



雅居投資控股有限公司

Modern Living Investments Holdings Limited

(Incorporated in the Cayman Islands with limited liability) (於開曼群島註冊成立的有限公司)

Stock Code 股份代號: 08426



2025

INTERIM REPORT
中期業績報告

CHARACTERISTICS OF GEM OF THE STOCK EXCHANGE OF HONG KONG LIMITED (THE “STOCK EXCHANGE”)

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This report, for which the directors (collectively the “Directors” and each the “Director”) of Modern Living Investments Holdings Limited (the “Company”, and together with its subsidiaries, the “Group”, “we”, “our” or “us”) collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the “GEM Listing Rules”) for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this report is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this report misleading.

香港聯合交易所有限公司(「聯交所」) GEM 的特色

GEM 的定位，乃為中小型公司提供一個上市的市場，此等公司相比起其他在主板上市的公司帶有較高投資風險。有意投資的人士應了解投資於該等公司的潛在風險，並應經過審慎周詳的考慮後方作出投資決定。

由於 GEM 上市公司普遍為中小型公司，在 GEM 買賣的證券可能會較於聯交所主板買賣之證券承受較大的市場波動風險，同時無法保證在 GEM 買賣的證券會有高流通量的市場。

香港交易及結算所有限公司及聯交所對本報告之內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示概不就因本報告全部或任何部份內容而產生或因倚賴該等內容而引致之任何損失承擔任何責任。

本報告的資料乃遵照聯交所的 GEM 證券上市規則(「GEM 上市規則」)而刊載，旨在提供有關雅居投資控股有限公司(「本公司」，連同其附屬公司統稱「本集團」或「我們」)的資料。本公司之董事(「董事」)願就本報告的資料共同及個別地承擔全部責任。各董事在作出一切合理查詢後，確認就其所知及所信，本報告所載資料在各重要方面均屬準確完備，沒有誤導或欺詐成份，且並無遺漏任何事項，足以令致本報告或其所載任何陳述產生誤導。

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CORPORATE INFORMATION

公司資料

BOARD OF DIRECTORS

Executive Directors

Ir Dr. Pang Yat Bond, Derrick *JP* (Chairman)
 Mr. Pang Yat Ting, Dominic (Chief Executive Officer)
 Mr. Ho Chu Ming
 Mr. Ng Fuk Wah
 Mr. Xu Jianhua, Jerry

Independent Non-executive Directors

Mr. Ng Kee Fat Ronny
 Mr. Wong Bay
 Mr. Yu Cheeric
 Ms. Fung Nancy Ruth

AUTHORISED REPRESENTATIVES

Mr. Pang Yat Ting, Dominic
 Ms. Wong Chi Yin

COMPANY SECRETARY

Ms. Wong Chi Yin

AUDIT COMMITTEE

Mr. Yu Cheeric (Chairman)
 Mr. Ng Kee Fat Ronny
 Mr. Wong Bay
 Ms. Fung Nancy Ruth

REMUNERATION COMMITTEE

Ms. Fung Nancy Ruth (Chairlady)
 Ir Dr. Pang Yat Bond, Derrick *JP*
 Mr. Ng Kee Fat Ronny
 Mr. Wong Bay
 Mr. Yu Cheeric

NOMINATION COMMITTEE

Ir Dr. Pang Yat Bond, Derrick *JP* (Chairman)
 Mr. Ng Kee Fat Ronny
 Mr. Wong Bay
 Mr. Yu Cheeric
 Ms. Fung Nancy Ruth

AUDITOR

PricewaterhouseCoopers
 Certified Public Accountants and Registered PIE Auditor

董事會

執行董事

彭一邦博士工程師太平紳士(主席)
 彭一庭先生(行政總裁)
 何柱明先生
 吳福華先生
 徐建華先生

獨立非執行董事

吳紀法先生
 黃比先生
 余致力先生
 馮蘭施女士

授權代表

彭一庭先生
 黃智燕女士

公司秘書

黃智燕女士

審核委員會

余致力先生(主席)
 吳紀法先生
 黃比先生
 馮蘭施女士

薪酬委員會

馮蘭施女士(主席)
 彭一邦博士工程師太平紳士
 吳紀法先生
 黃比先生
 余致力先生

提名委員會

彭一邦博士工程師太平紳士(主席)
 吳紀法先生
 黃比先生
 余致力先生
 馮蘭施女士

核數師

羅兵咸永道會計師事務所
 執業會計師及註冊公眾利益實體核數師

LEGAL ADVISERS

As to Cayman Islands law
Appleby

PRINCIPAL BANKERS

The Hongkong and Shanghai Banking Corporation Limited
Chong Hing Bank Limited
The Bank of East Asia, Limited

REGISTERED OFFICE

Windward 3, Regatta Office Park
PO Box 1350
Grand Cayman KY1-1108
Cayman Islands

**HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS
IN HONG KONG**

Units 1102–1103, 11th Floor
Delta House, No. 3 On Yiu Street
Sha Tin, New Territories, Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Ocorian Trust (Cayman) Limited
Windward 3, Regatta Office Park
PO Box 1350
Grand Cayman KY1-1108
Cayman Islands

**HONG KONG BRANCH SHARE REGISTRAR AND
TRANSFER OFFICE**

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

COMPANY'S WEBSITE

www.modernliving.com.hk

STOCK CODE

08426

法律顧問

有關開曼群島法律
毅柏律師事務所

主要往來銀行

香港上海滙豐銀行有限公司
創興銀行有限公司
東亞銀行有限公司

註冊辦事處

Windward 3, Regatta Office Park
PO Box 1350
Grand Cayman KY1-1108
Cayman Islands

總辦事處及香港主要營業地點

香港新界沙田
安耀街3號匯達大廈
11樓1102–1103室

股份過戶登記總處

Ocorian Trust (Cayman) Limited
Windward 3, Regatta Office Park
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香港
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公司網站

www.modernliving.com.hk

股份代號

08426

FINANCIAL HIGHLIGHTS**財務摘要**

- The Group recorded an unaudited revenue of approximately HK\$196.34 million for the six months ended 30 June 2025 (six months ended 30 June 2024: approximately HK\$187.68 million), representing an increase of approximately 4.61% over the same period in 2024.
本集團截至2025年6月30日止六個月錄得未經審核收益約196,340,000港元(截至2024年6月30日止六個月：約187,680,000港元)，較2024年同期增加約4.61%。
- The unaudited profit of the Group for the six months ended 30 June 2025 was approximately HK\$8.71 million, while that for the six months ended 30 June 2024 was approximately HK\$9.15 million, representing a decrease of approximately 4.77% over the same period in 2024.
本集團截至2025年6月30日止六個月的未經審核溢利約為8,710,000港元，而截至2024年6月30日止六個月的未經審核溢利約為9,150,000港元，較2024年同期減少約4.77%。
- The basic earnings per share for the six months ended 30 June 2025 was approximately HK1.09 cents (six months ended 30 June 2024: basic earnings per share of approximately HK1.14 cents).
截至2025年6月30日止六個月每股基本盈利約為1.09港仙(截至2024年6月30日止六個月：每股基本盈利約為1.14港仙)。
- The Board of Directors declared an interim dividend of HK0.56 cent per share for the six months ended 30 June 2025 (six months ended 30 June 2024: HK1.40 cents per share).
董事會宣派截至2025年6月30日止六個月的中期股息每股股份0.56港仙(截至2024年6月30日止六個月：每股股份1.40港仙)。

The board of directors (the “Board”) of the Company is pleased to announce the unaudited condensed consolidated interim financial information of the Company and its subsidiaries (collectively the “Group”) for the six months ended 30 June 2025 (the “Period”) together with the corresponding comparative figures as follows:

本公司董事會（「董事會」）欣然宣佈本公司及其附屬公司（統稱「本集團」）截至2025年6月30日止六個月（「本期間」）的未經審核簡明綜合中期財務資料連同相應的比較數字如下：

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

簡明綜合損益表

For the six months ended 30 June 2025

截至2025年6月30日止六個月

		For the six months ended		
		30 June		
		截至6月30日止六個月		
		2025	2024	
		HK\$'000	HK\$'000	
		千港元	千港元	
		(Unaudited)	(Unaudited)	
		(未經審核)	(未經審核)	
		Notes		
		附註		
Revenue	收益	6	196,338	187,681
Other income	其他收入	7	51	123
Other gains/(losses), net	其他收益／(虧損)淨額	8	573	(133)
Employee benefits expenses	僱員福利開支	9	(179,224)	(167,145)
Cleaning material costs	清潔材料成本		(1,465)	(1,383)
Utilities expenses	公共事業開支		(374)	(456)
Depreciation	折舊		(678)	(745)
Other operating expenses	其他經營開支	11	(7,175)	(9,422)
Operating profit	經營溢利		8,046	8,520
Finance income, net	財務收入淨額	10	1,982	1,812
Profit before income tax	除所得稅前溢利		10,028	10,332
Income tax expense	所得稅開支	12	(1,318)	(1,186)
Profit for the Period	本期間溢利		8,710	9,146
Earnings per share	每股盈利			
Basic and diluted (HK cents per share)	基本及攤薄(每股港仙)	14	1.09	1.14

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME 簡明綜合全面收益表

For the six months ended 30 June 2025
截至2025年6月30日止六個月

		For the six months ended 30 June	
		截至6月30日止六個月	
		2025	2024
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Profit for the Period	本期間溢利	8,710	9,146
Other comprehensive income:	其他全面收益：		
<i>Item that will not be reclassified to profit or loss</i>	不會重新分類至損益的項目		
Remeasurements of employee benefits obligations	重新計量僱員福利責任	—	526
Other comprehensive income for the Period, net of tax	本期間除稅後其他全面收益	8,710	526
Total comprehensive income for the Period	本期間全面收益總額	8,710	9,672

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

簡明綜合財務狀況表

As at 30 June 2025

於2025年6月30日

			As at 30 June 2025 於2025年 6月30日 HK\$'000 千港元	As at 31 December 2024 於2024年 12月31日 HK\$'000 千港元
	Notes 附註	(Unaudited) (未經審核)	(Audited) (經審核)	
ASSETS				
Non-current assets				
Plant and equipment	15	557	784	
Right-of-use assets	16	866	1,296	
Retention money receivables, deposits and other receivables		3,005	3,209	
Investment in an insurance contract	17	2,696	2,664	
		7,124	7,953	
Current assets				
Trade receivables	18	79,001	62,799	
Contract assets	18	8,898	8,898	
Prepayments, deposits and other receivables		5,884	6,342	
Pledged bank deposits	19	39,550	39,519	
Short-term bank deposits		44,406	70,758	
Cash and cash equivalents		16,765	23,840	
		194,504	212,156	
Total assets		201,628	220,109	
EQUITY				
Equity attributable to the owners of the Company				
Share capital	21	8,000	8,000	
Reserves		143,509	145,999	
Total equity		151,509	153,999	

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
簡明綜合財務狀況表

As at 30 June 2025
 於 2025 年 6 月 30 日

		As at 30 June 2025 於 2025 年 6 月 30 日 HK\$'000 千港元	As at 31 December 2024 於 2024 年 12 月 31 日 HK\$'000 千港元	
		Notes 附註	(Unaudited) (未經審核)	(Audited) (經審核)
LIABILITIES	負債			
Non-current liabilities	非流動負債			
Deferred tax liabilities	遞延稅項負債		135	135
Lease liabilities	租賃負債	16	26	498
Other payables and accrued liabilities	其他應付款項及應計負債		-	699
			161	1,332
Current liabilities	流動負債			
Other payables and accrued liabilities	其他應付款項及應計負債		47,134	62,354
Lease liabilities	租賃負債	16	893	889
Tax liabilities	稅項負債		1,931	1,535
			49,958	64,778
Total liabilities	總負債		50,119	66,110
Total equity and liabilities	權益及負債總額		201,628	220,109

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**簡明綜合權益變動表**

For the six months ended 30 June 2025

截至2025年6月30日止六個月

		Share Capital 股本 HK\$'000 千港元	Share premium 股份溢價 HK\$'000 千港元	Contribution reserves 注資儲備 HK\$'000 千港元	Retained earnings 保留盈利 HK\$'000 千港元	Total equity 權益總額 HK\$'000 千港元
Balance at 1 January 2024 (Audited)	於2024年1月1日的 餘額(經審核)	8,000	42,776	22,270	83,130	156,176
Profit for the Period	本期間溢利	-	-	-	9,146	9,146
Other comprehensive income: Remeasurements of employee benefits obligations	其他全面收益： 重新計量僱員福利 責任	-	-	-	526	526
Total comprehensive income for the Period	本期間全面收益總額	-	-	-	9,672	9,672
Transactions with owners in their capacity as owners: 2023 final dividend paid	與擁有人作為擁有人 之交易： 已付2023年末期 股息	-	-	-	(5,000)	(5,000)
Balance at 30 June 2024 (Unaudited)	於2024年6月30日的 餘額(未經審核)	8,000	42,776	22,270	87,802	160,848
Balance at 1 January 2025 (Audited)	於2025年1月1日的 餘額(經審核)	8,000	42,776	22,270	80,953	153,999
Profit for the Period	本期間溢利	-	-	-	8,710	8,710
Total comprehensive income for the Period	本期間全面收益總額	-	-	-	8,710	8,710
Transactions with owners in their capacity as owners: 2024 final dividend paid	與擁有人作為擁有人 之交易： 已付2024年末期 股息	-	-	-	(11,200)	(11,200)
Balance at 30 June 2025 (Unaudited)	於2025年6月30日的 餘額(未經審核)	8,000	42,776	22,270	78,463	151,509

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS 簡明綜合現金流量表

For the six months ended 30 June 2025
截至2025年6月30日止六個月

		For the six months ended 30 June 截至6月30日止六個月	
		2025 HK\$'000 千港元 (Unaudited) (未經審核)	2024 HK\$'000 千港元 (Unaudited) (未經審核)
Cash flows from operating activities	來自經營活動的現金流量		
Net cash (used in)/generated from operations	經營(所用)/所得現金淨額	(23,094)	24,197
Hong Kong profits tax paid	已付香港利得稅	(628)	–
Net cash flows (used in)/from operating activities	經營活動(所用)/所產生之現金流量淨額	(23,722)	24,197
Cash flows from investing activities	來自投資活動的現金流量		
Purchases of plant and equipment	購置廠房及設備	(232)	(190)
Proceeds from disposal of plant and equipment	出售廠房及設備之所得款項	212	–
Interest received	已收利息	2,014	1,868
Decrease/(increase) in short-term bank deposits	短期銀行存款減少/(增加)	26,352	(25,901)
(Increase)/decrease in pledged bank deposits	已抵押銀行存款(增加)/減少	(31)	4,621
Net cash flows from/(used in) investing activities	投資活動產生/(所用)之現金流量淨額	28,315	(19,602)
Cash flows from financing activities	來自融資活動的現金流量		
Principal portion of lease payments	租賃付款之本金部份	(436)	(445)
Interest element of lease payments	租賃付款之利息部份	(32)	(56)
Dividend paid	已付股息	(11,200)	(5,000)
Net cash flows used in financing activities	融資活動所用之現金流量淨額	(11,668)	(5,501)
Net decrease in cash and cash equivalents	現金及現金等價物減少淨額	(7,075)	(906)
Cash and cash equivalents at beginning of the Period	期初現金及現金等價物	23,840	11,556
Cash and cash equivalents at end of the Period	期末現金及現金等價物	16,765	10,650

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL INFORMATION

簡明綜合財務資料附註

1. GENERAL INFORMATION

Modern Living Investments Holdings Limited was incorporated in the Cayman Islands under the Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands and registered as an exempted company with limited liability on 26 June 2017. The address of the Company's registered office is Windward 3, Regatta Office Park, PO Box 1350, Grand Cayman KY1-1108, Cayman Islands. The Company's principal place of business is Units 1102–1103, 11th Floor, Delta House, No. 3 On Yiu Street, Sha Tin, New Territories, Hong Kong.

The controlling shareholder of the Company is Chun Wo Overseas Holdings Limited (“**Chun Wo Overseas**”), a company incorporated in the Cayman Islands which is a wholly-owned subsidiary of Asia Allied Infrastructure Holdings Limited (“**Asia Allied Infrastructure**”), a limited liability company incorporated in Bermuda and listed on the Main Board of the Stock Exchange (stock code: 00711) and in the opinion of the directors, the ultimate holding company of the Company is GT Winners Limited (“**GT Winners**”), which is incorporated in the British Virgin Islands with limited liability.

The Company is an investment holding company and its subsidiaries (collectively, the “**Group**”) are engaging in the provision of property management services with a primary focus on public housing, research and development in Hong Kong.

The unaudited condensed consolidated financial information is presented in Hong Kong dollars (“**HK\$**”), which is the same as the functional currency of the Group. All values are rounded to the nearest thousand (HK\$'000) unless otherwise indicated.

The Company has listed its shares on the GEM of The Stock Exchange of Hong Kong Limited on 10 November 2017 (the “**Listing Date**”).

1. 一般資料

雅居投資控股有限公司於2017年6月26日根據開曼群島法例第22章公司法（1961年第三號法例，經綜合及修訂）在開曼群島註冊成立並登記為獲豁免有限公司。本公司的註冊辦事處地址為Windward 3, Regatta Office Park, PO Box 1350, Grand Cayman KY1-1108, Cayman Islands。本公司的主要營業地點為香港新界沙田安耀街3號匯達大廈11樓1102–1103室。

本公司的控股股東為俊和海外控股有限公司（「**俊和海外**」），一家於開曼群島註冊成立的公司，而俊和海外為亞洲聯合基建控股有限公司（「**亞洲聯合基建**」），一家於百慕達註冊成立的有限公司，於聯交所主板上市（股份代號：00711）的全資附屬公司。董事認為，本公司的最終控股公司為GT Winners Limited（「**GT Winners**」），一家於英屬處女群島註冊成立的有限公司。

本公司為一間投資控股公司，而其附屬公司（統稱「**本集團**」）從事在香港提供以公營房屋、研究及開發為主的物業管理服務。

未經審核簡明綜合財務資料乃以港元（「**港元**」）呈列，其亦為本集團的功能貨幣。除另有所指外，所有價值約整至最接近千位（千港元）。

本公司股份於2017年11月10日（「**上市日期**」）在香港聯合交易所有限公司GEM上市。

2. BASIS OF PREPARATION

The unaudited condensed consolidated financial information for the six months ended 30 June 2025 has been prepared in accordance with HKFRS Accounting Standards (which include all Hong Kong Financial Reporting Standards, Hong Kong Account Standards (“HKASs”) and Interpretations) as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”), the disclosure requirements of the Hong Kong Companies Ordinance and the GEM Listing Rules.

The unaudited condensed consolidated financial information has been prepared under historical cost convention, as modified by the investment in an insurance contract which is carried at its cash surrender value.

The principal accounting policies adopted in the unaudited condensed consolidated financial information for the six months ended 30 June 2025 are the same as those adopted in the Group’s annual financial statements for the year ended 31 December 2024, except for the revised HKFRS Accounting Standards issued by the HKICPA that are adopted for the first time for the current accounting period of the Group as below:

Amendments to HKAS 21 and HKFRS 1	<i>Lack of Exchangeability</i>
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The adoption of this revised HKFRS Accounting Standards has had no material effect on the amounts reported in this unaudited condensed consolidated financial information and/or disclosures set out in this unaudited condensed consolidated financial information. The Group has not early adopted any new HKFRSs that have been issued but are not yet effective.

2. 編製基準

截至2025年6月30日止六個月的未經審核簡明綜合財務資料已按香港會計師公會（「香港會計師公會」）頒布的香港財務報告準則會計準則（其包括所有香港財務報告準則、香港會計準則（「香港會計準則」）及詮釋）、香港公司條例及GEM上市規則的披露規定而編製。

未經審核簡明綜合財務資料已按歷史成本法編製，經於一項保險合約中的投資修訂，有關項目按退保現金價值列示。

截至2025年6月30日止六個月未經審核簡明綜合財務資料所用的主要會計政策與本集團編製截至2024年12月31日止年度的年度財務報表中所用主要會計政策相同，惟以下本集團於當前會計期間首次採納由香港會計師公會頒佈的經修訂香港財務報告準則會計準則除外：

香港會計準則 第21號及香港財 務報告準則第1 號的修訂	<i>缺乏可交換性</i>
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採納該經修訂香港財務報告準則會計準則對本未經審核簡明綜合財務資料所呈報的金額及／或本未經審核簡明綜合財務資料所載的披露並無重大影響。本集團並無提早採納任何已頒布但尚未生效的新訂香港財務報告準則。

3. SEGMENT INFORMATION

The Group currently operates in one operating segment which is the provision of property management services in Hong Kong. The Group's chief operating decision-maker assesses the performance and allocate resources based on the result for the period for the entire business comprehensively. Accordingly, the Group does not present business segment analysis.

4. ESTIMATES

The preparation of interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

In preparing this unaudited condensed consolidated interim financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2024.

5. FINANCIAL RISK MANAGEMENT

5.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: credit risk, interest rate risk, foreign exchange risk, and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance. The Group does not use financial derivative to hedge its financial risk exposures.

The unaudited condensed consolidated interim financial information does not include all financial risk management information and disclosure required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements as at 31 December 2024.

3. 分部資料

本集團目前經營一個經營分部，即於香港提供物業管理服務。本集團的主要營運決策者基於整項業務的期內業績全面評估表現及分配資源。因此，本集團並無呈列業務分部分析。

4. 估計

管理層須於編製中期財務資料時，作出影響會計政策的應用以及資產、負債及收入及開支的呈報金額的判斷、估計及假設。實際結果或有別於該等估計。

於編製未經審核簡明綜合中期財務資料時，管理層就應用本集團的會計政策所作出的重大判斷，以及估計不確定性的主要來源，與截至2024年12月31日止年度的綜合財務報表所採用者相同。

5. 財務風險管理

5.1 財務風險因素

本集團的業務使其面對多種財務風險：信貸風險、利率風險、外匯風險及流動資金風險。本集團的整體風險管理計劃集中於金融市場的不可預測性，並務求將其對本集團財務表現的潛在不利影響降至最低。本集團並無使用財務衍生工具對沖其財務風險。

未經審核簡明綜合中期財務資料並不包括年度財務報表所需的所有財務風險管理資料及披露，並應與本集團於2024年12月31日的年度財務報表一併閱讀。

5.2 Liquidity risk

Compared to year end, there was no material change in the contractual undiscounted cash outflow for financial liabilities.

5.3 Fair value of financial assets and liabilities measured at amortised cost

The fair value of the following financial assets and liabilities approximate their carrying amounts:

- cash and cash equivalents;
- short-term bank deposits;
- pledged bank deposits;
- trade receivables;
- contract assets;
- retention money receivables;
- other receivables and deposits;
- trade and other payables; and
- borrowings.

5.2 流動資金風險

與年末相比，金融負債的合約未貼現現金流出並無重大變動。

5.3 按攤銷成本計量的金融資產及負債的公平值

以下金融資產及負債的公平值與其賬面值相若：

- 現金及現金等價物；
- 短期銀行存款；
- 已抵押銀行存款；
- 貿易應收款項；
- 合約資產；
- 應收保留金；
- 其他應收款項及按金；
- 貿易及其他應付款項；及
- 借款。

6. REVENUE

6. 收益

	Six months ended 30 June	
	2025	2024
	HK\$'000	HK\$'000
	千港元	千港元
	(Unaudited)	(Unaudited)
	(未經審核)	(未經審核)
Property management services income 物業管理服務收入	196,338	187,681

The Group is engaged in the provision of property management services in Hong Kong during the Period. Since the operation of provision of property management services is attributable to all the Group's revenue, and a majority of results and assets during the Period, no business segment analysis is presented accordingly.

The Group's revenue is derived from Hong Kong and all assets of the Group are located in Hong Kong during the Period, no analysis by geographical segment is prepared.

本集團於本期間從事於香港提供物業管理服務。由於提供物業管理服務的業務貢獻本集團於本期間內的所有收益以及大部分業績及資產，因此並無呈列業務分部分析。

本集團的收益乃產生自香港，及本集團的所有資產於本期間內均位於香港。因此，概無編製按地區分部劃分的分析。

7. OTHER INCOME

7. 其他收入

		Six months ended 30 June 截至6月30日止六個月	
		2025	2024
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Job Creation Scheme subsidies granted from Civil Service Bureau of the Government of the Hong Kong Special Administrative Region and the Hong Kong Association of Property Management Companies Limited	香港特別行政區政府公務員事務局及香港物業管理公司協會有限公司授予的創造職位計劃補貼	-	114
Subsidies granted from Development Bureau of the Government of the Hong Kong Special Administrative Region	香港特別行政區政府發展局授予的補貼	19	-
Sundry income	雜項收入	32	9
		51	123

8. OTHER GAINS/(LOSSES), NET

8. 其他收益/(虧損)淨額

		Six months ended 30 June 截至6月30日止六個月	
		2025	2024
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Gain on investment in an insurance contract (Note 17)	於保險合約的投資收益(附註17)	32	47
Foreign exchange gains/(loss), net	外匯收益/(虧損)淨額	541	(180)
		573	(133)

9. EMPLOYEE BENEFITS EXPENSES

9. 僱員福利開支

		Six months ended 30 June	
		截至 6 月 30 日止六個月	
		2025	2024
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Wages, salaries and other allowances (including directors' emoluments)	工資、薪金及其他津貼 (包括董事酬金)	169,460	158,304
Pension costs — defined contribution plan	退休金成本 — 界定供款計劃	6,273	5,658
Accrual for unutilised annual leave	未使用年假的應計費用	291	448
Long service payment and gratuities	長期服務金及酬金	3,200	2,735
		179,224	167,145

10. FINANCE INCOME, NET

10. 財務收入淨額

		Six months ended 30 June	
		截至 6 月 30 日止六個月	
		2025	2024
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Bank interest income	銀行利息收入	2,014	1,868
Interests on lease payments	租賃付款利息	(32)	(56)
		1,982	1,812

11. EXPENSES BY NATURE

11. 按性質劃分的開支

		Six months ended 30 June 截至6月30日止六個月	
		2025	2024
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Cleaning material costs	清潔材料成本	1,465	1,383
Utilities expenses	公共事業開支	374	456
Depreciation	折舊	678	745
Employee benefits expenses (Note 9)	僱員福利開支 (附註9)	179,224	167,145
Other operating expenses (Note)	其他經營開支 (附註)	7,175	9,422

Note:

The breakdown of other operating expenses is recorded as follows:

附註：

錄得的其他經營開支明細如下：

		Six months ended 30 June 截至6月30日止六個月	
		2025	2024
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Auditor's remuneration	核數師酬金	500	600
Insurance and guarantee	保險及擔保	3,001	3,341
Office supplies	辦公用品	647	323
Security charges	保安費	172	170
Entertainment and travelling expenses	接待及差旅開支	549	691
Estate maintenance expense	屋邨保養開支	169	224
Telecommunication charges	電訊費	70	65
Professional fee	專業費用	228	2,509
Licence and membership fee	牌照及會籍費用	128	158
Other expenses	其他開支	1,711	1,341
		7,175	9,422

12. INCOME TAX EXPENSE

12. 所得稅開支

		Six months ended 30 June 截至6月30日止六個月	
		2025 HK\$'000 千港元 (Unaudited) (未經審核)	2024 HK\$'000 千港元 (Unaudited) (未經審核)
Current income tax:	即期所得稅：		
Hong Kong profits tax	香港利得稅	1,318	1,222
Deferred income tax	遞延所得稅	-	(36)
		1,318	1,186

Hong Kong profits tax has been provided at the rate of 16.5% on the estimated assessable profits for the six months ended 30 June 2025 (for the six months ended 30 June 2024: 16.5%, except for the first HK\$2,000,000 of a qualified entity's assessable profit which is calculated at 8.25%, in accordance with the new two-tiered tax rate regime).

香港利得稅已基於截至2025年6月30日止六個月內的估計應課稅溢利按16.5%的稅率作出撥備(截至2024年6月30日止六個月：16.5%，惟根據新利得稅兩級制，合資格實體的首2,000,000港元的應課稅溢利按8.25%的稅率計算)。

13. DIVIDENDS

Final dividends of HK\$11,200,000 (HK1.40 cents per ordinary share) in respect of the year ended 31 December 2024 was proposed on 20 March 2025 and paid to the shareholders of the Company on 20 June 2025.

The Board declared an interim dividend of HK0.56 cent per ordinary share for the six months ended 30 June 2025 (six months ended 30 June 2024: HK1.40 cents per ordinary share).

13. 股息

於2025年3月20日建議及於2025年6月20日向本公司股東派付截至2024年12月31日止年度的末期股息11,200,000港元(每股普通股1.40港仙)。

董事會派付截至2025年6月30日止六個月的中期股息每股普通股0.56港仙(截至2024年6月30日止六個月：每股普通股1.40港仙)。

14. EARNINGS PER SHARE

Earnings for the purpose of calculating basic earnings per share:

		Six months ended 30 June 截至6月30日止六個月	
		2025 (Unaudited) (未經審核)	2024 (Unaudited) (未經審核)
Profits attributable to owners of the Company (HK\$'000)	本公司擁有人應佔溢利 (千港元)	8,710	9,146
Number of ordinary shares for the purpose of basic earnings per share (thousand share)	用於計算每股基本盈利的普通股數目 (千股)	800,000	800,000

No diluted earnings per share was presented as there was no potential dilutive shares outstanding during six months ended 30 June 2024 and 2025.

15. PLANT AND EQUIPMENT

During the six months ended 30 June 2025, the Group acquired property, plant and equipment of approximately HK\$0.23 million (six months ended 30 June 2024: HK\$0.19 million).

14. 每股盈利

用於計算每股基本盈利的盈利：

由於截至2024年及2025年6月30日止六個月均並無尚未發行潛在攤薄股份，故概無呈列每股攤薄盈利。

15. 廠房及設備

於截至2025年6月30日止六個月，本集團收購物業、廠房及設備約230,000港元(截至2024年6月30日止六個月：190,000港元)。

16. LEASES

16. 租賃

		As at 30 June 2025 於 2025 年 6 月 30 日 HK\$'000 千港元 (Unaudited) (未經審核)	As at 31 December 2024 於 2024 年 12 月 31 日 HK\$'000 千港元 (Audited) (經審核)
Right-of-use assets	使用權資產		
Property	物業	343	514
Equipment	設備	523	782
		866	1,296
Lease liabilities	租賃負債		
Current	流動	893	889
Non-current	非流動	26	498
		919	1,387

17. INVESTMENT IN AN INSURANCE CONTRACT

Investment in an insurance contract represents a management life insurance policy (the “**Insurance Policy**”). The Group is the beneficiary of the Insurance Policy. Changes in value of the investment in an insurance contract are recorded in “other gains/(losses), net” (Note 8) in the unaudited condensed consolidated statement of profit or loss.

17. 於一項保險合約中的投資

於一項保險合約中的投資指管理層壽險保單（「保單」）。本集團為保單的受益人。於一項保險合約中的投資的價值變動計入未經審核簡明綜合損益表中的「其他收益／（虧損）淨額」（附註8）。

18. TRADE RECEIVABLES AND CONTRACT ASSETS

The trade receivables are generally on credit terms ranging from 30 to 60 days.

The following is an ageing analysis of trade receivables, presented based on the invoice date at the end of the reporting period:

		As at 30 June 2025 於2025年 6月30日 HK\$'000 千港元 (Unaudited) (未經審核)	As at 31 December 2024 於2024年 12月31日 HK\$'000 千港元 (Audited) (經審核)
Contract assets	合約資產	8,898	8,898
Trade receivables:	貿易應收款項：		
Up to 30 days	最多30天	32,398	33,364
31 to 60 days	31至60天	30,483	19,165
61 to 90 days	61至90天	16,120	10,270
		79,001	62,799
		87,899	71,697

19. PLEDGED BANK DEPOSITS

Pledged bank deposits represent deposits to a bank to secure performance bonds and the banking facilities granted to the Group as set out in Note 20.

18. 貿易應收款項及合約資產

貿易應收款項的信貸期一般介乎30至60天。

以下為報告期末貿易應收款項按發票日期呈列的賬齡分析：

19. 已抵押銀行存款

已抵押銀行存款指附註20所載抵押予一間銀行以為履約保證金及本集團獲授的銀行融資提供擔保的存款。

20. BANKING FACILITIES

As at 30 June 2025 and 31 December 2024, the banking facilities granted to the Group are secured by the Group's pledged bank deposits and the corporate guarantee executed by the Company.

21. SHARE CAPITAL

		No. of shares 股份數目 '000 千股	Amount 金額 HK\$'000 千港元
Ordinary shares of HK\$0.01 each	每股面值0.01 港元的普通股		
Issued and fully paid:	已發行及繳足：		
At 31 December 2024 and 30 June 2025	於2024年12月31日及 2025年6月30日	800,000	8,000

22. CAPITAL COMMITMENT

As at 30 June 2025 and 31 December 2024, the Group had no material capital commitment.

23. COMPARATIVE AMOUNTS

Certain comparative amounts have been reclassified to conform to the current year's presentation and disclosures.

24. EVENTS AFTER REPORTING PERIOD

There are no material subsequent events undertaken by or impacted on the Group subsequent to 30 June 2025 and up to the date of this report.

20. 銀行融資

於2025年6月30日及2024年12月31日，授予本集團的銀行融資以本集團已抵押銀行存款及本公司簽立的公司擔保作為擔保。

21. 股本

22. 資本承擔

於2025年6月30日及2024年12月31日，本集團並無任何重大資本承擔。

23. 比較數字

若干比較數字已重新分類，以符合本年度之呈列方式及披露。

24. 報告期後事項

自2025年6月30日後及直至本報告日期止，本集團概無發生重大期後事項亦無受到任何影響。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論與分析

BUSINESS REVIEW

During the period under review, the Group sustained its positive performance, recording revenue of HK\$196.34 million (2024: HK\$187.68 million), representing an overall revenue growth of 4.61%. Capitalising on market growth opportunities, the Group's profit for the period approximately HK\$8.71 million (2024: HK\$9.15 million); mainly due to advance payments for the pre-management of newly signed contracts.

As at 30 June 2025, the Group's existing property management portfolio comprises 14 public housing estates owned by the Hong Kong Housing Authority ("HA") and 15 Home Ownership Scheme ("HOS") estates awarded by the HA. The contracts in hand usually range from 2 to 5 years and business is stable. In addition, 10 new contracts were awarded in the review period; it demonstrates residents' recognition of the Group's services, partial of them were commenced service in the review period and remaining are tentatively scheduled to commence in second half of 2025.

The Group's outstanding performance and inclusive workplace culture have been recognised through the receipt of multiple prestigious awards during the review period. These accolades include the "Estate Management Services Contractors Awards" from the Hong Kong Housing Authority and the "Inclusion & Diversity Award – Corporate Sector" from Dialogue in the Dark (HK) Foundation. These honors validate our dual commitment to enhancing residents' quality of life and advancing social diversity and inclusion. Moving forward, we will refine service experiences and deepen our practice of inclusive values. This ongoing dedication enables us to generate tangible positive value for all stakeholders.

Since December 2023, the Group has collaborated with the Smart Construction Laboratory (BIM Lab) at the Hong Kong University of Science and Technology on a "government-industry-academia-research" initiative. During the review period, the property management platform continued pilot testing at selected shopping malls. The data collected will be utilised to enhance indoor air quality and optimise facility management efficiency. To advance the adoption of smart technology in the property management sector, which target anticipating to enhance user experience and service satisfaction, driving continuous improvements in service quality.

業務回顧

本集團於回顧期內表現保持正面，錄得收益約196,340,000港元（2024年：187,680,000港元），整體收益增長4.61%。本集團積極把握市場上的增長機遇，本期間的溢利約8,710,000港元（2024年：9,150,000港元），主要歸於新簽合約前期管理的預付款項。

截至2025年6月30日，本集團現有的物業管理組合包括14個由香港房屋委員會（「房委會」）擁有的公共屋邨，以及15個由房委會授予的居者有其屋計劃（「居屋計劃」）的屋苑。手頭合約通常為期2至5年，顯示集團業務穩定。此外，在回顧期內，新簽合約10份，顯示居民對本集團服務的認可，部份新簽合約已於回顧期內開展服務，其餘暫定將於2025年下半年逐步投入服務。

本集團卓越表現與共融工作文化廣獲認可，於回顧期內榮膺多項權威獎項，包括香港房屋委員會「屋邨管理服務承辦商大獎」及黑暗中對話（香港）基金會2025年度「包容與多元企業獎」。這些殊榮印證我們在提升居民生活品質與推動社會多元共融的雙重承諾。未來我們將秉持精益求精理念，持續優化服務體驗，深化共融價值實踐，為所有持份者創造更具影響力的正向價值。

本集團自2023年12月起與香港科技大學智能建造實驗室(BIM Lab)開展「政產學研」合作研究，於回顧期內，該物業管理平台繼續於個別商場進行試點測試。我們將利用收集到的數據提升室內空氣質素及設施管理的效益。同時促進智能科技在物業管理行業的應用，冀能提升住戶的使用體驗及服務滿意度，推動服務質素持續進步。

FINANCIAL REVIEW

Revenue

The revenue from the provision of property management services has been increased from approximately HK\$187.68 million for the six months ended 30 June 2024 to approximately HK\$196.34 million for the six months ended 30 June 2025, representing an increase of approximately 4.61% over the same period in 2024. This increase was mainly due to the newly awarded of certain property management services contracts during the six months ended 30 June 2025.

Employee benefits expenses

The total employee benefits expenses slightly increased to approximately HK\$179.22 million for the six months ended 30 June 2025 from approximately HK\$167.15 million for the six months ended 30 June 2024. Such increase was mainly due to the increase in the number of contracts under management for the six months ended 30 June 2025.

Cleaning material costs

The cleaning material costs amounted to approximately HK\$1.47 million and HK\$1.38 million for the six months ended 30 June 2025 and 2024, respectively. The cleaning material costs mainly comprised rubbish bags, disinfection and other cleaning materials and related cost. The slightly increase was due to the increase in the number of contracts under management for the six months ended 30 June 2025.

Other operating expenses

The other operating expenses mainly comprised insurance expense, office supplies expense, security charges for specialist guard company to escort money in transit, guarantee fee for performance bonds, entertainment, travelling expense and estate maintenance expense.

The other operating expenses amounted to approximately HK\$7.18 million and HK\$9.42 million for the six months ended 30 June 2025 and 2024, respectively. The decrease in other operating expenses was mainly attributable to (i) decrease in professional fee; and (ii) decrease in estate maintenance expense.

For further details in relation to the other operating expenses, please refer to Note 11 to the unaudited condensed consolidated financial information.

財務回顧

收益

提供物業管理服務的收益由截至2024年6月30日止六個月的約187,680,000港元增加至截至2025年6月30日止六個月的約196,340,000港元，較2024年同期增加約4.61%。該增幅主要由於截至2025年6月30日止六個月內取得若干份新物業管理服務合約所致。

僱員福利開支

截至2025年6月30日止六個月的僱員福利開支總額由截至2024年6月30日止六個月的約167,150,000港元輕微增加至約179,220,000港元。該增加主要是由於截至2025年6月30日止六個月管理中的合約數目有所增加。

清潔材料成本

截至2025年及2024年6月30日止六個月的清潔材料成本分別為約1,470,000港元及1,380,000港元。清潔材料成本主要包括膠袋、消毒及其他清潔材料及有關費用。有關稍微增加主要由於截至2025年6月30日止六個月管理中的合約數量增加所致。

其他經營開支

其他經營開支主要包括保險費、辦公室用品開支、專業護衛公司就解款的保安費、履約保證金的擔保費、接待、差旅費及屋邨保養開支。

截至2025年及2024年6月30日止六個月的其他經營開支分別約為7,180,000港元及9,420,000港元。其他經營開支減少乃主要由於(i)專業費用減少；及(ii)屋邨保養開支減少。

有關其他經營開支的進一步詳情，請參閱未經審核簡明綜合財務資料附註11。

Profit for the period

The decrease in profit for the period from approximately HK\$9.15 million for the six months ended 30 June 2024 to approximately HK\$8.71 million for the six months ended 30 June 2025, representing a decrease of approximately 4.77%, was mainly due to (i) the decrease in other income; and (ii) the increase in employee benefit expenses.

LIQUIDITY AND FINANCIAL RESOURCES

For the six months ended 30 June 2025, the Group's operations were primarily financed through operating income and financing activities. The Directors believe that in the long term, the Group's operations will continue to be funded by a combination of cash generated from the Group's operating activities and financing activities. As at 30 June 2025, the gearing ratio calculated as the total debt which representing lease liabilities divided by total equity, was approximately 0.61% (as at 31 December 2024: 0.90%).

As at 30 June 2025 and as at 31 December 2024, the Group had current assets of approximately HK\$194.50 million and approximately HK\$212.16 million, respectively, which included trade receivables, contract assets, prepayments, deposits and other receivables, short-term bank deposits, cash and cash equivalents and pledged bank deposits. As at 30 June 2025, the Group had cash and cash equivalents of approximately HK\$16.77 million (as at 31 December 2024: approximately HK\$23.84 million).

CAPITAL STRUCTURE

The capital of the Group comprises only ordinary shares. Details of the Group's share capital are set out in Note 21 to the unaudited condensed consolidated financial information. During the six months ended 30 June 2025, there was no change in the capital structure of the Company.

MATERIAL ACQUISITIONS OR DISPOSALS

There were no material acquisitions or disposals of subsidiaries and affiliated companies during the six months ended 30 June 2025.

期內溢利

期內溢利由截至2024年6月30日止六個月的約9,150,000港元減少至截至2025年6月30日止六個月的約8,710,000港元，減少約4.77%，乃主要由於(i)其他收入減少；及(ii)僱員福利開支增加所致。

流動資金及財務資源

截至2025年6月30日止六個月，本集團主要透過經營收入及融資活動為其營運提供資金。董事相信，長遠而言，本集團將繼續以本集團經營活動及融資活動所產生的現金組合為營運提供資金。於2025年6月30日，資產負債比率(即將債務總額，指租賃負債除以總權益計算)約為0.61%(於2024年12月31日：0.90%)。

於2025年6月30日及2024年12月31日，本集團有流動資產分別約194,500,000港元及約212,160,000港元，包括貿易應收款項、合約資產、預付款項、按金及其他應收款項、短期銀行存款、現金及現金等價物以及已抵押銀行存款。於2025年6月30日，本集團的現金及現金等價物約為16,770,000港元(於2024年12月31日：約23,840,000港元)。

資本架構

本集團的資本僅由普通股組成。有關本集團股本的詳情載於未經審核簡明綜合財務資料附註21。截至2025年6月30日止六個月，本公司的資本架構並無變動。

重大收購或出售

截至2025年6月30日止六個月，概無重大收購或出售附屬公司及聯屬公司。

FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

As at 30 June 2025, the Group did not have any plans for material investments and capital assets.

EXPOSURE TO EXCHANGE RATE FLUCTUATION

The Group's revenue generating operations are mainly transacted in Hong Kong Dollars. The Directors consider that the impact of foreign exchange exposure to the Group is minimal. During the six months ended 30 June 2025, the Group did not enter into any hedging instruments or contracts.

SIGNIFICANT INVESTMENTS

The Group held investment in an insurance contract of approximately HK\$2.70 million as at 30 June 2025 and approximately HK\$2.66 million as at 31 December 2024, respectively. Save as disclosed herein, the Group did not have other significant investments for the Period.

CAPITAL COMMITMENTS

As at 30 June 2025, the Group had no material capital commitment that was not provided for in this unaudited condensed consolidated financial information.

CONTINGENT LIABILITIES

As at 30 June 2025, the Group had entered into 51 performance bonds with banks. The aggregate amount of the performance bonds was approximately HK\$137.12 million as at 30 June 2025. As at 30 June 2025, the Directors were not aware of any circumstance which may lead to the exercise of the performance bond and the Directors do not consider it is probable that a claim on the performance bonds will be made against the Group.

In carrying out the ordinary course of business, the Group is subject to the risk of being named as defendant in legal actions, claims and disputes in connection with its business activities. The nature of the legal proceedings initiated against the Company mainly includes claims for compensation by the Group's existing or former employees for work related injuries. The Group maintains sufficient insurance cover and, in the opinion of the Directors, based on current available evidence, any such existing claims and legal proceedings against the Company have no material financial impact to the Company as at 30 June 2025.

未來重大投資及資本資產計劃

於2025年6月30日，本集團並無任何重大投資及資本資產計劃。

匯率波動風險

本集團創造收益的業務主要以港元進行交易。董事認為本集團面臨的匯兌風險的影響甚微。截至2025年6月30日止六個月，本集團並無訂立任何對沖工具或合約。

重大投資

於2025年6月30日及2024年12月31日，本集團持有於一項保險合約中的投資分別約2,700,000港元及約2,660,000港元。除本報告所披露者外，本集團於本期間概無其他重大投資。

資本承擔

於2025年6月30日，本集團並無任何重大資本承擔未於此未經審核簡明綜合財務資料中提列。

或然負債

於2025年6月30日，本集團與若干銀行訂立51項履約保證金。於2025年6月30日，履約保證金的總額約為137,120,000港元。於2025年6月30日，董事並不知悉可能導致行使履約保證金的任何情況，且董事認為不太可能發生針對本集團作出的履約保證金索償。

於進行日常業務的過程中，本集團就其業務活動面臨成為法律行動、索償及糾紛的被告的風險。針對本公司發起的法律程序的性質主要包括本集團現有或前僱員就工傷作出賠償的申索。本集團持有足夠保險，且董事認為，基於目前可得的證據，針對本公司的任何有關現有索償及法律程序於2025年6月30日對本公司並無重大財務影響。

INTERIM DIVIDEND

On 27 August 2025, the Board declared an interim dividend of HK0.56 cent per ordinary share for the six months ended 30 June 2025 to the shareholders.

EMPLOYEES AND REMUNERATION POLICIES

As at 30 June 2025, the Group had a total of 1,304 employees. The Group's employee benefits expenses for the six months ended 30 June 2025 and 2024 amounted to approximately HK\$179.22 million and approximately HK\$167.15 million, respectively. To ensure that the Group is able to attract and retain Directors and staff members capable of attaining the best performance levels, remuneration packages are reviewed on a regular basis. In addition, discretionary bonus is offered to eligible employees by reference to the Group's results and individual performance.

OUTLOOK AND PROSPECTS

Hong Kong's public housing market continues to expand, presenting significant opportunities. Leveraging our extensive industry expertise, we are actively capitalising on the benefits arising from government policies. We establish trust with residents through quality services, optimise operational processes, control operating costs, and build sustainable competitiveness to ensure the continued and stable development of the business.

Looking ahead, the Group will continue to ensure the stability of the business, aiming to solidify our leadership position in Hong Kong's public housing property management sector. We will deepen collaboration with government and industry stakeholders, and integrate Smart City development, to respond efficiently and flexibly to market demands and changes by applying smart property management concepts. By continuously enhancing service efficiency and quality, this approach enables us to create sustainable long-term value for investors and the community, delivering exceptional service experiences alongside promising prospects for sustained growth.

中期股息

於2025年8月27日，董事會向股東宣派截至2025年6月30日止六個月的中期股息每股普通股0.56港仙。

僱員及薪酬政策

於2025年6月30日，本集團共有1,304名僱員。本集團截至2025年及2024年6月30日止六個月的僱員福利開支分別約為179,220,000港元及約167,150,000港元。為確保本集團可吸引及挽留表現優良的董事及工作人員，本集團會定期檢討薪酬待遇。此外，本集團亦根據其業績及個別員工表現向合資格僱員發放酌情花紅。

前景及展望

香港公營房屋市場持續擴張，帶來龐大機遇。本集團憑藉深厚行業經驗，積極把握政府政策紅利。通過優質服務建立與居民的信任，優化運營流程、把控營運成本、構建可持續的競爭力。讓業務繼續穩定發展。

展望未來，本集團將持續業務穩定性，致力鞏固在香港公營房屋物業管理市場的領導地位。我們將深化與政府及業界的夥伴關係，融入智慧城市發展，應用智慧屋邨管理理念，高效及靈活應對市場需求與變革。持續提升服務效率與品質，為投資者及社區創造長期價值，提供卓越服務體驗與可持續增長前景。

OTHER INFORMATION

其他資料

Disclosure of Interests

(a) **Interests and short positions of Directors and chief executive in the shares, underlying shares and debentures of the Company and its associated corporations**

As at 30 June 2025, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the “SFO”)) which were required to be notified to the Company and the Stock Exchange: (a) pursuant to Divisions 7 and 8 of Part XV of the SFO (including any interests and short positions in which they are taken or deemed to have under such provisions of the SFO); or (b) pursuant to Section 352 of the SFO, to be entered in the register referred to therein (the “Register”); or (c) pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules relating to securities transactions by Directors to be notified to the Company and the Stock Exchange were as follows:

Long position in the shares

Name of Directors	Capacity	Nature of interest	Number of shares ⁽¹⁾	Approximate percentage of interest in the Company
董事姓名	身份	權益性質	股份數目 ⁽¹⁾	佔本公司權益的概約百分比
Mr. Pang Yat Ting, Dominic ⁽²⁾ 彭一庭先生 ⁽²⁾	Interest in controlled corporation 受控制法團權益	Corporate interest 公司權益	519,649,500 (L)	64.95%
Mr. Ng Fuk Wah ⁽³⁾ 吳福華先生 ⁽³⁾	Interest of spouse 配偶權益	Corporate interest 公司權益	80,000,000 (L)	10.00%

Notes:

- The letter “L” denotes the person’s long position in the shares.
- The Shares were beneficially owned by Chun Wo Overseas. Chun Wo Overseas is a wholly-owned subsidiary of Asia Allied Infrastructure, which is held as to approximately 53.01% by Mr. Pang Yat Ting, Dominic, through his shareholding in GT Winners and through such shareholding held by him in his own capacity. GT Winners was owned as to 45% by Mr. Pang Yat Ting, Dominic and 45% by Madam Li Wai Hang, Christina. By virtue of the SFO, each of them was deemed to be interested in the ordinary shares/underlying shares of the Company in which Chun Wo Overseas had interest or was deemed to have interest.

權益披露

(a) **董事及主要行政人員於本公司及其相聯法團股份、相關股份及債權證的權益及淡倉**

於2025年6月30日，董事及本公司主要行政人員於本公司或任何其相聯法團（定義見證券及期貨條例（「證券及期貨條例」）第XV部）之股份、相關股份及債權證中的權益及淡倉而須知會本公司及聯交所：(a)根據證券及期貨條例第XV部第7及第8分部（包括彼等根據證券及期貨條例之有關條文被當作或視為擁有之任何權益及淡倉）；或(b)根據證券及期貨條例第352條登記於該條所指的登記冊（「登記冊」）內的權益及淡倉；或(c)根據GEM上市規則第5.46至5.67條有關董事進行證券交易的事宜而須知會本公司及聯交所的權益及淡倉如下：

於股份的好倉

附註：

- 字母「L」代表該位人士於股份中的好倉。
- 股份由俊和海外實益擁有。俊和海外為亞洲聯合基建的全資附屬公司，彭一庭先生透過其持有的GT Winners的股份及透過其以個人身分持有的該等股份持有約53.01%。GT Winners由彭一庭先生及李蕙嫻女士各自擁有45%股權。根據證券及期貨條例，彼等各自被視為擁有俊和海外所擁有或被視為擁有權益之本公司普通股／相關股份之權益。

3. The Shares were beneficially owned by R5A Group Limited, registered owner of 80,000,000 Shares of the Company, representing approximately 10.00% of the Company's issued share capital. R5A Group Limited is owned as to 55.34% by Ms. Tam Mo Kit, 16.40% by Mr. Sung Alfred Lee Ming, 14.07% by Mr. Ho Chu Ming, 12.91% by Mr. Tang Kong Fuk and 1.28% by Mr. Ho Tik Wai. Therefore, Ms. Tam Mo Kit is deemed to be interested in all the Shares held by R5A Group Limited for the purposes of the SFO. As Mr. Ng Fuk Wah is the spouse of Ms. Tam Mo Kit, under the SFO, Mr. Ng Fuk Wah is also deemed to be interested in the same number of Shares held by Ms. Tam Mo Kit.

Save as disclosed above and so far as is known to the Directors, as at 30 June 2025, none of the Directors nor chief executive of the Company had or was deemed to have any other interests or short positions in the shares, underlying shares and debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO) which were required (a) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including any interests and short positions which they are taken or deemed to have under such provisions of the SFO); or (b) pursuant to Section 352 of the SFO, to be entered in the Register referred to therein; or (c) to be notified to the Company and the Stock Exchange pursuant to the required standards of dealing by directors as referred to in Rules 5.46 to 5.67 of the GEM Listing Rules.

3. 該等股份由R5A Group Limited實益擁有。R5A Group Limited為本公司80,000,000股股份的註冊擁有人，佔本公司已發行股本約10.00%。R5A Group Limited由譚慕潔女士、宋理明先生、何柱明先生、鄧降福先生及何迪威先生分別擁有55.34%、16.40%、14.07%、12.91%及1.28%的權益。因此，根據證券及期貨條例，譚慕潔女士被視為於R5A Group Limited持有的所有股份中擁有權益。根據證券及期貨條例，由於吳福華先生為譚慕潔女士的配偶，故吳福華先生亦被視為於譚慕潔女士持有的相同數目股份中擁有權益。

除上文所披露者外，據董事所知悉，於2025年6月30日，概無董事或本公司主要行政人員於本公司或其相聯法團（定義見證券及期貨條例第XV部）之股份、相關股份及債權證中擁有或被視為擁有任何其他權益或淡倉而須(a)根據證券及期貨條例第XV部第7及第8分部知會本公司及聯交所（包括彼等根據證券及期貨條例之有關條文被當作或視為擁有之任何權益及淡倉）；或(b)根據證券及期貨條例第352條登記於該條所指的登記冊內；或(c)根據GEM上市規則第5.46至5.67條所述的董事進行交易的規定準則而知會本公司及聯交所。

(b) Interests and short positions of substantial shareholders in the shares, underlying shares and debentures of the Company and its associated corporation

So far as the Directors are aware of, as at 30 June 2025, the following persons/entities other than a Director or chief executive of the Company had interests or short positions in the shares and underlying shares, which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the Register required to be kept under section 336 of the SFO, or who were directly or indirectly interested in 5% or more of the issued voting shares of the Company:

Long positions in the ordinary shares of the Company

(b) 主要股東於本公司及其相聯法團的股份、相關股份及債權證中的權益及淡倉

就董事所知，於2025年6月30日，以下人士／實體（董事或本公司主要行政人員除外）於股份及相關股份中擁有根據證券及期貨條例第XV部第2及3分部的條文須向本公司披露的權益或淡倉，或記錄於根據證券及期貨條例第336條須存置的登記冊內的權益或淡倉，或直接或間接擁有本公司具表決權的已發行股份5%或以上權益：

於本公司普通股的好倉

Name of Shareholders	Capacity/Nature of interest	Number of shares ⁽¹⁾	Approximate percentage of interest in the Company 佔本公司權益的概約百分比
股東姓名／名稱	身份／權益性質	股份數目 ⁽¹⁾	
Chun Wo Overseas ⁽²⁾ 俊和海外 ⁽²⁾	Beneficial owner 實益擁有人	519,649,500 (L)	64.95%
Asia Allied Infrastructure ⁽²⁾ 亞洲聯合基建 ⁽²⁾	Interest in controlled corporation 受控制法團權益 Corporate interest 公司權益	519,649,500 (L)	64.95%
Madam Li Wai Hang, Christina ⁽³⁾ 李蕙嫻女士 ⁽³⁾	Interest in controlled corporation 受控制法團權益 Corporate interest 公司權益	519,649,500 (L)	64.95%
R5A Group Limited ⁽⁴⁾	Beneficial owner 實益擁有人	80,000,000 (L)	10.00%

Notes:

1. The letter "L" denotes the person's long position in the shares.
2. The Shares were beneficially owned by Chun Wo Overseas, a wholly-owned subsidiary of Asia Allied Infrastructure. By virtue of the SFO, Asia Allied Infrastructure was deemed to be interested in all the Shares held by Chun Wo Overseas.
3. Asia Allied Infrastructure was owned as to 53.01% by GT Winners and GT Winners was deemed to be interested in the shares and debentures of the Company that Asia Allied Infrastructure was interested. GT Winners was owned as to 45% by Mr. Pang Yat Ting, Dominic and 45% by Madam Li Wai Hang, Christina. By virtue of the SFO, each of them was deemed to be interested in the ordinary shares/underlying shares of the Company in which GT Winners had interest or was deemed to have interest.
4. R5A Group Limited is owned as to 55.34% by Ms. Tam Mo Kit, 16.40% by Mr. Sung Alfred Lee Ming, 14.07% by Mr. Ho Chu Ming, 12.91% by Mr. Tang Kong Fuk and 1.28% by Mr. Ho Tik Wai.

Save as disclosed above and so far as is known to the Directors, as at 30 June 2025, the Directors were not aware of any other persons who had, or was deemed to have, interest or short positions in the shares and underlying shares of the Company would fall to be required to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the Register required to be kept by the Company pursuant to Section 336 of the SFO or who were directly or indirectly interested in 5% or more of the issued voting shares of the Company.

附註：

1. 字母「L」代表該位人士於股份中的好倉。
2. 該等股份由亞洲聯合基建的全資附屬公司俊和海外實益擁有。根據證券及期貨條例，亞洲聯合基建被視為於俊和海外所持有之所有股份中擁有權益。
3. 亞洲聯合基建由GT Winners擁有53.01%股權，而GT Winners被視為於亞洲聯合基建所擁有權益之本公司股份及債權證中擁有權益。彭一庭先生及李蕙嫻女士各自擁有GT Winners 45%股權。根據證券及期貨條例，彼等各自被視為擁有GT Winners所擁有或被視為擁有權益之本公司普通股／相關股份之權益。
4. R5A Group Limited由譚慕潔女士、宋理明先生、何柱明先生、鄧降福先生及何迪威先生分別擁有55.34%、16.40%、14.07%、12.91%及1.28%的權益。

除上文所披露者外，據董事所知悉，於2025年6月30日，董事並不知悉有任何其他人士於本公司股份及相關股份中擁有或被視作擁有根據證券及期貨條例第XV部第2及3分部的條文須向本公司及聯交所披露或須登記於本公司根據證券及期貨條例第336條所存置登記冊的權益或淡倉，或直接或間接擁有本公司已發行有表決權股份5%或以上權益的人士。

SHARE OPTION SCHEME

On 24 October 2017, a share option scheme was adopted by the shareholders of the Company (the “**Share Option Scheme**”). The purpose of the Share Option Scheme is to provide incentives and rewards to eligible participants who would contribute to the success of the Group’s operations. Under the terms of the Share Option Scheme, the Board may, at its discretion, grant share options to any full-time employee and any Director of the Company or its subsidiaries, including any executive, non-executive or independent non-executive directors. The Share Option Scheme will remain in force for a period of ten years commencing the date on the Listing Date.

The exercise price for shares under the Share Option Scheme may be determined by the Board at its absolute discretion but in any event will not be less than the highest of: (i) the closing price of the shares as stated in the daily quotations sheet of the Stock Exchange on the date of grant, which must be a business day; (ii) the average of the closing prices of the shares as stated in the daily quotations sheets of the Stock Exchange for the five business days immediately preceding the date of grant; and (iii) the nominal value of the share on the date of grant. Any share options granted under the Share Option Scheme shall end in any event not later than ten years from the Commencement Date (as defined in the Share Option Scheme). A nominal value of HK\$1.00 is payable on acceptance of each grant of share options.

The total number of shares issued and to be issued upon exercise of options granted to each eligible participant (including both exercised and outstanding Options) in any 12-month period must not exceed 1% of the shares in issue. An option may be exercised in accordance with the terms of the Share Option Scheme at any time during a period as the Board may determine which shall not exceed ten years from the date of grant subject to the provisions of early termination thereof. Pursuant to Rule 23.03F of the GEM Listing Rules, the vesting period for options shall not be less than 12 months.

購股權計劃

於2017年10月24日，本公司股東採納一項購股權計劃（「購股權計劃」）。購股權計劃旨在向對本集團業務成功作出貢獻的合資格參與者提供鼓勵及獎勵。根據購股權計劃的條款，董事會可酌情向本公司或其附屬公司任何全職僱員及任何董事（包括任何執行董事、非執行董事或獨立非執行董事）授出購股權。購股權計劃將於上市日期起計十年期間內有效。

購股權計劃項下股份的行使價可由董事會全權酌情釐定，惟在任何情況下不得低於以下各項的最高者：(i) 聯交所每日報價表所報股份於授出日期（須為營業日）的收市價；(ii) 聯交所每日報價表所報股份於緊接授出日期前五個營業日的平均收市價；及(iii) 股份於授出日期的面值。任何根據購股權計劃授出之購股權於任何情況下均會於開始日期（定義見購股權計劃）起計十年內屆滿。接納每項授出的購股權須支付1.00港元的象徵式款項。

於任何12個月期間內各合資格參與者因行使所獲授購股權（包括已行使及未行使購股權）而已發行及將發行的股份總數不得超過已發行股份的1%。購股權可於董事會可能釐定的期間內隨時根據購股權計劃條款行使，有關期間自授出日期起不得超過十年，並受提前終止條文規限。根據GEM上市規則第23.03F條，購股權的歸屬期不得少於12個月。

The maximum number of shares which may be issued upon exercise of all options granted under the Share Option Scheme and any other schemes must not, in aggregate, exceed 80,000,000 Shares, being 10% of the shares in issue as at the Listing Date. No share option has been granted, exercised, lapsed or cancelled during the reporting period and is outstanding as at the date of this report.

The number of share options available for grant under the scheme mandate at the beginning and the end of the reporting period is 48,000,000 and 48,000,000 respectively.

COMPETING INTERESTS

For the six months ended 30 June 2025, the Directors were not aware of any business or interest of the Directors, the controlling shareholders, and their respective close associates (as defined under the GEM Listing Rules) that compete or may compete with the business of the Group and any other conflict of interest which any such person has or may have with the Group.

A deed of non-competition dated 24 October 2017 was entered into by the controlling shareholders in favour of the Company (for itself and as trustee for its subsidiaries), details of which are set out in the section headed "Relationship with Controlling Shareholders" of the Prospectus.

CODE OF CORPORATE GOVERNANCE PRACTICES

The Company endeavors to adopt prevailing best corporate governance practices. During the six months ended 30 June 2025 and up to the date of this report, the Company had complied with all the code provisions set out in the Corporate Governance Code under Appendix C1 of the GEM Listing Rules and there has been no deviation in relation thereto.

因行使根據購股權計劃及任何其他計劃授出的所有購股權而可能發行的最高股份數目合計不得超過80,000,000股股份，即於上市日期已發行股份的10%。於報告期間概無授予、行使、失效或註銷任何購股權，且於本報告日期概無購股權尚未行使。

於報告期間期初及期末，根據計劃授權可授予的購股權數目分別為48,000,000份及48,000,000份。

競爭權益

截至2025年6月30日止六個月，董事並無得悉董事、控股股東及彼等各自的緊密聯繫人（定義見GEM上市規則）擁有與本集團業務構成或可能構成競爭的業務或於當中的權益，以及概無任何有關人士與本集團有或可能有任何其他利益衝突。

控股股東於2017年10月24日以本公司（為其本身及作為其附屬公司的受託人）為受益人訂立不競爭契據，有關詳情載於招股章程「與控股股東的關係」一節。

企業管治常規守則

本公司致力採納現行最佳企業管治常規。截至2025年6月30日止六個月及直至本報告日期，本公司一直遵守GEM上市規則附錄C1項下企業管治守則內的所有守則條文，並無出現與此相關的偏離情況。

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted a code of conduct regarding securities transactions by the Directors on terms no less exacting than the required standard of dealings set out in Rules 5.48 to 5.67 of the GEM Listing Rules (the “**Model Code**”). The Company had also made specific enquiry to each of the Directors and all Directors confirmed that they have complied with the required standards set out in the Model Code regarding Directors' securities transactions throughout the reporting period. The Company was not aware of any non-compliance with the Model Code by the Directors during the six months ended 30 June 2025 and up to the date of this report.

Pursuant to Rule 5.66 of the Model Code, the Directors have also requested any employee of the Company or director or employee of subsidiary of the Company who, because of his/her office or employment in the Company or a subsidiary, is likely to possess inside information in relation to the securities of the Company, not to deal in securities of the Company when he/she would be prohibited from dealing by the Model Code as if he/she were a Director.

INTERIM DIVIDEND AND CLOSURE OF REGISTER OF MEMBERS

The Directors are pleased to declare an interim dividend of HK0.56 cent per ordinary share for the six months ended 30 June 2025 (2024: HK1.40 cents per ordinary share) to be paid to the shareholders of the Company whose names are recorded on the register of members of the Company as at the close of business on Monday, 15 September 2025. The interim dividend is payable on or before Monday, 29 September 2025.

The Company's register of members will be closed from Thursday, 11 September 2025 to Monday, 15 September 2025 (both days inclusive), and during this period no transfer of shares will be registered. The record date for the interim dividend is at the close of business on Monday, 15 September 2025. In order to qualify for an interim dividend, all transfers of shares accompanied by the relevant Share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration by 4:30 p.m. on Wednesday, 10 September 2025.

董事進行證券交易

本公司已採納有關董事進行證券交易的行為守則（「**標準守則**」），其條款不會較 GEM 上市規則第 5.48 至 5.67 條所載規定交易準則寬鬆。本公司亦已向各董事作出具體查詢，而全體董事確認彼等於整個報告期間一直遵守有關董事進行證券交易的標準守則所載的規定標準。本公司並不知悉董事於截至 2025 年 6 月 30 日止六個月及直至本報告日期違反標準守則。

根據標準守則第 5.66 條，董事亦要求因任職或受聘於本公司或附屬公司而可能知悉本公司證券內幕消息的任何本公司僱員或本公司附屬公司董事或僱員不可在標準守則禁止買賣的情況下買賣本公司證券（猶如其為董事）。

中期股息及暫停辦理股東登記手續

董事欣然宣派截至 2025 年 6 月 30 日止六個月之中期股息每股普通股 0.56 港仙（2024 年：每股普通股 1.40 港仙）。有關股息將派付予於 2025 年 9 月 15 日（星期一）營業時間結束時名列本公司股東名冊之本公司股東。中期股息將須於 2025 年 9 月 29 日（星期一）或之前支付。

本公司將由 2025 年 9 月 11 日（星期四）至 2025 年 9 月 15 日（星期一）（包括首尾兩日）暫停辦理股東登記手續，期間將不會辦理任何股份過戶登記。中期股息的記錄日期為 2025 年 9 月 15 日（星期一）營業時間結束時。為符合獲派中期股息之資格，所有股份之過戶文件連同相關股票，必須於 2025 年 9 月 10 日（星期三）下午四時三十分前，送交本公司於香港之股份過戶登記分處卓佳證券登記有限公司，地址為香港夏慤道 16 號遠東金融中心 17 樓。

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

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the Period and up to the date of this report.

REVIEW BY AUDIT COMMITTEE

The financial information in this report has not been audited nor reviewed by the auditor of the Company. Pursuant to Rule 5.28 of the GEM Listing Rules, the Company established the audit committee (the "**Audit Committee**") with written terms of reference aligned with the provisions set out in Appendix C1 of the GEM Listing Rules. The primary duties of the Audit Committee are to review and supervise the financial reporting process and internal control procedures of the Group. As at the date of this report, the Audit Committee comprises Mr. Yu Cheeric (Chairman of the Audit Committee), Mr. Wong Bay, Mr. Ng Kee Fat Ronny and Ms. Fung Nancy Ruth, being the independent non-executive Directors.

The Audit Committee has reviewed the unaudited condensed consolidated financial information of the Company for the six months ended 30 June 2025 and is of the opinion that such financial information complied with the applicable accounting standards and the requirements under the GEM Listing Rules, and that adequate disclosures have been made.

Hong Kong, 27 August 2025

As at the date of this report, the Board comprises five executive Directors, namely Ir Dr. Pang Yat Bond, Derrick JP, Mr. Pang Yat Ting, Dominic, Mr. Ho Chu Ming, Mr. Ng Fuk Wah and Mr. Xu Jianhua, Jerry and four independent non-executive Directors, namely Mr. Wong Bay, Mr. Ng Kee Fat Ronny, Mr. Yu Cheeric and Ms. Fung Nancy Ruth.

This report will remain on the "Latest Listed Company Information" page of the website of the Stock Exchange at www.hkexnews.hk for at least seven days from the date of its publication and on the website of the Company at www.modernliving.com.hk.

購買、出售或贖回本公司的上市證券

於本期間及直至本報告日期，本公司或其任何附屬公司概無購買、出售或贖回本公司任何上市證券。

由審核委員會審閱

本報告的財務資料未經本公司核數師審核或審閱。根據GEM上市規則第5.28條，本公司已成立審核委員會（「**審核委員會**」），其書面職權範圍與GEM上市規則附錄C1所載的規定一致。審核委員會的主要職責為審閱及監管本集團的財務申報流程及內部監控程序。於本報告日期，審核委員會成員包括余致力先生（審核委員會主席）、黃比先生、吳紀法先生及馮蘭施女士，全部均為獨立非執行董事。

審核委員會已審閱本公司截至2025年6月30日止六個月的未經審核簡明綜合財務資料，並認為有關財務資料符合適用的會計準則及GEM上市規則的規定，並已作出充分披露。

香港，2025年8月27日

於本報告日期，董事會包括五名執行董事彭一邦博士工程師太平紳士、彭一庭先生、何柱明先生、吳福華先生及徐建華先生，及四名獨立非執行董事黃比先生、吳紀法先生、余致力先生及馮蘭施女士。

本報告將由其刊登日期起最少七日於聯交所網站www.hkexnews.hk的「最新上市公司公告」網頁刊登及於本公司網站www.modernliving.com.hk刊登。



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