) long-term loan to Suntrust of US\$20 million (equivalent to approximately HK\$156.6 million) advanced to Suntrust.

Net cash used in financing activities of approximately HK\$4.2 million in 2024 mainly represented the repayment of lease liabilities of approximately HK\$4.1 million. Net cash used in financing activities of approximately HK\$90.0 million in 2023 mainly represented the repayments of loans from non-controlling shareholders of Oriental Regent of approximately HK\$83.8 million and the repayment of lease liabilities of approximately HK\$5.9 million.

Management believes that the Group has the capital resources and liquidity necessary to meet its commitments, support its operations, finance capital expenditures, and support growth strategies, because the Group has adequate cash and cash equivalents, and the ability to generate cash from operations.

Charge on Assets

The Long-term Loan to a fellow subsidiary and derivative financial instruments were pledged or otherwise encumbered as at 31 December 2024 and 2023.

Exposure to Fluctuations in Exchange Rates

The functional currency of the Company is HK\$ and the consolidated financial statements of the Group are presented in HK\$.

For financial reporting purposes, the consolidated financial statements of the Group incorporate the financial statements of its subsidiaries. The income and expenses, and the assets and liabilities of subsidiaries stated in currencies other than its functional currency are converted into HK\$. The Group's equity position reflects changes in book values caused by exchange rates. Hence, period-to-period changes in average exchange rates may cause translation effects that have a significant impact on results, and assets and liabilities of the Group. As these fluctuations do not necessarily affect future cash flows, the Group does not hedge against exchange rate translation risk.

On the other hand, revenues from mass table business and electronic gaming business are denominated in RUB. The risk of RUB fluctuation impacting the results of the Group is substantially mitigated by a natural hedge in matching our operating costs incurred by subsidiaries operating in the Russian Federation, denominated in the same currency.

Capital Commitment

The Group's capital commitment as at 31 December 2024 amounted to approximately HK\$2,296,000 for maintenance, improvement and refurbishment works of Tigre de Cristal (31 December 2023: approximately HK\$392,000).

Contingent Liabilities

Pursuant to the announcement issued by the Securities and Futures Commission (the “SFC”) dated 27 September 2024, the SFC has commenced legal proceedings under section 214 of the Securities and Futures Ordinance (Cap. 571) in the Court of First Instance (the “Court”) to seek a share repurchase order to protect the interests of independent minority shareholders of the Company and LET as a result of alleged misconduct of Mr. Lo Kai Bong (“**Mr. Lo**”), Chairman, executive Director and controlling shareholder of both companies. The share repurchase order, if granted by the Court, would require Mr. Lo, the Company and/or LET to make an offer to purchase shares from both companies’ minority shareholders independent of Mr. Lo at a price and in a manner to be determined by the Court. As at 31 December 2024 and up to the date of this announcement, the legal proceedings remain ongoing and no order from the Court has been made. Given the early stage and complexity of the legal proceedings, and the inherent uncertainties involved, it is not possible to give a firm evaluation of the likelihood of the outcome or estimate the financial impact on the financial position of the Company, if any. Consequently, no provision in respect of the legal proceedings has been made in the consolidated financial statements as at 31 December 2024.

Employees

As at 31 December 2024, total number of employees employed by the Group was 945 (31 December 2023: 971). Currently, more than 97% of our full-time employees are local Russian citizens (31 December 2023: 97%). The Group continues to provide remuneration packages and training programs to employees in line with prevailing market practices. In addition to the contributions to employees’ provident fund and medical insurance programs, the Company has a share option program in place and occasionally may grant shares options to directors, employees and consultants of the Group as incentives.

Anti-Money Laundering Policy

The Russian gaming industry is one of the most heavily regulated and controlled business sectors in the country, and governed by the Russian Federal Law No. 115-FZ of 7 August 2001 “On Countering the Legalisation (Laundering) of Proceeds from Crime and Financing of Terrorism” in relation to the anti-money laundering and counter-terrorist financing measures (the “**AML/CFT**”). According to the AML/CFT Mutual Evaluations Report on the Russian Federation published by the Financial Action Task Force (FATF), the Eurasian Group and the Committee of Experts on the Evaluation of Anti-Money Laundering Measures and the Financing of Terrorism of the Council of Europe (MONEYVAL) in December 2019, Russian authorities have an in-depth understanding of the country’s money laundering and terrorist financing risks and a robust legal framework for combating terrorist financing, which is largely in line with international standards. Also, the Russian Federation has improved its legal framework and operational approach to enhance transparency of legal persons, which makes it more difficult to misuse a legal person established in the country.

The Federal Tax Service of Russia is responsible for the AML/CFT supervision of casinos. Tigre de Cristal must undertake certain anti-money laundering procedures, including mandatory review of pay-outs of more than RUB600,000 (equivalent to approximately HK\$46,000) in value and the filing of reports with the Federal Financial Monitoring Services of the Russian Federation, also known as Rosfinmonitoring, which is directly under the authority of the President of the Russian Federation and aimed to collect and analyze information about financial transactions in order to combat domestic and international money laundering, terrorist financing, and other financial crimes. Furthermore, Tigre de Cristal has adopted its own anti-money laundering and combating the financing of terrorism policies in accordance with the provisions of the Russian AML/CFT laws and the key components include: internal control systems; a special officer to oversee the daily compliance; client identification and screening; and reporting unusual transactions subject to mandatory requirements.

CLOSURE OF REGISTER OF MEMBERS FOR ANNUAL GENERAL MEETING

The annual general meeting of the Company is scheduled to be held on Friday, 8 August 2025. For determining the entitlement to attend and vote at the annual general meeting, the register of members of the Company will be closed from Tuesday, 5 August 2025 to Friday, 8 August 2025 (both days inclusive), during which period no share transfers will be registered. In order to be eligible to attend and vote at the above annual general meeting, all transfer forms accompanied by relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong for registration not later than 4:30 p.m. on Monday, 4 August 2025.

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

During the year ended 31 December 2024, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares (the "**Treasury Shares**") within the meaning under the Listing Rules). As at 31 December 2024, the Company did not hold any Treasury Shares.

CORPORATE GOVERNANCE

The Company has complied with the code provisions of the Corporate Governance Code (the “**CG Code**”) set out in Part 2 of in Appendix C1 to the Listing Rules of Hong Kong Stock Exchange during the year ended 31 December 2024 except the following deviations:

(a) **Chairman and Chief Executive**

Under code provision C.2.1 of the CG Code, the roles of chairman and chief executive should be separate and should not be performed by the same individual. The division of responsibilities between the chairman and the chief executive should be clearly established and set out in writing. Following the resignation of Mr. Chua, the former Chief Executive Officer, on 15 January 2024, the Company has not appointed an individual to take up the vacancy of the Chief Executive Officer, and the roles and functions of the Chief Executive Officer have been performed by the executive Director(s).

(b) **Independent Non-executive Directors**

Immediately following the resignations of Mr. Lam, Mr. Lau and Mr. Li on 15 January 2024, the Company had:

- (i) no independent non-executive Director, which resulted in the current number of independent non-executive Directors falling below the minimum number required under Rule 3.10(1) of the Listing Rules and the number of independent non-executive Directors failed to maintain at least one-third of the members of the Board as required under Rule 3.10A of the Listing Rules;
- (ii) no member in the Audit Committee, which resulted in the number of Audit Committee members falling below the minimum number and the Company’s failure to have an independent non-executive Director as a chairman of the Audit Committee as required under Rule 3.21 of the Listing Rules;
- (iii) no member in the Remuneration Committee, which resulted in the Company’s failure to have an independent nonexecutive Director as a chairman of the Remuneration Committee and a majority of independent non-executive Directors in the Remuneration Committee as required under Rule 3.25 of the Listing Rules;

- (iv) no member in the Nomination Committee, which resulted in the Company's failure to have the chairman of the Board or an independent non-executive Director as a chairman of the Nomination Committee and a majority of independent non-executive Directors in the Nomination Committee as required under Rule 3.27A of the Listing Rules; and
- (v) the Company did not receive annual confirmation from each of the independent non-executive Directors concerning their independence to the Company pursuant to Rule 3.13 of the Listing Rules for the year ended 31 December 2024.

The above Listing Rules have been complied with through the appointment of Ms. Ng Shin Kwan Christine, re-appointments of Mr. Lau and Mr. Li as independent non-executive Directors and the re-constitution of the Audit Committee, the Remuneration Committee and the Nomination Committee on 11 March 2025 as detailed in the announcements of the Company dated 11 March 2025 and 24 March 2025.

(c) Authorised Representatives

Following the resignation of Mr. Chiu on 15 January 2024 as the Authorised Representatives, the Company did not meet the requirement under Rule 3.05 of the Listing Rules that an issuer should appoint two authorised representatives for the year ended 31 December 2024.

The above Listing Rules have been re-complied with through the appointment of Ms. Mak Sin Man ("**Ms. Mak**") as the Authorised Representatives on 11 March 2025.

(d) Company Secretary

Following the resignation of Ms. Mok of Tricor Services Limited, an external service provider, as the Company Secretary of the Company on 17 February 2024, the Company did not meet the requirements under Rule 3.28 of the Listing Rules.

The above Listing Rule has been complied with through the appointment of Ms. Mak as the Company Secretary of the Company on 11 March 2025.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS AND EMPLOYEES

The Company has adopted its own code for dealing in the Company's securities by Directors and relevant employees, who are likely to be in possession of inside information in relation to the securities of the Company (the **"Code of Securities Dealings"**) on terms no less exacting than the required standards set out in the Model Code for Securities Transactions by Directors of Listed Issuers of the Listing Rules (the **"Model Code"**). We have received confirmation from all Directors that they have complied with the required standards set out in the Model Code and the Code of Securities Dealings throughout the year ended 31 December 2024.

AUDIT COMMITTEE

The Company's Audit Committee is currently composed of three independent non-executive Directors. The primary duties of the Audit Committee are (i) to review the Group's annual reports, interim reports and financial statements of the Group and to provide advice and comments thereon to the Board; (ii) to review and supervise the Group's financial reporting process; and (iii) to oversee the Group's risk management and internal control systems.

The Group's annual results for the year ended 31 December 2024 have been reviewed by the Audit Committee and audited by the independent auditor of the Group, Crowe (HK) CPA Limited.

SCOPE OF WORK OF CROWE (HK) CPA LIMITED

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit and loss and other comprehensive income and the related notes thereto for the year ended 31 December 2024 as set out in the preliminary announcement have been agreed by the Group's auditor, Crowe (HK) CPA Limited, to the amounts set out in the Group's audited consolidated financial statements for the year. The work performed by Crowe (HK) CPA Limited in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by Crowe (HK) CPA Limited on the preliminary announcement.

PUBLICATION OF ANNUAL RESULTS AND ANNUAL REPORT ON THE WEBSITES OF THE COMPANY AND THE HONG KONG STOCK EXCHANGE

This announcement is published on the Company's website (<http://www.saholdings.com.hk>) and the Hong Kong Stock Exchange's website (<http://www.hkexnews.hk>). The 2024 annual report will be despatched to the shareholders of the Company and have been made available on the websites of the Company and the Hong Kong Stock Exchange in due course in accordance with the Listing Rules.

BOARD OF DIRECTORS

As at the date of this announcement, the Company's executive Directors are Mr. Lo Kai Bong (Chairman), and Mr. Lam Hung Tuan, the non-executive Director is Mr. Chang Heng Kit, and the independent non-executive Directors are Mr. Lau Yau Cheung, Mr. Li Chak Hung and Ms. Ng Shin Kwan Christine.

CONTINUED SUSPENSION OF TRADING

Trading in the Shares on the Hong Kong Stock Exchange has been halted with effect from 9:00 a.m. on 11 January 2024 and the Securities and Futures Commission has directed the Hong Kong Stock Exchange to suspend all dealings in the Shares under Section 8(1) of the Securities and Futures (Stock Market Listing) Rules (Chapter 571V of the Laws of Hong Kong) with effect from 9:00 a.m. on 14 February 2024 and will remain suspended until the Company has (i) met all Resumption Guidance (as defined in the Company's announcements dated 8 April 2024 and subsequently revised in the Company's announcement dated 17 May 2024), (ii) remedied the issues causing its trading suspension; and (iii) fully complied with the Listing Rules to the satisfaction of the Hong Kong Stock Exchange.

By Order of the Board of
Summit Ascent Holdings Limited
Lo Kai Bong
Chairman

Hong Kong, 10 July 2025