Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

有利集團有限公司*
Yau Lee Holdings Limited

(Incorporated in Bermuda with limited liability)
(Stock Code: 406)

INTERIM RESULTS
FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

HIGHLIGHTS

The Group reported revenue of HK$4,639,327,000 (2025: HK$5,683,972,000) for the six months ended 30 September 2026 (the "period").

The gross profit for the period increased from HK$348,029,000 to HK$377,083,000.

Profit attributable to equity holders of the Company for the period increased from HK$39,198,000 to HK$52,256,000.

Basic and diluted earnings per share were approximately HK11.93 cents (2025: HK8.95 cents).

The net asset value attributable to equity holders of the Company as at 30 September 2026 was HK$1,320,642,000 (31 March 2026: HK$1,233,160,000), equivalent to HK$3.01 (31 March 2026: HK$2.82) per share based on the 438,053,600 (31 March 2026: 438,053,600) ordinary shares in issue.

* *For identification purpose only*

INTERIM RESULTS

The Board of Directors (the "Board") of Yau Lee Holdings Limited (the "Company") is pleased to announce that the unaudited consolidated interim results of the Company and its subsidiaries (collectively the "Group") for the six months ended 30 September 2026 were as follows:

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

For the six months ended 30 September 2026

		Six months ended 30 September	
		2026	2025
	Note	***HK$'000***	*HK$'000*
Revenue	*4*	**4,639,327**	5,683,972
Cost of sales	*6*	**(4,262,244)**	(5,335,943)
Gross profit		**377,083**	348,029
Other income and losses, net	*5*	**6,941**	4,674
Selling and distribution costs	*6*	**(11,452)**	(35,346)
Administrative expenses	*6*	**(283,856)**	(241,829)
Other operating expenses	*6*	**(7,167)**	(3,579)
Operating profit		**81,549**	71,949
Finance costs	*7*	**(22,103)**	(21,458)
Share of loss of an associate		**(1)**	(1)
Share of loss of joint ventures		**(5,525)**	(3,633)
Profit before income tax		**53,920**	46,857
Income tax expense	*8*	**(1,993)**	(8,190)
Profit for the period		**51,927**	38,667
Attributable to:			
Equity holders of the Company		**52,256**	39,198
Non-controlling interests		**(329)**	(531)
		51,927	38,667
Earnings per share (basic and diluted)	*10*	**HK11.93 cents**	HK8.95 cents

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the six months ended 30 September 2026

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Profit for the period	**51,927**	38,667
Other comprehensive income		
Item that may be reclassified to profit or loss:		
Currency translation differences	**35,226**	19,223
Total comprehensive income for the period	**87,153**	57,890
Attributable to:		
Equity holders of the Company	**87,482**	58,421
Non-controlling interests	**(329)**	(531)
Total comprehensive income for the period	**87,153**	57,890

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET

As at 30 September 2026

	Note	**30 September 2026**	31 March 2026
		HK$'000	*HK$'000*
ASSETS			
Non-current assets			
Property, plant and equipment		**1,282,508**	1,317,085
Investment properties		**196,400**	200,700
Other intangible assets		**2,478**	3,006
Goodwill		**17,898**	17,898
Associate		**32**	32
Joint ventures		**34,362**	38,712
Deferred income tax assets		**19,594**	19,404
Mortgage loans receivables		**6,765**	7,553
		1,560,037	1,604,390
Current assets			
Cash and bank balances		**924,065**	1,128,528
Trade debtors, net	*11*	**1,141,916**	1,228,239
Contract assets		**2,613,378**	2,204,513
Prepayments, deposits and other receivables		**448,543**	351,902
Mortgage loans receivables		**1,554**	1,520
Inventories		**280,749**	172,520
Completed properties held for sale		**375,018**	410,176
Due from joint operations		**3,500**	27,462
Due from other partners of joint operations		**29,429**	26,779
Prepaid income tax		**8,899**	14,614
		5,827,051	5,566,253
Total assets		**7,387,088**	7,170,643

UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET *(Continued)*
As at 30 September 2026

	Note	30 September 2026 HK$'000	31 March 2026 HK$'000
EQUITY			
Share capital		**87,611**	87,611
Other reserves		**472,570**	437,344
Retained profits		**760,461**	708,205
Attributable to equity holders of the Company		**1,320,642**	1,233,160
Non-controlling interests		**(7,003)**	(6,674)
Total equity		**1,313,639**	1,226,486
LIABILITIES			
Non-current liabilities			
Long-term borrowings		**703,944**	590,144
Deferred income tax liabilities		**53,728**	58,333
Other non-current liabilities		**4,573**	6,749
		762,245	655,226
Current liabilities			
Short-term bank loans		**2,586,051**	2,574,990
Current portion of long-term borrowings		**112,485**	43,977
Payables to suppliers and subcontractors	*12*	**800,536**	789,695
Accruals, retention payables, deposits received and other liabilities		**1,147,061**	1,206,358
Income tax payable		**6,016**	2,982
Contract liabilities		**642,931**	651,408
Due to joint operations		**16,124**	16,124
Due to other partners of joint operations		**–**	3,397
		5,311,204	5,288,931
Total liabilities		**6,073,449**	5,944,157
Total equity and liabilities		**7,387,088**	7,170,643

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 September 2026

	Attributable to equity holders of the Company									
	Share capital *HK$'000*	Share premium *HK$'000*	Capital redemption reserve *HK$'000*	Currency translation reserve *HK$'000*	Property revaluation reserve *HK$'000*	Other reserve *HK$'000*	Retained profits *HK$'000*	Sub-total *HK$'000*	Non-controlling interests *HK$'000*	Total *HK$'000*
As at 1 April 2025	87,611	413,776	359	(94,038)	55,366	948	911,979	1,376,001	(5,892)	1,370,109
Profit/(loss) for the period	–	–	–	–	–	–	39,198	39,198	(531)	38,667
Other comprehensive income:										
Currency translation differences	–	–	–	19,223	–	–	–	19,223	–	19,223
As at 30 September 2025	87,611	413,776	359	(74,815)	55,366	948	951,177	1,434,422	(6,423)	1,427,999
As at 1 April 2026	**87,611**	**413,776**	**359**	**(33,105)**	**55,366**	**948**	**708,205**	**1,233,160**	**(6,674)**	**1,226,486**
Profit/(loss) for the period	**–**	**–**	**–**	**–**	**–**	**–**	**52,256**	**52,256**	**(329)**	**51,927**
Other comprehensive income:										
Currency translation differences	**–**	**–**	**–**	**35,226**	**–**	**–**	**–**	**35,226**	**–**	**35,226**
As at 30 September 2026	**87,611**	**413,776**	**359**	**2,121**	**55,366**	**948**	**760,461**	**1,320,642**	**(7,003)**	**1,313,639**

NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

1. GENERAL INFORMATION

Yau Lee Holdings Limited (the "Company") and its subsidiaries (collectively the "Group") are principally engaged in contracting of building construction, plumbing, renovation, maintenance and fitting-out projects, electrical and mechanical installation, building materials supply, property investment and development and hotel operations. The Group is also engaged in other activities which mainly include computer software development and architectural and engineering services.

The Company is a limited liability company incorporated in Bermuda on 25 June 1991. The address of its registered office is Richmond House, 12 Par-la-Ville Road, Hamilton HM 08, Bermuda. The Company is listed on the Main Board of The Stock Exchange of Hong Kong Limited ("SEHK").

Condensed consolidated interim financial information is presented in thousands of Hong Kong dollars ("HK$'000"), unless otherwise stated. The condensed consolidated interim financial information has been approved for issue by the Board of Directors on 27 November 2026.

2. BASIS OF PREPARATION

This condensed consolidated interim financial information for the six months ended 30 September 2026 has been prepared in accordance with Hong Kong Accounting Standard ("HKAS") 34 "Interim Financial Reporting" as issued by the Hong Kong Institute of Certified Public Accountants. The condensed consolidated interim financial information should be read in conjunction with the annual financial statements for the year ended 31 March 2026, which have been prepared in accordance with HKFRS Accounting Standards.

The unaudited condensed consolidated interim financial information has been prepared under historical cost convention, as modified by the revaluation of financial assets and liabilities (including derivative financial instruments) at fair value through profit or loss and investment properties which are carried at fair value.

Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual earnings.

3. ACCOUNTING POLICIES

Except as described below, the accounting policies applied are consistent with those of the audited consolidated financial statements for the year ended 31 March 2026.

3.1 Amendments to standards adopted by the Group

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments
Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7	Annual Improvements to HKFRS Accounting Standards – Volume 11
Amendments to HKFRS 9 and HKFRS 7	Amendments to Contracts Referencing Nature-dependent Electricity
Amendments to HKFRS 7, HKFRS 18, HKAS 1, HKAS 8, HKAS 36 and HKAS 37	Amendments to the Disclosures about Uncertainties in the Financial Statements

The adoption of these amendments to standards does not have any significant change to the accounting policies or any significant effect on the results and financial position of the Group.

3.2 New standards, amendments to standards and interpretation have been issued but are not yet effective

The following new standards, amendments to standards and interpretation have been published that are not mandatory for the financial year beginning on 1 April 2026 and have not been early adopted by the Group:

		Effective for annual periods beginning on or after
HKFRS 18	Presentation and Disclosure in Financial Statements	1 April 2027
HKFRS 19	Subsidiaries without Public Accountability: Disclosures	1 April 2027
Amendments to HKFRS 19	Amendments to Subsidiaries without Public Accountability: Disclosures	1 April 2027
Amendments to HKAS 21	Amendments to Translation to a Hyperinflationary Presentation Currency	1 April 2027
Amendments to Hong Kong Interpretation 5	Amendments to Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause	1 April 2027
Amendments to HKFRS 10 and HKAS 28	Amendments to Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be announced

The Group has already commenced an assessment of the impact of the above new standards, amendments to standards and interpretation and does not expect that they would have any significant impact to its results of operation and financial position, except for HKFRS 18 which will mainly impact the presentation in the consolidated statement of comprehensive income and consolidated cash flow statement. The Group is still in the process of evaluating the impact of adoption of HKFRS 18.

4. REVENUE AND SEGMENT INFORMATION

The Group is principally engaged in contracting of building construction, plumbing, renovation, maintenance and fitting-out projects, electrical and mechanical installation, building materials supply, property investment and development and hotel operations.

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Revenue		
Construction	**3,367,804**	4,203,006
Electrical and mechanical installation	**1,122,326**	1,319,367
Building materials supply	**34,285**	89,888
Property investment and development	**45,197**	59,585
Hotel operations	**62,037**	4,767
Others	**7,678**	7,359
	4,639,327	5,683,972

For the six months ended 30 September 2026, the Group recognised revenue from contracts with customers (including construction, electrical and mechanical installation, hotel operations and others) over time except for revenue from building materials supply of HK$34,285,000 (2025: HK$89,888,000) and others of HK$5,602,000 (2025: HK$6,410,000), which were recognised at a point in time. The revenue from other source (rental income included in property investment and development and hotel operations) amounted to HK$3,732,000 (2025: HK$3,167,000).

The chief operating decision makers have been identified as the Executive Directors. In accordance with the Group's internal financial reporting provided to the Executive Directors, who are responsible for allocating resources, assessing performance of the operating segments and making strategic decisions, the reportable operating segments are as follows:

- Construction – Contracting of building construction, plumbing, renovation, maintenance and fitting-out projects
- Electrical and mechanical installation – Provision of electrical, mechanical, ventilation and air conditioning, fire, plumbing and environmental engineering services
- Building materials supply – Supply of construction and building materials
- Property investment and development
- Hotel operations

Other operations of the Group mainly comprise computer software development and architectural and engineering services which are not of a sufficient size to be reported separately.

4. REVENUE AND SEGMENT INFORMATION *(Continued)*

	Construction *HK$'000*	Electrical and mechanical installation *HK$'000*	Building materials supply *HK$'000*	Property investment and development *HK$'000*	Hotel operations *HK$'000*	Others *HK$'000*	Total *HK$'000*
For the six months ended 30 September 2026							
Total revenue	**3,393,140**	**1,491,597**	**530,922**	**45,220**	**62,037**	**72,768**	**5,595,684**
Inter-segment and intra-segment revenue	**(25,336)**	**(369,271)**	**(496,637)**	**(23)**	**–**	**(65,090)**	**(956,357)**
External revenue	**3,367,804**	**1,122,326**	**34,285**	**45,197**	**62,037**	**7,678**	**4,639,327**
Segment results	**57,806**	**20,133**	**16,789**	**(10,047)**	**5,981**	**(11,910)**	**78,752**
Share of loss of an associate	**–**	**(1)**	**–**	**–**	**–**	**–**	**(1)**
Share of loss of joint ventures	**–**	**–**	**(5,525)**	**–**	**–**	**–**	**(5,525)**
	57,806	**20,132**	**11,264**	**(10,047)**	**5,981**	**(11,910)**	**73,226**
Unallocated income							**2,797**
Finance costs							**(22,103)**
Profit before income tax							**53,920**
Income tax expense							**(1,993)**
Profit for the period							**51,927**

	Construction *HK$'000*	Electrical and mechanical installation *HK$'000*	Building materials supply *HK$'000*	Property investment and development *HK$'000*	Hotel operations *HK$'000*	Others *HK$'000*	Total *HK$'000*
For the six months ended 30 September 2025							
Total revenue	4,243,642	1,762,641	647,480	59,585	4,767	72,096	6,790,211
Inter-segment and intra-segment revenue	(40,636)	(443,274)	(557,592)	–	–	(64,737)	(1,106,239)
External revenue	4,203,006	1,319,367	89,888	59,585	4,767	7,359	5,683,972
Segment results	47,208	25,006	20,304	(13,496)	(12,744)	219	66,497
Share of loss of an associate	–	(1)	–	–	–	–	(1)
Share of loss of joint ventures	–	–	(3,633)	–	–	–	(3,633)
	47,208	25,005	16,671	(13,496)	(12,744)	219	62,863
Unallocated income							5,452
Finance costs							(21,458)
Profit before income tax							46,857
Income tax expense							(8,190)
Profit for the period							38,667

5. OTHER INCOME AND LOSSES, NET

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Other income		
Bank interest income	**2,202**	4,610
Interest income from subcontractors	**16**	14
Sundry income	**7,152**	7,126
	9,370	11,750
Other losses, net		
Gain/(loss) on disposal of property, plant and equipment, net	**658**	(196)
Fair value loss on investment properties, net	**(4,300)**	(12,200)
Exchange gain, net	**1,213**	5,320
	(2,429)	(7,076)
	6,941	4,674

6. EXPENSES BY NATURE

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Cost of construction	**3,024,665**	4,007,736
Cost of inventories sold	**414,243**	475,567
Cost of properties sold	**39,438**	55,448
Staff costs (including directors' emoluments)	**829,006**	829,936
Depreciation		
Owned property, plant and equipment	**53,301**	33,563
Leased property, plant and equipment	**12,479**	12,415
	65,780	45,978
Expenses relating to short-term leases of		
Land and buildings	**1,712**	1,728
Other equipment	**85,857**	101,680
	87,569	103,408
Amortisation of other intangible assets	**528**	528
Movement in loss allowance for trade debtors	**2,501**	342
Provision for properties held for sale	**7,051**	–
Auditor's remuneration	**2,523**	2,584
Direct operating expenses arising from investment properties		
– Generate rental income	**368**	433
– Not generate rental income	**26**	23
Selling and distribution costs	**11,452**	35,346
Others	**79,569**	59,368
Total cost of sales, selling and distribution costs, administrative and other operating expenses	**4,564,719**	5,616,697

7. FINANCE COSTS

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Interest on short-term bank loans	**46,435**	36,975
Interest on long-term bank loans	**14,122**	15,116
Interest element of lease payments	**591**	938
Total borrowing costs incurred	**61,148**	53,029
Less: Classified as cost of construction	**(39,045)**	(31,571)
	22,103	21,458

8. INCOME TAX EXPENSE

Hong Kong profits tax has been provided at the applicable rates of 8.25% and 16.5% (2025: 8.25% and 16.5%) on the estimated assessable profits for the six months ended 30 September 2026. Under the two-tiered profits tax rates regime introduced on 29 March 2018, Hong Kong profits tax rate for the first HK$2 million of assessable profits is 8.25%. Assessable profits above HK$2 million is at the rate of 16.5%.

Taxation on non-Hong Kong profits has been calculated on the estimated assessable profits for the period at the rates of taxation prevailing in the countries/regions in which the Group operates.

The Group is within the scope of the Organisation for Economic Co-operation and Development Pillar Two model rules (the "Rules"). Under the Rules, the Group is liable to pay a top-up tax in jurisdictions where its effective tax rate falls below 15%.

Pillar Two legislation in Hong Kong, namely the Inland Revenue (Amendment) (Minimum Tax for Multinational Enterprise Groups) Ordinance 2025, has been enacted on 6 June 2025 and the Rules take effect retroactively from 1 January 2025.

The Group has assessed its exposure to the Rules. In accordance with accounting standards, the Group has applied the mandatory temporary exception from recognising and disclosing deferred taxes related to the Rules. Based on the assessment for the six months ended 30 September 2026, the Group does not expect a material impact on its income tax position resulting from the Rules.

The amount of income tax charged to the unaudited condensed consolidated income statement represents:

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Hong Kong profits tax provision for the period	**5,320**	5,910
Non-Hong Kong tax provision for the period	**2,890**	9,100
Under/(over)-provision in prior years	**8**	(21)
Deferred income tax relating to the origination and reversal of temporary differences	**(6,225)**	(6,799)
	1,993	8,190

9. DIVIDENDS

The Board does not recommend an interim dividend for the six months ended 30 September 2026 (2025: Nil) in order to retain more cash for funding future projects.

10. EARNINGS PER SHARE (BASIC AND DILUTED)

The calculation of earnings per share is based on:

	Six months ended 30 September	
	2026	2025
	HK$'000	*HK$'000*
Net profit attributable to the equity holders of the Company	**52,256**	39,198

	Six months ended 30 September	
	2026	2025
Weighted average number of shares in issue during the period	**438,053,600**	438,053,600
Basic earnings per share	**HK11.93 cents**	HK8.95 cents

Diluted earnings per share for the six months ended 30 September 2026 and 2025 are equal to basic earnings per share as there are no potential dilutive shares in issue during the periods.

11. TRADE DEBTORS, NET

Trade debtors, net included trade debtors and retention receivables less provision for impairment.

The trade debtors are due from 30 days to 150 days after invoicing depending on the nature of services or products. The aging analysis of the trade debtors, net by overdue day(s) is as follows:

	30 September 2026	31 March 2026
	HK$'000	*HK$'000*
Current	**1,017,218**	1,130,508
1-30 days	**47,831**	22,034
31-90 days	**34,529**	43,898
91-180 days	**16,128**	18,793
Over 180 days	**26,210**	13,006
	124,698	97,731
	1,141,916	1,228,239

12. PAYABLES TO SUPPLIERS AND SUBCONTRACTORS

The aging analysis of payables to suppliers and subcontractors by overdue day(s) is as follows:

	30 September 2026	31 March 2026
	HK$'000	*HK$'000*
Current	**631,982**	663,127
1-30 days	**142,403**	100,752
31-90 days	**11,453**	6,904
91-180 days	**3,084**	11,914
Over 180 days	**11,614**	6,998
	168,554	126,568
	800,536	789,695

13. COMMITMENTS AND CONTINGENT LIABILITIES

The Group has the following outstanding commitments and contingent liabilities:

(a) In the normal course of its business, the Group is subject to various claims under its construction contracts. As at 30 September 2026, the Group has various liquidated damages claims on certain contracts for which the respective extension of time claims have been forwarded and filed to the clients. The amount of the ultimate liquidated damages, if any, cannot be ascertained but the Directors are of the opinion that any resulting liability would not materially affect the financial position of the Group.

(b) The Group has provided performance bonds amounting to approximately HK$1,209,664,000 (31 March 2026: HK$1,298,048,000) in favour of the Group's customers.

(c) As at 30 September 2026, the Group has capital expenditure contracted for but not yet incurred in relation to joint ventures of approximately RMB26,036,000 (31 March 2026: RMB26,036,000).

MANAGEMENT DISCUSSION AND ANALYSIS

Interim Results and Review of Operation

Amid the prevailing instability across both economic and geopolitical spheres, the Group delivered a positive half-year performance.

The Group's revenue for the first six months was HK$4,639 million, compared with HK$5,684 million for the same period last year. The decrease was mainly in the Construction segment, which recognised revenue of HK$3,368 million (2025: HK$4,203 million), representing a period-on-period reduction of HK$835 million. The volume of completed building work was subdued, reflecting the completion of several major projects last year, while some of this year's projects remain at the early-stage. For the same reason, the Building Material Supply total revenue also decreased by HK$116 million. As the use of prefabrications and Modular Integrated Construction ("MiC") units are mainly concentrated in the middle and later stages of a building cycle, delivery volume at the current stage was therefore lower period on period. Hotel revenue increased by HK$57 million, reflecting a full period of revenue recognition this year, compared with only 1.5 months of sales booked in the prior period when the Hotel opened in mid-August, 2025.

Notwithstanding a reduction in revenue, gross profit of the Group saw an increase from HK$348 million to HK$377 million, representing a rise of 8% over the prior period. The Construction segment reported a notable increase in gross profit. Several projects that were plagued by low tender margins and negative fluctuation index have been delivered, facilitating a rebound in profit.

Total operating expenses increased by HK$21 million to HK$302 million (2025: HK$281 million), caused mainly by the rises in the hotel's depreciation and administrative expenses. As noted above, the hotel reported a full six-month result for the period. Consequently, administrative expenses and depreciation were higher than the prior period.

Consolidated net profit for the period increased from HK$39 million to HK$52 million because of improved operating performance in the construction and hotel businesses.

As at 30 September 2026, the Group's contract value on hand stood at approximately HK$41,056 million, compared with HK$44,114 million as at 31 March 2026. With the order book remaining at a healthy level and operational resources running near capacity, we have maintained a relatively conservative approach to tendering. During the period, the value of new contracts secured was approximately HK$1,452 million.

That said, a gradual recovery in demand for retail space has emerged across the Mainland market, creating a favorable tailwind for our Mechanical, Electrical and Plumbing ("MEP") business in Chinese Mainland. Up to the date of this announcement, we were awarded approximately HK$270 million new jobs — more than double the amount recorded in the corresponding period last year. Several additional projects are under active pursuit, positioning us well for further business growth in the country.

Movement of Contracts

For the six months ended 30 September 2026

	31 March 2026	Contracts		**30 September 2026**
		Secured	Completed	
	HK$'million	*HK$'million*	*HK$'million*	***HK$'million***
Building construction, renovation and maintenance	30,992	465	(2,834)	**28,623**
Electrical and mechanical installation	17,146	1,280	(1,914)	**16,512**
Building materials supply	5,274	104	(524)	**4,854**
Others	28	7	(9)	**26**
Less: Inter-segment contracts	(9,326)	(404)	771	**(8,959)**
	44,114	1,452	(4,510)	**41,056**

Financial Position

The Group's finance and treasury functions have been centrally managed and controlled at the headquarters in Hong Kong. As at 30 September 2026, the Group's total cash and bank balances was HK$924 million (31 March 2026: HK$1,129 million) and total borrowings was HK$3,402 million (31 March 2026: HK$3,209 million). The increase in borrowings was primarily attributable to working capital requirements for upfront manufacturing costs in certain sizable MiC projects. The current ratio (total current assets: total current liabilities) as at 30 September 2026 was 1.1 (31 March 2026: 1.1). Total current liabilities included a term loan from bank with the majority amount due after one to two years. The term loan was classified as current liabilities pursuant to specific criteria under the relevant accounting standard, the current ratio was so lowered by 0.1. If taking this term loan into account, the amount of bank loans and other facilities fall due beyond one year would be HK$1,004 million (31 March 2026: HK$890 million). With prudent financial management policy in place, the Group considers the financial position as healthy with sufficient liquidity.

All the bank borrowings are arranged on a floating rate basis. The Group will closely monitor and manage its exposure to interest rate fluctuations and consider engaging relevant hedging arrangements when appropriate. As at 30 September 2026, the Group had total banking facilities in respect of bank overdrafts, bank loans, bank guarantees and trade financing of HK$5,264 million (31 March 2026: HK$5,020 million), of which HK$4,300 million (31 March 2026: HK$4,207 million) had been utilised. The Group considers it has sufficient committed and unutilised banking facilities to meet its current business operation, property development and capital expenditure requirements.

Human Resources

As at 30 September 2026, the Group had approximately 4,600 (31 March 2026: 4,500) employees. There are approximately 3,700 (31 March 2026: 3,700) employees in Hong Kong and Macau and 900 (31 March 2026: 800) in Chinese Mainland. Yau Lee aims to be a good and attractive employer as we understand people are key to long-term success. The Group offers competitive remuneration packages and employees are rewarded on a performance related basis. The Group is firmly committed to training and staff development. We work continuously to ensure employees can realise their full potentials and thus to foster their development to the Group.

Outlook

The Group operates in high-potential markets, which enable it to achieve long-term growth and demonstrate sustained resilience.

In our construction business, we benefit from the Government's clear urban development blueprint. The Hong Kong Government's inaugural Five-Year Construction Plan clearly sets out its future public building initiatives. In addition to advancing the construction of 196,000 public housing units between 2026-27 and 2030-31 as announced in the Policy Address, the Government will also increase the supply of subsidized sale flats to assist eligible citizens in achieving homeownership.

Furthermore, the development of the Northern Metropolis is gaining full momentum, with four of the nine new development areas already under construction. As a new economic zone integrating industry, research, education, and residential development, the Northern Metropolis is expected to supply a total of 420,000 residential units over the next decade, with public housing accounting for over 70% of the total. Additionally, three university towns and multiple emerging industrial bases will be built. These developments all fall within our core business scope.

Our innovative technology capabilities enable us to comply with and benefit from the Government's new regulatory requirements. During the year, the Hong Kong Development Bureau has mandated that all new government building projects with a total construction floor area exceeding 300 square meters — including staff quarters, schools, office buildings, data centers, and healthcare facilities — achieve an overall MiC adoption rate of at least 50% of the total construction floor area. Also, Multi-trade integrated Mechanical, Electrical and Plumbing ("MiMEP") coverage shall be at least 50% of the qualifying area, for both new projects exceeding HK$30 million and Repairs, Maintenance, Alteration and Addition projects with estimated MEP cost exceeding HK$4 million. As a leading player in MiC and MiMEP, we are well-positioned to benefit from this substantial market opportunity.

We have consistently upheld our commitment to innovation to strengthen our competitiveness. As reported in last year's annual report, we have developed a transformative MiC methodology designed to fundamentally disrupt current practices. This novel building method has been successfully piloted and is now being implemented in two ongoing projects, yielding positive results. It significantly shortens construction time and reduces the need for on-site labor, thereby enhancing project efficiency and boosting profitability.

In our hotel business, the underlying market fundamentals point to a firmly positive trajectory.

Riding a robust tourism revival anchored by surging visitor arrivals and a packed major-events calendar, Hong Kong's hospitality sector is entering a robust growth cycle. In the first half of 2026, inbound visitor arrivals reached 26.71 million, with international long-haul arrivals posting a strong 18% year-on-year increase. One of the major catalysts has been the city's rapidly expanding roster of world-class events. Over 130 major exhibitions and conventions were staged during the period, driving higher-yielding overnight stays and delivering a boost to visitor spending. Hong Kong's standing as one of Asia's most vibrant tourism and hospitality markets is being reaffirmed.

Yet, as demand accelerates, new supply is tightly constrained. Structural accommodation demand has been bolstered by a notable rise in non-local students, expatriates, and migrant families – segments that accelerated the ongoing conversion of hotels into student hostels, effectively tightening the available room pool. The development pipeline points to an average of fewer than 300 new hotel rooms per annum over the next three years, a marginal addition that is negligible relative to the city's existing hotel room stock. Against this backdrop of restricted supply growth, occupancy rates and average room rates across most hotel segments are well-positioned for sustained expansion. This favorable supply-demand dynamic would enable us to capture further operating-performance gains in coming periods.

In long term, innovation and sustainability will remain central to our long-term development strategy. As artificial intelligence advances rapidly, we will actively explore its applications within the operation to further strengthen the Group's competitiveness and drive growth and profits.

DIRECTORS' INTERESTS

At the date of this announcement, the interests of each Director and chief executive in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of the Securities and Futures Ordinance ("SFO")), as recorded in the register maintained by the Company under Section 352 of the SFO or as notified to the Company and the SEHK pursuant to the Model Code for Securities Transactions by Directors of Listed Companies ("Model Code") were as follows:

Shares of HK$0.2 each in the Company

	Number of shares held (long position)	
Director	**Corporate interest**	**Percentage**
Mr. Wong Ip Kuen	267,642,599	61.10%

The shares referred to above are registered in the names of All Fine Investment Company Limited and Billion Goal Holdings Limited with respective registered holding of 230,679,599 shares and 36,963,000 shares. Mr. Wong Ip Kuen owns the entire issued share capital of All Fine Investment Company Limited and Billion Goal Holdings Limited. All Fine Investment Company Limited and Billion Goal Holdings Limited are incorporated in the British Virgin Islands. Mr. Wong Ip Kuen is a director of both All Fine Investment Company Limited and Billion Goal Holdings Limited.

During the six months ended 30 September 2026, none of the Directors and chief executives (including their spouses and minor children) had any interests in, or had been granted, or exercised, any rights to subscribe for shares or debentures of the Company and its associated corporations (within the meaning of the SFO).

At no time during the period was the Company, its subsidiaries, its associates, its joint ventures or its joint operations, a party to any arrangement to enable the Directors and chief executives of the Company to hold any interests or short positions in the shares or underlying shares in, or debentures of, the Company or its associated corporations.

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

As at 30 September 2026, the register of substantial shareholders maintained under Section 336 of Part XV of the SFO showed that the Company had not been notified of any substantial shareholders' interests and short positions, being 5% or more of the Company's issued share capital, other than those of the Directors and chief executives as disclosed above.

PURCHASE, SALE OR REDEMPTION OF SHARES

The Company has not redeemed, and neither the Company nor any of its subsidiaries had purchased or sold the Company's listed securities during the six months ended 30 September 2026.

REVIEW OF INTERIM FINANCIAL INFORMATION

The Audit Committee, together with the management, has reviewed the accounting principles and practices adopted by the Group and discussed auditing, internal control and financial reporting matters including the review of the Group's unaudited interim results.

CORPORATE GOVERNANCE

The Board believes that corporate governance is fundamental to corporate long-term success and the enhancement of shareholders' value. The Company has adopted the principles and practices of the Corporate Governance Code (the "Code") as set out in the Appendix C1 of the Listing Rules. The Company strives to improve the transparency of its corporate governance practices and maximise the return to its shareholders through prudent management, investment and treasury policies. Detailed disclosure of the Company's corporate governance practices is available in the 2025/2026 Annual Report.

COMPLIANCE WITH LISTING RULES

In the opinion of the Directors, the Company has complied with the requirements of the Code as set out in Appendix C1 of the Listing Rules for the six months ended 30 September 2026 except for the Code provision C.2.1.

Code provision C.2.1 requires the roles of chairman and chief executive officer be separated and not be performed by the same individual. The division of responsibilities between the chairman and chief executive officer should be clearly established and set out in writing. However, the roles of the chairman and the chief executive officer of the Company are not separated and are performed by the same individual, Mr. Wong Ip Kuen. The current structure enables the Company to make and facilitate the implementation of decisions promptly and efficiently.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the requirements of the Model Code as set out in Appendix C3 of the Listing Rules as its own code of conduct regarding the securities transactions of the Directors of the Company. Having made specific enquiries to all Directors of the Company, they have confirmed that they complied with the required standard set out in the Model Code during the six months ended 30 September 2026.

By order of the Board
Wong Ip Kuen
Chairman

Hong Kong, 27 November 2026

As at the date of this announcement, the Board comprises Mr. Wong Ip Kuen (Chairman), Ir. Dr. Wong Tin Cheung, Dr. Wong Rosana Wai Man and Mr. Sun Chun Wai as Executive Directors and Mr. Chan Bernard Charnwut, Mr. Wu King Cheong, Mr. Yeung Tak Bun and Dr. Yeung Tsun Man Eric as Independent Non-Executive Directors.

The full version of this announcement can also be accessed on the following websites:
(i) http://www.yaulee.com; and
(ii) http://www.irasia.com/listco/hk/yaulee/