



Melbourne Enterprises Limited 萬邦投資有限公司

(Incorporated in Hong Kong with limited liability)

(在香港註冊成立之有限公司)

(Stock Code 股份編號: 158)



2025-26

INTERIM REPORT 中期報告

CORPORATE INFORMATION

公司資料

BOARD OF DIRECTORS

Executive Directors

Mr. Chung Yin Shu, Frederick (*Chairman*)
Mr. Tsang On Yip, Patrick
(*Mr. Kenneth Lau as his alternate*)

Non-executive Directors

Mr. Chung Wai Shu, Robert
Mr. Wong Tak Wai

Independent Non-executive Directors

Mr. Yuen Sik Ming, Patrick
Ms. Ling Kit Sum
Mr. Tan Leng Cheng, Aaron

COMPANY SECRETARY

Mr. Chung Wai Shu, Robert

AUDIT COMMITTEE

Mr. Yuen Sik Ming, Patrick (*Chairman*)
Mr. Chung Wai Shu, Robert
Mr. Wong Tak Wai
Ms. Ling Kit Sum
Mr. Tan Leng Cheng, Aaron

REMUNERATION COMMITTEE AND NOMINATION COMMITTEE

Mr. Yuen Sik Ming, Patrick (*Chairman*)
Mr. Chung Yin Shu, Frederick
Mr. Chung Wai Shu, Robert
Ms. Ling Kit Sum
Mr. Tan Leng Cheng, Aaron

董事會

執行董事

鍾賢書先生(*主席*)
曾安業先生
(*劉皓之先生為彼之替任董事*)

非執行董事

鍾慧書先生
黃德偉先生

獨立非執行董事

阮錫明先生
凌潔心女士
陳龍清先生

公司秘書

鍾慧書先生

審核委員會

阮錫明先生(*主席*)
鍾慧書先生
黃德偉先生
凌潔心女士
陳龍清先生

薪酬委員會及 提名委員會

阮錫明先生(*主席*)
鍾賢書先生
鍾慧書先生
凌潔心女士
陳龍清先生

CORPORATE INFORMATION

公司資料

AUDITOR

PricewaterhouseCoopers
Certified Public Accountants
Registered Public Interest Entity Auditor
22/F, Prince's Building
Central, Hong Kong

SOLICITORS

Woo Kwan Lee & Lo

BANKERS

The Hongkong and Shanghai Banking Corporation Limited
Hang Seng Bank Limited

SHARE REGISTRARS AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited
Shops 1712–1716, 17/F.,
Hopewell Centre
183 Queen's Road East
Hong Kong

REGISTERED OFFICE

Rooms 2102–4, Melbourne Plaza
33 Queen's Road Central
Hong Kong

STOCK CODE

Hong Kong Stock Exchange 00158

WEBSITE

www.irasia.com/listco/hk/melbourneweb

核數師

羅兵咸永道會計師事務所
執業會計師
註冊公眾利益實體核數師
香港中環
太子大廈二十二樓

律師

胡關李羅律師行

銀行

香港上海滙豐銀行有限公司
恒生銀行有限公司

股票註冊及過戶辦事處

香港中央證券登記有限公司
香港
皇后大道東183號
合和中心
17樓1712至1716號舖

註冊辦事處

香港
皇后大道中33號
萬邦行2102至4室

股份代號

香港聯交所00158

網址

www.irasia.com/listco/hk/melbourneweb

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

簡明綜合全面收益表

		Unaudited Six months ended 31 March 未經審核 截至3月31日止六個月		
		Notes 附註	2026 2026年 HK\$'000 港幣千元	2025 2025年 HK\$'000 港幣千元
Revenue	收入	5	81,522	81,947
Operating costs	營運成本		(23,787)	(19,433)
Gross profit	毛利		57,735	62,514
Other income	其他收入		2,673	4,024
Administrative expenses	行政費用		(9,188)	(6,995)
Decrease in fair values of investment properties	投資物業公允價值之減少		(23,600)	(192,319)
Profit/(loss) before taxation	除稅前溢利／(虧損)	5 & 6	27,620	(132,776)
Income tax expenses	所得稅支出	7	(7,542)	(8,737)
Profit/(loss) for the period attributable to equity holders	股東應佔本期內溢利／(虧損)		20,078	(141,513)
Other comprehensive income	其他全面收益			
<i>Item that will not be classified subsequently to profit or loss</i>	<i>其後將不會重列於損益之項目</i>			
Fair value gain on financial asset at fair value through other comprehensive income	以公允價值計入其他全面收益的金融資產的公允價值收益		3,614	7,884
Total comprehensive income/(loss) attributable to equity holders	股東應佔全面收益／(虧損) 總額		23,692	(133,629)
Earnings/(loss) per share	每股盈利／(虧損)			
Basic and diluted	基本及攤薄	9	HK\$0.80 港幣 0.80 元	HK\$(5.66) 港幣(5.66)元

CONDENSED CONSOLIDATED BALANCE SHEET

簡明綜合資產負債表

		Notes 附註	Unaudited 未經審核 31 March 2026 2026年 3月31日 HK\$'000 港幣千元	Audited 已審核 30 September 2025 2025年 9月30日 HK\$'000 港幣千元
Non-current assets	非流動資產			
Property, plant and equipment	物業、機器及設備	10	94	117
Investment properties	投資物業	10	6,044,000	6,067,600
Investment accounted for using equity method	按權益法入賬的投資		-	-
Financial asset at fair value through other comprehensive income	以公允價值計入其他全面收益的金融資產	11	76,252	72,638
Advances to an investee company	向被投資公司貸款	11	29,605	29,605
Accrued rent receivables	應計租金應收款	12	272	338
			6,150,223	6,170,298
Current assets	流動資產			
Debtors, other receivables, deposits and prepayments	應收賬款、其他應收賬款、已付按金及預付款	12	6,109	5,740
Time deposits with original maturities over 3 months	原到期日超過三個月的定期存款	13	-	46,124
Cash and cash equivalents	現金及現金等價物	13	271,293	233,654
			277,402	285,518
Current liabilities	流動負債			
Creditors, accruals and deposits	應付賬款、應付費用及已收按金	14	(39,082)	(39,556)
Provision for long service payments	長期服務金撥備		(9,498)	(9,890)
Current tax payable	即期應付稅項		(7,321)	(19,274)
			(55,901)	(68,720)
Net current assets	流動資產淨額		221,501	216,798
Total assets less current liabilities	資產總額減流動負債		6,371,724	6,387,096
Non-current liabilities	非流動負債			
Provision for long service payments	長期服務金撥備		(4,515)	(3,591)
Deferred tax liabilities	遞延稅項負債		(2,491)	(2,479)
			(7,006)	(6,070)
Net assets	資產淨額		6,364,718	6,381,026

CONDENSED CONSOLIDATED BALANCE SHEET

簡明綜合資產負債表

		Notes 附註	Unaudited 未經審核 31 March 2026 2026年 3月31日 HK\$'000 港幣千元	Audited 已審核 30 September 2025 2025年 9月30日 HK\$'000 港幣千元
Equity	權益			
Share capital	股本		125,000	125,000
Fair value through other comprehensive income reserve	以公允價值計入其他 全面收益儲備		76,251	72,637
Retained profits	保留溢利		6,163,467	6,183,389
Total equity	總權益		6,364,718	6,381,026

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

簡明綜合權益變動表

Unaudited
Six months ended 31 March
 未經審核
 截至3月31日止六個月

		2026	2025
		2026年	2025年
		HK\$'000	HK\$'000
		港幣千元	港幣千元
Total equity at beginning of the period	期初之總權益	6,381,026	7,099,097
Profit for the period attributable to equity holders	股東應佔本期內溢利	20,078	(141,513)
Fair value gain on financial asset at fair value through other comprehensive income	以公允價值計入其他全面收益的金融資產的公允價值收益	3,614	7,884
Distribution of 2025 final dividend	2025年已派末期股息	(40,000)	-
Distribution of 2024 final dividend	2024年已派末期股息	-	(45,000)
Total equity at end of the period	期末之總權益	6,364,718	6,920,468

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

簡明綜合現金流量表

		Unaudited Six months ended 31 March 未經審核 截至3月31日止六個月	
		2026 2026年 HK\$'000 港幣千元	2025 2025年 HK\$'000 港幣千元
	Note 附註		
Net cash generated from operating activities	營業活動所得現金淨額	31,521	68,390
Net cash generated from/(used in) investing activity	投資活動所得／(所用)現金淨額	46,118	(1,219)
Net cash used in financing activities	融資活動所用現金淨額	(40,000)	(45,000)
Net increase in cash and cash equivalents	現金及現金等價物之增加淨額	37,639	22,171
Cash and cash equivalents at beginning of the period	期初之現金及現金等價物	233,654	265,149
Cash and cash equivalents at end of the period	期末之現金及現金等價物	271,293	287,320
	13		

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

未經審核簡明綜合中期財務資料附註

1. BASIS OF PREPARATION

The Unaudited Condensed Consolidated Interim Financial Information has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”).

The Unaudited Condensed Consolidated Interim Financial Information should be read in conjunction with the Group’s annual audited consolidated financial statements for the year ended 30 September 2025 (the “2025 Annual Financial Statements”), which have been prepared in accordance with the HKFRS Accounting Standards as issued by the HKICPA.

1. 編製基準

未經審核簡明綜合中期財務資料已根據香港會計師公會(「香港會計師公會」)頒佈之香港會計準則(「香港會計準則」)第34號「中期財務報告」編製。

未經審核簡明綜合中期財務資料應與根據香港會計師公會頒佈之香港財務報告會計準則編製本集團截至2025年9月30日止年度之全年已審核綜合財務報表(「2025年全年財務報表」)一併閱讀。

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

未經審核簡明綜合中期財務資料附註

1. BASIS OF PREPARATION (cont'd)

The accounting policies and methods of computation used in the preparation of the Unaudited Condensed Consolidated Interim Financial Information are consistent with those set out in the 2025 Annual Financial Statements, except for the adoption of the following amendments to existing standards issued by the HKICPA:

(a) Adoption of amendments to standards

The Group has adopted the following amendments to standards which are mandatory for the financial year ending 30 September 2026:

Amendments to HKAS 21 and HKFRS 1	Lack of Exchangeability
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The adoption of these amendments to standards did not have any significant effect on the results and financial position of the Group.

1. 編製基準(續)

未經審核簡明綜合中期財務資料與2025年全年財務報表均採用一致之會計政策和計算方法編製，但不包括本集團已採納以下由香港會計師公會頒佈的對現行準則的修訂：

(a) 採納對準則的修訂

本集團已採納下列須於截至2026年9月30日止財政年度應用的對準則的修訂：

香港會計準則 第21號及香港 財務報告準則 第1號(修訂本)	缺乏可兌換性
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採納該等準則的修訂對本集團的業績及財務狀況並無重大影響。

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

未經審核簡明綜合中期財務資料附註

1. BASIS OF PREPARATION (cont'd)

(b) New standards, amendments to standards and interpretation which are not yet effective

The following new standards, amendments to standards and interpretation are mandatory for accounting periods beginning on or after 1 October 2026 or later periods but which the Group has not early adopted:

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

⁽ⁱ⁾ To be applied by the Group from 1 October 2026.

⁽ⁱⁱ⁾ To be applied by the Group from 1 October 2027.

⁽ⁱⁱⁱ⁾ The effective date is to be determined.

1. 編製基準(續)

(b) 尚未生效的新訂準則、準則的修訂及詮釋

下列新訂準則、準則的修訂及詮釋須於2026年10月1日或之後開始的會計期間或較後期間採納，惟本集團並無提早採納：

香港財務報告準則第1號、香港財務報告準則第7號、香港財務報告準則第9號、香港財務報告準則第10號及香港會計準則第7號(修訂本)	香港財務報告準則會計準則的年度改進 – 第11冊 ⁽ⁱ⁾
香港財務報告會計準則第9號及香港財務報告會計準則第7號的修訂	金融工具分類與計量之修訂 ⁽ⁱⁱ⁾
香港財務報告會計準則第10號及香港會計準則第28號的修訂	投資者與其聯營公司或合營企業之間的資產出售或注資 ⁽ⁱⁱⁱ⁾
香港財務報告會計準則第18號	財務報表的呈列與披露 ⁽ⁱⁱ⁾
香港財務報告會計準則第19號	非公共受託責任附屬公司的披露 ⁽ⁱⁱ⁾
香港詮釋第5號	財務報表列報 – 借貸人對於包含須應要求償還條款的定期貸款的分類 ⁽ⁱⁱ⁾
香港財務報告會計準則第9號及香港財務報告會計準則第7號的修訂	依賴自然能源生產電力的合約的修訂 ⁽ⁱⁱ⁾

⁽ⁱ⁾ 本集團將自2026年10月1日起採用。

⁽ⁱⁱ⁾ 本集團將自2027年10月1日起採用。

⁽ⁱⁱⁱ⁾ 生效日期待定。

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

未經審核簡明綜合中期財務資料附註

1. BASIS OF PREPARATION (cont'd)

(b) New standards, amendments to standards and interpretation which are not yet effective

(cont'd)

The Group will apply these new standards, amendments to standards and interpretation as and when they become effective. The Group is in the process of making an assessment of what the impact of these developments are expected to be in the period of initial application. Based on preliminary assessment, except for HKFRS 18 which may have impact to the presentation of consolidated financial statements from its mandatory effective date, none of the remaining new standards, amendments to standards and interpretation are expected to have a significant effect on the Group's consolidated financial statements.

2. PRINCIPAL ACTIVITIES

The principal activity of the Company and its subsidiary is property investment in Hong Kong.

3. FINANCIAL RISK MANAGEMENT AND FAIR VALUE ESTIMATION

(a) Financial risk factors

The Group's activities expose it to a variety of financial risks: credit risk and liquidity risk.

The Unaudited Condensed Consolidated Interim Financial Information does not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's 2025 Annual Financial Statements.

There have been no changes in the Group's financial risk management policies and procedures since the last year end.

1. 編製基準(續)

(b) 尚未生效的新訂準則、準則的修訂及詮釋(續)

本集團將於該等新訂準則、準則的修訂及詮釋生效時予以採用。集團正在評估該等變化對初始應用期間的預期影響。基於初步評估，除了香港財務報告準則第18號自其強制生效日期起可能對綜合財務報表的呈列產生影響，其餘新訂準則、準則的修訂及詮釋對集團的綜合財務報表並無重大影響。

2. 主要業務

本公司及其附屬公司之主要業務為在香港經營物業投資。

3. 財務風險管理及公允價值估算

(a) 財務風險因素

本集團的活動承受著多種財務風險：信貸風險及流動資金風險。

未經審核簡明綜合中期財務資料並無載入年度財務報表規定的所有財務風險管理資料及披露，且應與本集團2025年全年財務報表一併閱讀。

本集團風險管理政策及程序自上一個年結日以來並無任何變動。

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION 未經審核簡明綜合中期財務資料附註

3. FINANCIAL RISK MANAGEMENT AND FAIR VALUE ESTIMATION (cont'd)

(b) Fair value estimation

Financial instruments that are measured in the consolidated balance sheet at fair value are disclosed by level of the following fair value measurement hierarchy:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

The fair values of financial instruments traded in active markets are based on quoted market prices at the end of the reporting period. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1. None of the instruments is included in level 1 as at 31 March 2026.

3. 財務風險管理及公允價值估算 (續)

(b) 公允價值估算

以公允價值於綜合資產負債表計量之金融工具按以下公允價值計量層級順序披露：

- 同類資產或負債在活躍市場上之報價(未經調整)(第一等級)。
- 直接即(價格數據)或間接(即價格產生數據)使用除第一等級中報價以外之可觀察資產或負債數據(第二等級)。
- 任何非基於可觀察市場數據之資產或負債數據(即不可觀察數據)(第三等級)。

於交投活躍市場買賣的金融工具的公允價值，是按報告期間結束時所報市價計算。只要交易所、買賣商、經紀、業內人士、定價服務或監管機構可隨時及定期獲得報價，而有關價格代表按公平基準進行實際及定時進行的市場交易時，有關市場則被視為活躍。本集團持有的金融資產所用的市場報價是當時的買入價。該等工具包括在第一等級內。於2026年3月31日，並無任何工具被列入第一等級。

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

未經審核簡明綜合中期財務資料附註

3. FINANCIAL RISK MANAGEMENT AND FAIR VALUE ESTIMATION (cont'd)

(b) Fair value estimation (cont'd)

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2. None of the instrument is included in level 2 as at 31 March 2026.

If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. Unobservable inputs were used to determine the fair value of financial asset at fair value through other comprehensive income included in level 3.

The following table presents the Group's financial instruments that are measured at fair value at 31 March 2026 and 30 September 2025:

	At 31 March 2026 於2026年 3月31日 Level 3 第三等級 HK\$'000 港幣千元	At 30 September 2025 於2025年 9月30日 Level 3 第三等級 HK\$'000 港幣千元
Financial asset at fair value through other comprehensive income ("FVOCI")	76,252	72,638

3. 財務風險管理及公允價值估算 (續)

(b) 公允價值估算(續)

非於交投活躍市場買賣的金融工具的公允價值，則利用估值技術釐定。該等估值技術最大限度地使用了可獲得的可觀察市場數據，從而最大限度地減輕了對集團特定估計的依賴程度。倘按公允價值計量的一項工具的所有重大輸入數據均可觀察獲得，則該項工具會被列入第二等級。於2026年3月31日，並無任何工具被列入第二等級。

倘一個或多個重大輸入數據並非根據可觀察市場數據釐定，則該項工具會被列入第三等級。被列入第三等級的以公允價值計入其他全面收益的金融資產的公允價值由非可觀察輸入數據釐定。

下表列示本集團於2026年3月31日及2025年9月30日按公允價值計量的金融工具：

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

未經審核簡明綜合中期財務資料附註

3. FINANCIAL RISK MANAGEMENT AND FAIR VALUE ESTIMATION (cont'd)

(b) Fair value estimation (cont'd)

Changes in financial asset at FVOCI in level 3 financial instrument during the period were set out in note 11.

The fair value of an unlisted financial asset at fair value through other comprehensive income is determined by adjusted net asset method with reference to market value of the golf courses and related commercial and residential properties assessed by an independent professional valuer, using direct market comparison and residual method for the respective properties. The Directors consider that this valuation technique is more relevant given that the golf courses and related commercial and residential properties are the major and principal underlying assets of the financial asset. This financial asset at fair value through other comprehensive income is included in level 3.

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements used are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The resulting accounting estimates will, by definition, seldom equal the related actual results.

Compared to the 2025 Annual Financial Statements, there were no material changes in the estimates and assumptions applied in the preparation of the Unaudited Condensed Consolidated Interim Financial Information.

3. 財務風險管理及公允價值估算 (續)

(b) 公允價值估算(續)

以公允價值計入其他全面收益的金融資產於第三等級的金融工具的期內變動載於附註11。

以公允價值計入其他全面收益的非上市金融資產的公允價值以經調整淨資產方法並參考自獨立專業估值師使用直接比較法及剩餘法對高爾夫球場設施及相關之商業及住宅物業之市值的估算釐定。董事認為基於高爾夫球場設施及相關之商業及住宅物業為該金融資產的主要和重要的資產基礎，這些估值技術更為相關。上述以公允價值計入其他全面收益的金融資產歸類為第三等級。

4. 關鍵會計估算及判斷

本集團持續對估算及判斷進行評估，並以過往經驗和其他因素為基礎，包括預測日後在若干情況下相信會合理地發生之事件。從定義上說，所得之會計估算難免偏離有關實際結果。

比較2025年全年財務報表，用作編製未經審核簡明綜合中期財務資料之估算和假設並無重大改變。

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

未經審核簡明綜合中期財務資料附註

5. SEGMENT INFORMATION

The Board collectively has been identified as the chief operating decision-maker. The Board reviews the Group's internal reporting in order to assess performance and allocate resources.

The Board considers property investment in Hong Kong as the sole operating segment of the Group.

5. 分部資料

董事會已被鑒別為主要營運決策者。董事會透過審閱本集團之內部申報，以評估表現及調配資源。

董事會認為在香港進行物業投資乃本集團之單一營運部分。

		Six months ended 31 March	
		截至3月31日止六個月	
		2026	2025
		2026年	2025年
		HK\$'000	HK\$'000
		港幣千元	港幣千元
(a) Revenue	(a) 收入		
Property investment	物業投資		
Rental income	租金收入	70,465	71,239
Property management fee income	物業管理費收入	11,057	10,708
		81,522	81,947
(b) Contribution to profit before taxation	(b) 對除稅前溢利之貢獻		
Property investment	物業投資		
Rental operations	租賃業務	51,220	59,543
Decrease in fair values of investment properties	投資物業公允價值之減少	(23,600)	(192,319)
Profit/(loss) before taxation	除稅前溢利/(虧損)	27,620	(132,776)

Revenue comprises rental and service income from investment properties in Hong Kong.

收入包括來自香港投資物業之租金及服務費收入。

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION 未經審核簡明綜合中期財務資料附註

6. PROFIT/(LOSS) BEFORE TAXATION

Profit/(loss) before taxation is stated after crediting and charging the following:

		Six months ended 31 March 截至3月31日止六個月	
		2026 2026年 HK\$'000 港幣千元	2025 2025年 HK\$'000 港幣千元
Crediting:	計入：		
Interest income	利息收入	2,579	3,915
Charging:	扣除：		
Depreciation	折舊	29	28

6. 除稅前溢利／(虧損)

除稅前溢利／(虧損)已計入及扣除下列項目：

		Six months ended 31 March 截至3月31日止六個月	
		2026 2026年 HK\$'000 港幣千元	2025 2025年 HK\$'000 港幣千元

7. INCOME TAX EXPENSES

		Six months ended 31 March 截至3月31日止六個月	
		2026 2026年 HK\$'000 港幣千元	2025 2025年 HK\$'000 港幣千元
Current income tax	即期所得稅		
– Hong Kong profits tax	– 香港利得稅	7,530	8,721
Deferred income tax	遞延所得稅	12	16
		7,542	8,737

7. 所得稅支出

For the six months ended 31 March 2026 and 2025, the provision for Hong Kong profits tax has been calculated in accordance with the two-tiered profits tax rates regime. Under the two-tiered profits tax rates regime, the first HK\$2 million of assessable profits of a qualifying corporation of the Group is taxed at 8.25%. The assessable profits above HK\$2 million of the qualifying corporation are taxed at 16.5%. The assessable profits of the other entity of the Group in Hong Kong not qualifying for the two-tiered profits tax rates regime continue to be taxed at the flat rate of 16.5%.

截至2026及2025年3月31日止六個月，香港利得稅乃根據利得稅兩級制計算。根據利得稅兩級制，本集團合資格實體首港幣2,000,000元應評稅溢利的稅率為8.25%。超過港幣2,000,000元的應評稅溢利之稅率為16.5%。本集團於香港不符合利得稅兩級制資格的其他實體之應評稅溢利劃一按16.5%稅率計算。

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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8. DIVIDENDS

		Six months ended 31 March 截至3月31日止六個月	
		2026 2026年 HK\$'000 港幣千元	2025 2025年 HK\$'000 港幣千元
Interim dividend, declared, of HK\$1.6 (2025: HK\$1.7) per share	已宣派中期股息每股港幣1元6角 (2025年：港幣1元7角)	40,000	42,500

At a meeting held on 28 May 2026, the Directors declared an interim dividend of HK\$1.6 per share (2025: HK\$1.7 per share). The dividend will be payable in cash. The interim dividend declared is not reflected as dividend payable in the Unaudited Condensed Consolidated Interim Financial Information, but will be reflected as an appropriation of retained profits for the year ending 30 September 2026.

During the period, the Group distributed 2025 final dividend of HK\$1.6 per share (2025: 2024 final dividend of HK\$1.8 per share) amounting to HK\$40,000,000 (2025: HK\$45,000,000).

9. EARNINGS/(LOSS) PER SHARE

The calculation of basic earnings/(loss) per share is based on the profit for the period attributable to equity holders of HK\$20,078,000 (2025: loss attributable to equity holders of HK\$141,513,000) and the 25,000,000 shares (2025: 25,000,000 shares) in issue throughout the six months ended 31 March 2026.

Diluted earnings/(loss) per share equals basic earnings/(loss) per share because there were no potential dilutive shares outstanding during the period.

8. 股息

於2026年5月28日舉行之會議上，董事宣派中期股息每股港幣1元6角(2025年：每股港幣1元7角)。是項股息將以現金支付。該中期股息宣派並無在未經審核簡明綜合中期財務資料內列為應付股息，但會列為截至2026年9月30日止年度之保留溢利分派。

在本期間內，本集團已派發2025年末期股息每股港幣1元6角(2025年：2024年末期股息每股港幣1元8角)，合共港幣40,000,000元(2025年：港幣45,000,000元)。

9. 每股盈利／(虧損)

每股基本盈利／(虧損)乃根據期內股東應佔溢利港幣20,078,000元(2025年：股東應佔虧損港幣141,513,000元)及截至2026年3月31日止六個月內之發行股數25,000,000股(2025年：25,000,000股)而計算。

由於期內並無具攤薄潛力之發行在外股份，故每股攤薄盈利／(虧損)與每股基本盈利／(虧損)相同。

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION 未經審核簡明綜合中期財務資料附註

10. INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT

10. 投資物業與物業、機器及設備

		Investment properties	Property, plant and equipment	Total
		投資物業	物業、機器 及設備	總額
		HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元
Net book value at 1 October 2024	於2024年10月1日之賬面 淨值	6,805,150	162	6,805,312
Decrease in fair value	公允價值之減少	(192,319)	–	(192,319)
Addition	增加	1,219	–	1,219
Depreciation	折舊	–	(28)	(28)
Net book value at 31 March 2025	於2025年3月31日之賬面 淨值	6,614,050	134	6,614,184
Net book value at 1 October 2025	於2025年10月1日之賬面 淨值	6,067,600	117	6,067,717
Decrease in fair value	公允價值之減少	(23,600)	–	(23,600)
Addition	增加	–	6	6
Depreciation	折舊	–	(29)	(29)
Net book value at 31 March 2026	於2026年3月31日之賬面 淨值	6,044,000	94	6,044,094

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION 未經審核簡明綜合中期財務資料附註

10. INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT (cont'd)

The investment properties as at 31 March 2026 and 30 September 2025 were revalued on an open market value basis by CS Surveyors Limited, independent professional valuer who holds a recognised professional qualification and has recent experience in the locations and segments of the investment properties valued. For all investment properties, their current use equates to the highest and best use.

The investment properties are commercial properties in Hong Kong held under long leases (over 50 years).

Fair values of the investment properties are derived using the direct comparison approach. Sales prices of comparable properties in close proximity are adjusted for differences in key attributes such as locations, layout, frontage and timing of the transaction. The most significant input into this valuation approach is price per square foot. The higher the price per square foot, the higher the fair value. As at 31 March 2026 and 30 September 2025, all investment properties are included in level 3 fair value hierarchy.

10. 投資物業與物業、機器及設備 (續)

於2026年3月31日及2025年9月30日的投資物業已由獨立專業物業估值師忠誠測量行有限公司按公開市值基準重新估值，此估值師持有相關專業資格，並擁有最近對所估值的投資性房地產之地點及領域的經驗。對於所有投資性房地產，其目前的使用等於其最高和最佳使用。

位於香港的商業投資物業之土地租賃期為長期(超過50年)。

投資物業之公允價值乃透過直接比較法計算得出。鄰近可比較物業的售價已就主要特點(例如地點、設計、座向及交易時間)的差異作出調整。此估值法最重要的輸入數據為每平方尺的價格。每平方尺的價格越高，公允價值越高。於2026年3月31日及2025年9月30日，所有投資物業已歸入公允價值層級第三等級。

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

未經審核簡明綜合中期財務資料附註

11. FINANCIAL ASSET AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME AND ADVANCES TO AN INVESTEE COMPANY

11. 以公允價值計入其他全面收益的金融資產及向被投資公司貸款

		31 March 2026	30 September 2025
		2026年 3月31日	2025年 9月30日
		HK\$'000	HK\$'000
		港幣千元	港幣千元
Financial asset at fair value through other comprehensive income	以公允價值計入其他全面收益的金融資產	76,252	72,638
Advances to an investee company	向被投資公司貸款	29,605	29,605

The following table presents the change during the period:

下表顯示期內的變動：

		HK\$'000 港幣千元
At 1 October 2025	於2025年10月1日	72,638
Change in fair value	公允價值變動	3,614
At 31 March 2026	於2026年3月31日	76,252

Financial asset at fair value through other comprehensive income represents 14.29% equity interest in Billion Park Investment Limited (“Billion Park”), a private company incorporated in Hong Kong. The principal activity of Billion Park is to participate in Foshan Country Club Company Limited, a co-operative joint venture formed in the People’s Republic of China in which the Group has an effective interest of 5%, for the construction of commercial and residential properties and the operation of a golf course in Foshan.

以公允價值計入其他全面收益的金融資產為香港註冊成立之私人公司萬苑投資有限公司(「萬苑」)之14.29%權益。萬苑之主要業務是參與在中華人民共和國成立之合作企業佛山鄉村俱樂部有限公司，在佛山參與興建商業及住宅物業及營運一個高爾夫球場的項目。本集團佔有該合作企業5%實際權益。

The advances are unsecured, interest free and have no fixed terms of repayment and not expected to be settled within 12 months. Their carrying amounts are not materially different from their fair values.

上述貸款並無抵押、免息、沒有固定償還條款及無須於12個月內償還。其賬面值與其公允價值並無重大差異。

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12. DEBTORS, OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

Balance included HK\$599,000 (30 September 2025: HK\$434,000) accrued rent receivables. Accrued rent receivables represent the accumulated difference between effective rental revenue and actual rental receipts. Accrued rent receivables amounted to HK\$272,000 (30 September 2025: HK\$338,000) which are expected to be realised twelve months after the balance sheet date are classified as non-current assets.

The ageing analysis of the trade debtors based on invoice date is as follows:

		31 March 2026 2026年 3月31日 HK\$'000 港幣千元	30 September 2025 2025年 9月30日 HK\$'000 港幣千元
Trade debtors	貿易應收賬款		
Within 30 days	30天內	1,507	1,583
31 to 60 days	31至60天	798	687
61 to 90 days	61至90天	453	258
Over 90 days	90天以上	281	168
		3,039	2,696

Trade debtors mainly represent rental and service income receivables. The Group normally does not grant credit to trade debtors. For the six months ended 31 March 2026, no loss allowance on trade debtors (2025: Nil) was recognised in the condensed consolidated statement of comprehensive income. The other classes within debtors, other receivables, deposits and prepayments do not contain impaired assets.

The Group does not hold any collateral as security, except that the Group holds rental deposits from tenants for leasing of properties.

The carrying amounts of debtors, other receivables and deposits approximate their fair values.

12. 應收賬款、其他應收賬款、已付按金及預付款

餘額包括港幣599,000元(2025年9月30日：港幣434,000元)的應計租金應收款。應計租金應收款指有效租金收入與實際租金款項的累計差額。預計於資產負債表日期十二個月後變現的港幣272,000元(2025年9月30日：港幣338,000元)的應計租金應收款已列作非流動資產。

貿易應收賬款根據發票日期之賬齡分析如下：

貿易應收賬款主要為應收租金及服務費收入。本集團一般概不就貿易應收賬款授出信貸期。截至2026年3月31日止六個月，概無貿易應收賬款的損失撥備於簡明綜合全面收益表中確認(2025年：無)。列於應收賬款、其他應收賬款、已付按金及預付款項下之其他類別，當中並無減值資產。

本集團除持有租戶的租務按金外，並無持有任何抵押品。

應收賬款、其他應收賬款及已付按金之賬面值與其公允價值並無重大差異。

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13. CASH AND CASH EQUIVALENTS AND TIME DEPOSITS WITH ORIGINAL MATURITIES OVER 3 MONTHS

		31 March 2026 2026年 3月31日 HK\$'000 港幣千元	30 September 2025 2025年 9月30日 HK\$'000 港幣千元
Cash at banks and on hand	銀行及手頭現金	59,512	70,602
Time deposits with original maturities of 3 months or less	定期存款原到期日為三個月或以下	211,781	163,052
Cash and cash equivalents	現金及現金等價物	271,293	233,654
Time deposits with original maturities over 3 months	原到期日超過三個月的定期存款	-	46,124

The carrying amounts of cash and cash equivalents and time deposits with original maturities over 3 months were denominated in Hong Kong dollars.

現金及現金等價物和原到期日超過三個月的定期存款之賬面值以港幣結算。

14. CREDITORS, ACCRUALS AND DEPOSITS

The ageing analysis of the trade creditors based on invoice date is as follows:

		31 March 2026 2026年 3月31日 HK\$'000 港幣千元	30 September 2025 2025年 9月30日 HK\$'000 港幣千元
Trade creditors	貿易應付賬款		
Within 30 days	30天內	1,449	680
More than 90 days	90天以上	147	191
		1,596	871

The carrying amounts of creditors, accruals and deposits were denominated in Hong Kong dollars and approximate their fair values.

應付賬款、應付費用及已收按金之賬面值以港幣結算及與其公允價值並無重大差異。

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15. RELATED PARTY TRANSACTIONS

During the period, certain investment properties of the Group were leased to related companies, which are controlled by certain Directors of the Company and/or their close family members, at prices and terms mutually agreed between the parties. Rental and related income from these related companies during the period was HK\$2,359,000 (2025: HK\$2,362,000).

During the period, the meal expenses for employees of HK\$150,000 (2025: HK\$150,000) were provided for by the Group to a related company, Fu Hop Investment Company Limited, which is controlled by certain Directors of the Company, at mutually agreed terms.

No significant transactions have been entered into with the Directors of the Company (being the key management personnel) during the period other than the emoluments paid to them (being the key management personnel compensation) as follows:

15. 有關連人士之交易

期內，本集團以雙方同意之價格及條件出租數間投資物業予有關連之公司，而本公司之數位董事及／或其近親家庭成員皆擁有控制權。期內從此等有關連公司所收取之租金及服務費總收入為港幣2,359,000元(2025年：港幣2,362,000元)。

期內，本集團按雙方議定條款，計提員工膳食費港幣150,000元(2025年：港幣150,000元)予一間有關連之公司—富合置業有限公司，而本公司之數位董事在該有關連公司皆擁有控制權。

除於下列披露支付予本公司董事(作為主要管理層員工)之酬金(作為主要管理層員工酬金)外，本公司期內並無與彼等訂立任何重大交易。

		Six months ended 31 March 截至3月31日止六個月	
		2026 2026年 HK\$'000 港幣千元	2025 2025年 HK\$'000 港幣千元
Short-term employee benefits (Fees, salaries and other emoluments)	短期僱員福利(袍金、薪金及其他酬金)	1,276	1,253
Post-employment benefits	退休福利	164	238
		1,440	1,491

At 31 March 2026, an amount due from an investment accounted for using the equity method of HK\$5,466,000 (30 September 2025: HK\$5,463,000) is unsecured, interest free and not repayable within 12 months, among which HK\$5,466,000 (30 September 2025: HK\$5,463,000) was impaired.

於2026年3月31日，一項按權益法入賬的投資的應收賬為港幣5,466,000元(2025年9月30日：港幣5,463,000元)，此應收賬並無抵押、免息及無須於12個月內償還。當中港幣5,466,000元(2025年9月30日：港幣5,463,000元)已作減值撥備。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

INTERIM DIVIDEND

At a meeting held on 28 May 2026, the Directors declared an interim dividend of HK\$1.6 per share (2025: HK\$1.7 per share). The dividend will be payable in cash. Dividend warrants will be posted to shareholders on or about Monday, 13 July 2026.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members will be closed from Monday, 29 June 2026 to Thursday, 2 July 2026, both days inclusive, during which period no transfer of shares will be registered. The record date for the interim dividend is at the close of business on Thursday, 2 July 2026. To ensure their entitlement to the interim dividend, shareholders are reminded to lodge their transfers not later than 4:30 p.m. on Friday, 26 June 2026 with Computershare Hong Kong Investor Services Limited, Shops 1712–1716, 17/F., Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong.

BUSINESS REVIEW

The Group's shops and offices at Melbourne Plaza, 33 Queen's Road Central reached an occupancy rate of 91.0% while shops and offices at Kimley Commercial Building at 142–146 Queen's Road Central reached an occupancy rate of 76.0%. Both properties continued to attain good occupancy rates in the first six months of the financial year.

The Group's revenue during the period decreased by 0.5% to HK\$81.52 million against the same period of last year.

For the Group's investment in Foshan Country Club Company Limited, the golf club is in operation with sale of development properties. Ongoing development of properties is undertaken at different areas of the project.

Taking this opportunity, I would like to thank my fellow directors and staff members for their loyal services and continuing efforts.

中期股息

於2026年5月28日舉行之會議上，董事宣派中期股息每股港幣1元6角(2025年：每股港幣1元7角)。是項股息以現金分派。股息單將於2026年7月13日(星期一)前後郵寄予各股東。

暫停辦理股份過戶登記手續

由2026年6月29日(星期一)至2026年7月2日(星期四)連首尾兩天在內，本公司將暫停辦理股票過戶登記手續。2026年7月2日(星期四)辦公時間結束時為中期股息之記錄日期。為確保收取中期股息之權利，股東必須於2026年6月26日(星期五)下午4時30分前到香港灣仔皇后大道東183號合和中心17樓1712至1716號舖香港中央證券登記有限公司辦理過戶手續。

業務概述

本集團之收租物業，位於中區皇后大道中33號萬邦行舖位商場及寫字樓，出租率達91.0%，而皇后大道中142–146號金利商業大廈舖位及寫字樓則達76.0%，於本財政年度首六個月，物業均獲良好的出租率。

本集團期內收入較上年度同期減少0.5%，達至港幣8,152萬元。

本集團一直參與投資之佛山鄉村俱樂部有限公司，其中高爾夫球會經已全面營運中，並銷售發展物業。現正於項目的不同地段持續發展物業。

在此，本人同時向董事會同人及各級員工忠誠服務與努力，深表謝忱。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

BUSINESS REVIEW (cont'd)

Group Results

The Group's performance has improved for the six months ended 31 March 2026 compared to the corresponding period in 2025. Net profit for the six months ended 31 March 2026 amounted to HK\$20.08 million (2025: Net loss of HK\$141.51 million). The turnaround mainly resulted from the decrease in the fair value loss of investment properties for the current period. The fair value loss of investment properties for the current period is HK\$23.60 million, while the fair value loss of investment properties for the corresponding period of 2025 was HK\$192.32 million. After allowing for the effect of fair value changes of the investment properties for the current period, the underlying operating profit from rental operations decreased by 14.0% compared with the corresponding period of 2025, from HK\$59.54 million to HK\$51.22 million, while revenue for the period decreased by 0.5% to HK\$81.52 million (2025: HK\$81.95 million).

Significant Investments

The Group's investment properties at Melbourne Plaza and Kimley Commercial Building in Central were approximately 91.0% and 76.0% let respectively as at 31 March 2026 (2025: approximately 92% and 86.0% let).

Liquidity and Financial Resources

The Group's working capital requirement was financed by its rental income. As at 31 March 2026, the Group had cash and cash equivalents totaling HK\$271.3 million (30 September 2025: HK\$233.7 million). During the period, the Group did not undertake any borrowings or overdraft facilities.

業務概述(續)

集團業績

本集團截至2026年3月31日止六個月之業績較2025年同期有所上升。本集團截至2026年3月31日止六個月之淨溢利為港幣2,008萬元(2025年：淨虧損港幣1億4,151萬元)。轉虧為盈主要來自期內投資物業公允價值減少較同期少，本期間投資物業公允價值虧損為港幣2,360萬元，而2025年同期投資物業公允價值虧損為港幣1億9,232萬元。撇除本期間投資物業公允價值之變更的影響，來自租賃業務之核心營業溢利較2025年同期減少14.0%，由港幣5,954萬元下跌至港幣5,122萬元，而期內收入則減少0.5%至港幣8,152萬元(2025年：港幣8,195萬元)。

重大投資

於2026年3月31日本集團之投資物業為中環萬邦行及金利商業大廈，出租率分別約為91.0%及76.0%(2025年：出租率約92%及86.0%)。

流動資金及財政資源

本集團之營運資金乃來自集團之租金收入。本集團於2026年3月31日之現金及現金等價物共為港幣2億7,130萬元(2025年9月30日：港幣2億3,370萬元)。在本期間內，本集團並無任何借貸或透支。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

BUSINESS REVIEW (cont'd)

Employees and Remuneration Policies

The Group employs a total of 14 employees. The Group recognises the importance of the strength of its human resources for its success. Remuneration for employees is maintained at market competitive levels.

Material Acquisitions, Disposals and Future Developments

There were no acquisitions or disposals of subsidiary companies and investments accounted for using the equity method during the period. There are no other plans for material capital investments or future developments.

業務概述(續)

僱員及薪酬政策

本集團之職員人數共有14人。本集團之成功全賴員工之卓越質素和支持，僱員薪酬會維持在合理的市場水平。

重大收購、出售及未來發展

在本期間內，本集團並無收購或出售任何附屬公司及按權益法入賬的投資。集團並未有訂出任何重大之資本投資或未來發展計劃。

CORPORATE GOVERNANCE AND OTHER INFORMATION

企業管治及其他資料

DIRECTORS' INTERESTS

As at 31 March 2026, the interests or short positions of the Directors in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (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 of Hong Kong Limited (the "Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code"), were as follows:

Aggregate Long Positions in Shares and Underlying Shares of the Company

董事之權益

於2026年3月31日，本公司董事於本公司及其任何相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份及債券中擁有記載於本公司按證券及期貨條例第352條須予存置的登記冊內的權益或淡倉，或根據上市發行人董事進行證券交易的標準守則（「標準守則」）須知會本公司及香港聯合交易所有限公司（「聯交所」）的權益或淡倉如下：

於本公司之股份及相關股份的合計好倉

Name of Director	董事姓名	Number of ordinary shares held 持有之普通股數目			Approximate percentage of the total no. of issued shares 佔合共已發行股份之概約百分比
		Personal interests	Others	Total	
		個人權益	其他	總數	
Mr. Chung Yin Shu, Frederick	鍾賢書先生	1,875	12,001,500 ⁽²⁾	12,003,375	48.01

Notes:

附註：

- | | |
|--|---|
| (1) The percentages were computed based on the total number of issued shares of the Company as at 31 March 2026 (i.e. 25,000,000 ordinary shares). | (1) 百分比乃按本公司於2026年3月31日已發行股份總數（即為25,000,000股普通股）計算。 |
| (2) Mr. Chung Yin Shu, Frederick is one of the executors of the estate of the late Mr. Chung Ming Fai, and accordingly he was deemed to be interested in these 12,001,500 shares of the Company (representing 48.01% of the total number of issued shares of the Company as at 31 March 2026). | (2) 鍾賢書先生為已故鍾明輝先生的遺產執行人之一，因此彼視為於上述12,001,500股本公司股份（佔本公司於2026年3月31日已發行股份總數的48.01%）中擁有權益。 |

CORPORATE GOVERNANCE AND OTHER INFORMATION

企業管治及其他資料

DIRECTORS' INTERESTS (cont'd)

Apart from the above, as at 31 March 2026, no other interest or short position in the shares, underlying shares or debentures of the Company or any associated corporations as defined in the SFO were 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.

SUBSTANTIAL SHAREHOLDERS' INTERESTS

As at 31 March 2026, the interests or short positions of substantial shareholders (other than the Directors as disclosed above) in the shares and underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO were as follows:

Aggregate Long Positions in Shares and Underlying Shares of the Company

董事之權益(續)

除上述者外，於2026年3月31日，各董事概無在本公司或任何相聯法團(定義見證券及期貨條例)的股份、相關股份或債券中擁有須根據證券及期貨條例第352條須予存置的登記冊所記錄或根據標準守則須知會本公司及聯交所的權益或淡倉。

主要股東之權益

根據本公司按證券及期貨條例第336條須予存置的登記冊所載，主要股東(除上述董事外)於2026年3月31日持有本公司股份及相關股份的權益或淡倉如下：

於本公司之股份及相關股份的合計好倉

Name of substantial shareholders	主要股東名稱	Beneficial interests	Number of ordinary shares held			Total	Approximate percentage of the total no. of issued shares
			實益權益	Corporate interests	Others		
Cheng Yu Tung Family (Holdings) Limited ("CYTF") ⁽²⁾	Cheng Yu Tung Family (Holdings) Limited(「CYTF」) ⁽²⁾	-	6,731,250	-	-	6,731,250	26.93
Cheng Yu Tung Family (Holdings II) Limited ("CYTF II") ⁽²⁾	Cheng Yu Tung Family (Holdings II) Limited(「CYTF II」) ⁽²⁾	-	6,731,250	-	-	6,731,250	26.93
Chow Tai Fook Capital Limited ("CTFC") ⁽²⁾	Chow Tai Fook Capital Limited (「CTFC」) ⁽²⁾	-	6,731,250	-	-	6,731,250	26.93
Chow Tai Fook (Holding) Limited (formerly known as Centennial Success Limited) ("CTFH") ⁽²⁾	周大福(控股)有限公司(「周大福控股」)(前稱 Centennial Success Limited) ⁽²⁾	-	6,731,250	-	-	6,731,250	26.93
Chow Tai Fook Enterprises Limited ("CTF") ⁽³⁾	周大福企業有限公司(「周大福企業」) ⁽³⁾	2,981,250	3,750,000	-	-	6,731,250	26.93
New World Development Company Limited ("NWD") ⁽⁴⁾	新世界發展有限公司(「新世界發展」) ⁽⁴⁾	-	3,750,000	-	-	3,750,000	15.00
Kin Kiu Enterprises, Limited ("KK") ⁽⁴⁾	建僑企業有限公司(「建僑」) ⁽⁴⁾	3,750,000	-	-	-	3,750,000	15.00
Mr. Chung Kin Shu, Kenneth	鍾建書先生	13,000	-	12,001,500 ⁽⁵⁾	-	12,014,500	48.06

CORPORATE GOVERNANCE AND OTHER INFORMATION

企業管治及其他資料

SUBSTANTIAL SHAREHOLDERS' INTERESTS (cont'd)

Aggregate Long Positions in Shares and Underlying Shares of the Company (cont'd)

Notes:

- (1) The percentages were computed based on the total number of issued shares of the Company as at 31 March 2026 (i.e. 25,000,000 ordinary shares).
- (2) CYTF and CYTF II held 48.98% and 46.65% interests in CTFC, respectively. CTFC in turn owned 81.03% interest in CTFH which held the entire interests in CTF. Therefore, CYTF, CYTF II, CTFC and CTFH were deemed to have interests in the shares in which CTF was interested and deemed to be interested by virtue of its interests in NWD as mentioned in note 3 below.
- (3) CTF and its subsidiaries had interests in more than one-third of the issued shares of NWD and accordingly CTF was deemed to have an interest in the shares in which NWD was deemed to be interested.
- (4) NWD held 100% direct interest in KK and was accordingly deemed to have an interest in the shares interested by KK.
- (5) Mr. Chung Kin Shu, Kenneth was deemed to be interested in these 12,001,500 shares of the Company (representing 48.01% of the total number of issued shares of the Company as at 31 March 2026) as he is one of the executors of the estate of the late Mr. Chung Ming Fai.

Save as disclosed above, no other person (other than the Directors whose interests are set out in the above section headed "Directors' Interests") had any interest or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the SFO or as otherwise notified to the Company and the Stock Exchange as at 31 March 2026.

主要股東之權益(續)

於本公司之股份及相關股份的合計好倉(續)

附註：

- (1) 百分比乃按本公司於2026年3月31日已發行股份總數(即為25,000,000股普通股)計算。
- (2) CYTF及CYTF II分別持有CTFC 48.98%及46.65%權益。CTFC持有周大福控股81.03%權益，而周大福控股持有周大福企業全部權益，因此，CYTF、CYTF II、CTFC及周大福控股被視為於周大福企業擁有權益的股份中擁有權益及由於如下文附註3所述，透過周大福企業持有新世界發展之權益而被視為擁有權益的股份中擁有權益。
- (3) 周大福企業及其附屬公司擁有新世界發展超過三分之一已發行股份的權益，因此周大福企業被視為於新世界發展被視為擁有權益的股份中擁有權益。
- (4) 新世界發展持有建僑100%直接權益，因此被視為於建僑擁有權益的股份中擁有權益。
- (5) 鍾建書先生為已故鍾明輝先生遺產的執行人之一，因此彼視為於上述12,001,500股本公司股份(佔本公司於2026年3月31日已發行股份總數的48.01%)中擁有權益。

除上文所披露外，本公司於2026年3月31日根據證券及期貨條例第336條須予存置的登記冊內記載，或須通知本公司及聯交所之資料，概無其他人士擁有本公司股份或相關股份之任何權益或淡倉。惟本公司董事除外，彼等之權益已載於上文「董事之權益」一節中。

CORPORATE GOVERNANCE AND OTHER INFORMATION

企業管治及其他資料

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Neither the Company nor its subsidiary has purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares, if any) during the six months ended 31 March 2026.

AUDIT COMMITTEE

The Audit Committee has reviewed the Unaudited Condensed Consolidated Interim Financial Information. The external auditor conducted a review in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the HKICPA. On 28 May 2026, the Audit Committee met with the management and the external auditor to review the Unaudited Condensed Consolidated Interim Financial Information.

CORPORATE GOVERNANCE CODE

During the financial period, the Company has fully complied with the code provisions of the Corporate Governance Code as set out in Part 2 of Appendix C1 of the Listing Rules.

COMPLIANCE WITH REQUIREMENTS UNDER RULES 3.10(1), 3.21, 3.25 AND 3.27A OF THE LISTING RULES

As disclosed in the announcement of the Company dated 14 September 2025, following the resignation of Mr. Lo Pak Shiu as an Independent Non-executive Director, and ceased to be a member of each of the Audit Committee, the Remuneration Committee and the Nomination Committee of the Company with effect from 12 September 2025, the Company only had two Independent Non-executive Directors, and each of the Audit Committee, the Remuneration Committee and the Nomination Committee had four members including two Independent Non-executive Directors. Accordingly, the number of Independent Non-executive Directors on the Board and the aforesaid Board Committees fell below the minimum number as required under Rules 3.10(1), 3.21, 3.25 and 3.27A of the Listing Rules that the Board must consist of at least three Independent Non-executive Directors and the majority of the members of each of the aforesaid Board Committees must be Independent Non-executive Directors.

購買、出售或贖回上市證券

於截至2026年3月31日止六個月內，本公司或其附屬公司概無購入、出售或贖回任何本公司上市證券(包括出售庫存股份(如有))。

審核委員會

審核委員會已審閱未經審核之簡明中期財務資料。外聘核數師之審閱工作是按照香港會計師公會頒佈之審閱準則第2410號「由實體的獨立核數師執行中期財務資料的審閱」進行的。審核委員會於2026年5月28日與管理層及外聘核數師會面，共同審閱未經審核之簡明中期財務資料。

企業管治守則

本公司於本財政期間內一直遵守上市規則附錄C1企業管治守則第二部分所載之守則條文。

符合上市規則第3.10(1)、第3.21、第3.25及第3.27A條之規定

誠如本公司日期為2025年9月14日的公告所披露，於盧伯韶先生自2025年9月12日起辭任獨立非執行董事，及不再擔任本公司審核委員會、薪酬委員會及提名委員會成員後，本公司僅有兩名獨立非執行董事；而各審核委員會、薪酬委員會及提名委員會均有四名成員包括兩名獨立非執行董事。因此，董事會的獨立非執行董事及上述各董事委員會的獨立非執行董事人數低於上市規則第3.10(1)、第3.21、第3.25及第3.27A條規定，董事會必須包括至少三名獨立非執行董事，以及上述各董事委員會的成員必須以獨立非執行董事佔大多數規定的最少人數。

CORPORATE GOVERNANCE AND OTHER INFORMATION

企業管治及其他資料

COMPLIANCE WITH REQUIREMENTS UNDER RULES 3.10(1), 3.21, 3.25 AND 3.27A OF THE LISTING RULES (cont'd)

Following the appointment of Mr. Tan Leng Cheng, Aaron with effect from 1 December 2025 as Independent Non-executive Director and a member of each of the aforesaid Board Committees, the Company has re-complied with Rules 3.10(1), 3.21, 3.25 and 3.27A of the Listing Rules. The details of re-compliance with Rules 3.10(1), 3.21, 3.25 and 3.27A of the Listing Rules were set out in the announcement of the Company dated 1 December 2025.

符合上市規則第3.10(1)、第3.21、第3.25及第3.27A條之規定(續)

於陳龍清先生自2025年12月1日起獲委任為獨立非執行董事及上述各董事委員會之成員後，本公司已重新符合上市規則第3.10(1)、第3.21、第3.25及第3.27A條之規定。有關重新遵守上市規則第3.10(1)、第3.21、第3.25及第3.27A條的詳情載列於本公司日期為2025年12月1日的公告。

CHANGES IN DIRECTORS' INFORMATION

Pursuant to Rule 13.51B(1) of the Listing Rules, the changes in information of Directors of the Company subsequent to the date of the 2025 Annual Report are set out below:

董事資料之變更

根據上市規則第13.51B(1)條，2025年年報日期後本公司董事資料之變更載列如下：

Name of Director

董事姓名

Details of Changes

變更詳情

Ling Kit Sum

Resigned as an independent non-executive director of Arta TechFin Corporation Limited (a company listed on the Main Board of the Stock Exchange) with effect from 23 December 2025.

凌潔心

辭任裕承科金有限公司(於聯交所主板上市)之獨立非執行董事，自2025年12月23日起生效。

Tsang On Yip, Patrick

No longer served as the co-chief executive officer and remained as an executive director of CTF, a substantial shareholder of the Company.

曾安業

不再擔任本公司主要股東周大福企業聯席行政總裁但其仍擔任該公司執行董事。

DIRECTORS' SECURITIES TRANSACTIONS

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. Having made specific enquiry of the Directors of the Company, all the Directors confirmed that they had complied with the required standard set out in the Model Code during the six months ended 31 March 2026.

董事進行之證券交易

本公司已採納上市規則附錄C3所載之標準守則作為自身有關證券交易之操守守則。經本公司向董事作出特定查詢後，全體董事已確認，於截至2026年3月31日止六個月期間內一直遵守標準守則載列之規定準則。

CORPORATE GOVERNANCE AND OTHER INFORMATION

企業管治及其他資料

REQUIREMENT IN CONNECTION WITH PUBLICATION OF “NON-STATUTORY ACCOUNTS” UNDER SECTION 436 OF THE HONG KONG COMPANIES ORDINANCE CAP. 622

The financial information relating to the year ended 30 September 2025 included in the Interim Report 2025/2026 as comparative information does not constitute the Company’s statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

- (a) The Company had delivered the financial statements for the year ended 30 September 2025 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance.
- (b) The Company’s auditor had reported on those financial statements. The auditor’s report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under sections 406(2), 407(2) or 407(3) of the Hong Kong Companies Ordinance.

按照香港法例第622章《公司條例》第436條與發佈「非法定賬目」等有關連的規定

包括於2025/2026中期報告作為供比較的數字之截至2025年9月30日止年度財務資料，並不構成為本公司該年度之法定年度綜合財務報表之一部分而是撮取於該等報表。其他有關該等法定財務報表須按照《香港公司條例》第436條披露之資料如下：

- (a) 本公司已按照《香港公司條例》第662(3)條及附表6第3部分之規定向公司註冊處交付截至2025年9月30日止年度財務報表。
- (b) 本公司的核數師已對該等財務報表出具報告。該核數師報告為無保留意見，並無包括核數師在對其報告作出無保留意見的情況下以強調方式促請有關人士注意的任何事宜之提述；亦無載有根據《香港公司條例》第406(2)條、第407(2)或407(3)條作出的陳述。

Chung Yin Shu, Frederick

Executive Director

Hong Kong, 28 May 2026

As at the date of this report, the Board of the Company comprises (a) two Executive Directors, namely Mr. Chung Yin Shu, Frederick and Mr. Tsang On Yip, Patrick (Mr. Kenneth Lau as his alternate); (b) two Non-executive Directors, namely Mr. Chung Wai Shu, Robert and Mr. Wong Tak Wai; and (c) three Independent Non-executive Directors, namely Mr. Yuen Sik Ming, Patrick, Ms. Ling Kit Sum and Mr. Tan Leng Cheng, Aaron.

執行董事

鍾賢書

香港，2026年5月28日

於本報告日期，本公司董事會成員包括(a)兩位執行董事，分別為鍾賢書先生及曾安業先生(劉皓之先生為彼之替任董事)；(b)兩位非執行董事，分別為鍾慧書先生及黃德偉先生；及(c)三位獨立非執行董事，分別為阮錫明先生、凌潔心女士及陳龍清先生。



Melbourne Enterprises Limited
萬邦投資有限公司

