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ANNUAL REPORT
2025 年報



WONG'S INTERNATIONAL HOLDINGS LIMITED

王氏國際集團有限公司

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

Stock Code 股份代號: 99



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公司資料

Corporate Information

董事會

執行董事

王忠秣先生
(主席兼行政總裁)
王賢敏女士
陳子華博士
熊永順先生
陳偉明先生

獨立非執行董事

李家祥博士，GBS，OBE，太平紳士
楊孫西博士，GBM，太平紳士
葉天養先生，太平紳士
羅偉浩先生

審核委員會

李家祥博士，GBS，OBE，太平紳士 (主席)
楊孫西博士，GBM，太平紳士
葉天養先生，太平紳士

風險管理委員會

王賢敏女士 (主席)
陳子華博士
熊永順先生

薪酬委員會

楊孫西博士，GBM，太平紳士 (主席)
葉天養先生，太平紳士
陳子華博士

提名委員會

王忠秣先生 (主席)
王賢敏女士
楊孫西博士，GBM，太平紳士
葉天養先生，太平紳士
羅偉浩先生

行政委員會

王忠秣先生 (主席)
王賢敏女士
陳子華博士
熊永順先生
陳偉明先生

BOARD OF DIRECTORS

Executive Directors

Mr. Wong Chung Mat, Ben
(Chairman and Chief Executive Officer)
Ms. Wong Yin Man, Ada
Dr. Chan Tsze Wah, Gabriel
Mr. Hung Wing Shun, Edmund
Mr. Chan Wai Ming, Hermes

Independent Non-executive Directors

Dr. Li Ka Cheung, Eric, GBS, OBE, JP
Dr. Yu Sun Say, GBM, JP
Mr. Alfred Donald Yap, JP
Mr. Lo Wai Ho, Ashley

AUDIT COMMITTEE

Dr. Li Ka Cheung, Eric, GBS, OBE, JP (Chairman)
Dr. Yu Sun Say, GBM, JP
Mr. Alfred Donald Yap, JP

RISK MANAGEMENT COMMITTEE

Ms. Wong Yin Man, Ada (Chairperson)
Dr. Chan Tsze Wah, Gabriel
Mr. Hung Wing Shun, Edmund

REMUNERATION COMMITTEE

Dr. Yu Sun Say, GBM, JP (Chairman)
Mr. Alfred Donald Yap, JP
Dr. Chan Tsze Wah, Gabriel

NOMINATION COMMITTEE

Mr. Wong Chung Mat, Ben (Chairman)
Ms. Wong Yin Man, Ada
Dr. Yu Sun Say, GBM, JP
Mr. Alfred Donald Yap, JP
Mr. Lo Wai Ho, Ashley

ADMINISTRATIVE COMMITTEE

Mr. Wong Chung Mat, Ben (Chairman)
Ms. Wong Yin Man, Ada
Dr. Chan Tsze Wah, Gabriel
Mr. Hung Wing Shun, Edmund
Mr. Chan Wai Ming, Hermes

公司秘書

何婉芬女士，FCG(CS，CGP)，HKFCG(CS，CGP)

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

律師

莊驥律師事務所
Musick, Peeler & Garrett LLP

來往銀行

香港上海滙豐銀行有限公司
中國銀行(香港)有限公司
渣打銀行(香港)有限公司

註冊辦事處

Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

總辦事處

香港
九龍
官塘
偉業街108號
絲寶國際大廈17樓

主要股份過戶登記處

Appleby Global Corporate Services
(Bermuda) Limited
Canon's Court, 22 Victoria Street
PO Box HM 1179, Hamilton HM EX
Bermuda

香港股份過戶登記分處

卓佳證券登記有限公司
香港
夏慤道16號
遠東金融中心17樓

網址

www.wih.com.hk

COMPANY SECRETARY

Ms. Ho Yuen Fan, FCG(CS, CGP), HKFCG(CS, CGP)

AUDITOR

PricewaterhouseCoopers
Certified Public Accountants and Registered Public Interest Entity Auditor

SOLICITORS

J.S. Gale & Co.
Musick, Peeler & Garrett LLP

BANKERS

The Hongkong and Shanghai Banking Corporation Limited
Bank of China (Hong Kong) Limited
Standard Chartered Bank (Hong Kong) Limited

REGISTERED OFFICE

Clarendon House
2 Church Street
Hamilton HM 11
Bermuda

PRINCIPAL OFFICE

17/F, C-Bons International Center
No. 108 Wai Yip Street
Kwun Tong
Kowloon
Hong Kong

PRINCIPAL SHARE REGISTRAR

Appleby Global Corporate Services
(Bermuda) Limited
Canon's Court, 22 Victoria Street
PO Box HM 1179, Hamilton HM EX
Bermuda

HONG KONG BRANCH SHARE REGISTRAR

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

WEBSITE

www.wih.com.hk

主席報告書

Chairman's Statement

全年財務業績

王氏國際集團有限公司(「本公司」, 連同其附屬公司統稱「本集團」)擁有人應佔虧損為港幣165,100,000元, 而上一個財政年度則為虧損港幣837,500,000元。所呈報業績包括本集團及合營企業所持投資物業價值以及已完成物業存貨(扣除遞延稅項)減少港幣287,400,000元, 而上一個財政年度則減少港幣984,800,000元。

截至二零二五年十二月三十一日止年度, 本公司擁有人應佔基本利潤(不包括本集團及合營企業所持投資物業以及已完成物業存貨(扣除遞延稅項)變動的影響)為港幣122,400,000元, 而上一個財政年度則為港幣147,300,000元。此乃主要由於EMS部門利潤減少港幣21,800,000元、其他收入減少港幣1,000,000元、匯兌差異虧損增加港幣26,400,000元, 並被物業持有部門利潤增加港幣10,900,000元(不包括本集團及合營企業所持投資物業以及已完成物業存貨(扣除遞延稅項)變動的影響)及融資成本淨額減少港幣6,000,000元所抵銷。

本年度之每股虧損為港幣0.34元, 而上一個財政年度則為每股虧損港幣1.75元。截至二零二五年十二月三十一日止年度, 本集團之收益為港幣2,530,100,000元, 而上一個財政年度則為港幣2,664,700,000元。截至二零二五年十二月三十一日止年度之營運利潤為港幣24,600,000元, 而上一個財政年度則為營運虧損港幣286,100,000元。

FINAL FINANCIAL RESULTS

Loss attributable to owners of Wong's International Holdings Limited (the "Company", and together with its subsidiaries, the "Group") amounted to HK\$165.1 million, compared to loss of HK\$837.5 million for last financial year. The reported result included decreases in value of investment properties held by the Group and the joint ventures, and stock of completed properties, net of deferred tax, of HK\$287.4 million, compared to decreases of HK\$984.8 million for last financial year.

The underlying profit attributable to owners of the Company (excluding the effect of changes on investment properties held by the Group and the joint ventures, and stock of completed properties, net of deferred tax) for the year ended 31 December 2025 amounted to HK\$122.4 million, as compared to HK\$147.3 million for the last financial year. This was mainly attributable to the profit from EMS Division decreased by HK\$21.8 million, other income decreased by HK\$1.0 million, increase in loss in exchange difference by HK\$26.4 million, and offsetting by increase in profit from the Property Holding Division by HK\$10.9 million (excluding the effect of changes on investment properties held by the Group and the joint ventures, and stock of completed properties, net of deferred tax), and decrease in net finance cost by HK\$6.0 million.

Losses per share for the year was HK\$0.34 as compared to losses per share of HK\$1.75 for the last financial year. The Group's revenue for the year ended 31 December 2025 was HK\$2,530.1 million, as compared to HK\$2,664.7 million for the last financial year. Operating profit for the year ended 31 December 2025 was HK\$24.6 million, as compared to operating loss of HK\$286.1 million for the last financial year.

股息

本公司已支付二零二五年度中期股息每股港幣0.0275元（二零二四年：港幣0.0275元）。董事現建議於二零二六年六月二十五日（星期四）派付末期股息每股港幣0.0200元（二零二四年：港幣0.0300元）予於二零二六年六月八日（星期一）名列本公司股東名冊之股東。派付有關建議末期股息須待股東於本公司將於二零二六年六月二日（星期二）舉行之應屆股東週年大會（「股東週年大會」）上批准，方可作實。

就股東週年大會而暫停辦理股東登記手續及記錄日期

為確定出席股東週年大會並於會上投票之權利，本公司將於二零二六年五月二十七日（星期三）至二零二六年六月二日（星期二）（包括首尾兩日）暫停辦理本公司股東登記手續，於該期間內不會辦理股份轉讓。如欲符合資格出席股東週年大會並於會上投票，務須於二零二六年五月二十六日（星期二）下午四時三十分前，將所有過戶表格連同有關股票，一併送達本公司之香港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，以辦理登記手續。於二零二六年六月二日（星期二）（即股東週年大會記錄日期）名列本公司股東名冊之股東將合資格出席股東週年大會並於會上投票。

DIVIDENDS

The Company paid an interim dividend of HK\$0.0275 (2024: HK\$0.0275) per share for 2025. The Directors now recommend the payment of a final dividend of HK\$0.0200 (2024: HK\$0.0300) per share on Thursday, 25 June 2026 to the shareholders whose names appear on the Register of Members of the Company on Monday, 8 June 2026. Payment of such proposed final dividend is subject to approval of the shareholders at the forthcoming annual general meeting (the "AGM") of the Company to be held on Tuesday, 2 June 2026.

CLOSURE OF REGISTER OF MEMBERS AND RECORD DATE FOR THE AGM

For determining the entitlement to attend and vote at the AGM, the Register of Members of the Company will be closed from Wednesday, 27 May 2026 to Tuesday, 2 June 2026, both days inclusive. During this period, no transfer of shares will be effected. To be eligible to attend and vote at the AGM, all transfers accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on Tuesday, 26 May 2026. Shareholders whose names appear on the Register of Members of the Company on Tuesday, 2 June 2026 (i.e. the record date for the AGM) will be eligible for attending and voting at the AGM.

主席報告書 Chairman's Statement

就派發股息而暫停辦理股東登記手續及記錄日期

為確定收取建議末期股息之權利，本公司將於二零二六年六月八日（星期一）暫停辦理本公司股東登記手續，該日將不會辦理股份轉讓。如欲符合資格獲派建議末期股息，務須於二零二六年六月五日（星期五）下午四時三十分前，將所有過戶表格連同有關股票，一併送達本公司之香港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，以辦理登記手續。於二零二六年六月八日（星期一）（即末期股息記錄日期）名列本公司股東名冊之股東將合資格在於股東週年大會上獲股東批准之情況下收取建議末期股息。

股息政策

為維持合理的投資回報及回饋股東之持續支持，董事會已採納股息政策，按本集團的利潤表現向股東派發股息。股息派付比率將會根據股東應佔利潤（不包括已計入綜合收益表的應佔合營企業／聯營公司利潤及虧損以及投資物業公允價值變動），並經考慮多個於宣派股息當時之因素後釐定，包括但不限於財務表現及預期的盈利能力、流動資金狀況及資本效率、遵守財務契約、來自附屬公司的股息收入、未來發展及承諾、潛在投資機遇，以及本公司之公司細則、百慕達法律及其他適用規則和規例內的相關條文。本公司亦或會在普通股息以外不時派發特別股息。

視乎不時的情況而定，股息建議及派付將由董事會全權決定，及在適用情況下需經股東批准。概無保證將會就任何指定期間建議或派付任何特定金額的股息。

CLOSURE OF REGISTER OF MEMBERS AND RECORD DATE FOR PAYMENT OF DIVIDEND

For determining the entitlement to the proposed final dividend, the Register of Members of the Company will be closed on Monday, 8 June 2026 and no transfer of shares will be effected on that date. To qualify for the proposed final dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on Friday, 5 June 2026. Shareholders whose names appear on the Register of Members of the Company on Monday, 8 June 2026 (i.e. the record date for final dividend) will be eligible for receiving the proposed final dividend which is subject to approval of the shareholders at the AGM.

DIVIDEND POLICY

For the purpose of maintaining a reasonable return on investment and rewarding shareholders for their continued support, the Board has adopted a Dividend Policy for distribution of dividend to the shareholders in accordance with the Group's profit performance. The dividend payout ratio will be based on the profit attributable to the shareholders excluding share of profit and loss of joint ventures/associated companies and change in fair value of investment properties which have been recorded in the consolidated income statement after considering various prevailing factors at the time of declaration of dividend, including but not limited to financial performance and projected profitability, liquidity position and capital efficiency, compliance with financial covenants, dividends received from subsidiaries, future growth and commitments, potential investment opportunities, relevant provisions under the Company's bye-laws, laws of Bermuda and other applicable rules and regulations. The Company may also distribute special dividend from time to time in addition to the ordinary dividend.

Depending on the situation from time to time, dividend recommendation and payment shall be determined at the sole discretion of the Board and subject to the approval of shareholders, where appropriate. There is no assurance that dividends will be recommended or paid in any particular amount for any given period.

業務回顧

電子製造服務（「EMS」）部門

截至二零二五年十二月三十一日止年度，EMS部門之收益為港幣2,467,200,000元，而上一個財政年度則為港幣2,603,000,000元。EMS部門應佔分部利潤為港幣168,000,000元，較上一個財政年度港幣189,800,000元減少11.5%。分部淨利潤減少歸因於收益減少，被更嚴格的材料控制以及營運效率提高所抵銷。

物業持有部門

截至二零二五年十二月三十一日止年度，物業持有部門之收益為港幣62,900,000元，而上一個財政年度則為港幣61,700,000元。分部虧損為港幣207,800,000元，而上一個財政年度之分部虧損則為港幣916,100,000元。分部虧損被本年度內本集團及合營企業持有之物業價值降幅較小所帶動。物業價值之下降為未變現，亦對本集團之現金流量並無產生任何影響。本集團及合營企業所持有之物業主要用作租賃用途，於本年度內，租金收入因出現新租戶而略有上升。

REVIEW OF BUSINESS ACTIVITIES

Electronic Manufacturing Service (“EMS”) Division

Revenue for the EMS Division for the year ended 31 December 2025 was HK\$2,467.2 million, as compared to HK\$2,603.0 million for the last financial year. The segment profit attributable to the EMS Division was HK\$168.0 million, 11.5% decrease as compared to HK\$189.8 million for the last financial year. The decrease in the segment net profit was attributable to the decrease in revenue, offset by more stringent materials control and the improvement of operating efficiency.

Property Holding Division

Revenue for the Property Holding Division for the year ended 31 December 2025 was HK\$62.9 million, as compared to HK\$61.7 million for the last financial year. The segment loss was HK\$207.8 million, as compared to segment loss of HK\$916.1 million for last financial year. The segment loss was driven by the less significant reduction on the value of properties held by the Group and the joint ventures during the year. The decrease in the value of the properties is unrealised and did not have any impact on the Group's cash flow. The properties held by the Group and the joint ventures are mainly for leasing purposes and the rental income had faced a slight increase due to new tenants during the year.

主席報告書 Chairman's Statement

流動資金及財務資源

於二零二五年十二月三十一日，本集團之銀行信貸總額為港幣2,627,200,000元（二零二四年：港幣2,908,900,000元）。銀行貸款總額為港幣1,483,600,000元（二零二四年：港幣1,618,900,000元）。於二零二五年十二月三十一日，現金及現金等價物、短期銀行存款及受限制現金為港幣1,467,700,000元（二零二四年：港幣1,335,500,000元）。

於二零二五年十二月三十一日，本集團之銀行貸款淨額為港幣15,900,000元，而於二零二四年十二月三十一日則為港幣283,500,000元。本集團維持充足銀行信貸及銀行結存，以應對本集團製造業務及物業持有部門之現金需要。

本集團於二零二五年十二月三十一日之淨資產負債比率為0.02（二零二四年：0.08）。淨資產負債比率的計算方法為負債淨額除以總權益。負債淨額則由總銀行貸款及租賃負債減現金及現金等價物、短期銀行存款及受限制現金得出。

外匯及風險管理

本集團大部分銷售均以美元進行，成本及開支則主要以美元、港幣、日圓、人民幣及越南盾計算。本集團並無使用任何外匯對沖產品，與財務風險管理之審慎政策一致。本集團知悉人民幣匯價波動的貨幣風險，並將密切監察及積極管理所涉及的風險。

LIQUIDITY AND FINANCIAL RESOURCES

As at 31 December 2025, the Group had a total of HK\$2,627.2 million (2024: HK\$2,908.9 million) of banking facilities. Total bank borrowings were HK\$1,483.6 million (2024: HK\$1,618.9 million). Cash and cash equivalents, short-term bank deposits and restricted cash were HK\$1,467.7 million as at 31 December 2025 (2024: HK\$1,335.5 million).

As at 31 December 2025, the Group had a net bank borrowing of HK\$15.9 million, as compared to HK\$283.5 million as at 31 December 2024. Sufficient banking facilities and bank balances are available to meet the cash needs of the Group for its manufacturing operations as well as Property Holding Division.

Net gearing ratio for the Group as at 31 December 2025 was 0.02 (2024: 0.08). The net gearing ratio was calculated as net debt divided by total equity. Net debt is calculated as total bank borrowings and lease liabilities less cash and cash equivalents, short-term bank deposits and restricted cash.

FOREIGN EXCHANGE AND RISK MANAGEMENT

Most of the Group's sales are conducted in United States dollars and costs and expenses are mainly in United States dollars, Hong Kong dollars, Japanese Yen, Chinese Renminbi and Vietnam Dong. Consistent with its prudent policy on financial risk management, the Group does not use any foreign exchange hedging products. The Group recognises the currency risk in the fluctuation of Chinese Renminbi and will closely monitor and actively manage the risk involved.

資本結構

本集團之資本結構包括銀行貸款、現金及現金等價物、短期銀行存款、受限制現金以及母公司擁有人應佔權益，當中包括已發行股本及儲備。

本集團資產之抵押

本集團資產之抵押詳情載於綜合財務報表附註31。

僱員

於二零二五年十二月三十一日，本集團聘用2,160名僱員。本集團所採納之薪酬政策為按僱員之工作性質、資歷及經驗釐定薪酬。除提供年終花紅及僱員相關保險福利外，本集團亦會基於僱員之個人表現發放酌情花紅。本集團之薪酬福利及政策會定期作出檢討。本集團亦向其僱員提供內部及外間培訓課程。

前景

展望二零二六年上半年，在宏觀經濟及地緣政治不確定性加劇的背景下，營商環境預計仍將充滿挑戰。儘管面臨該等不利因素，但本集團預計其核心業務將逐步、穩健復甦，此乃得益於穩定的訂單積壓、客戶能見度不斷提升及營運持續優化。

CAPITAL STRUCTURE

The Group's capital structure consists of bank borrowings, cash and cash equivalents, short-term bank deposits, restricted cash and equity attributable to owners of the parent, comprising issued share capital and reserves.

PLEDGES ON THE GROUP'S ASSETS

Details of the pledges on the Group's assets are set out in note 31 to the consolidated financial statements.

EMPLOYEES

As at 31 December 2025, the Group employed 2,160 employees. The Group adopts a remuneration policy which is commensurate with job nature, qualification and experience of employees. In addition to the provision of annual bonuses and employee related insurance benefits, discretionary bonuses are also rewarded to employees based on individual performance. The remuneration packages and policies are reviewed periodically. The Group also provides in-house and external training programs to its employees.

PROSPECTS

Looking ahead to the first half of 2026, the operating environment is expected to remain challenging amid heightened macroeconomic and geopolitical uncertainties. Despite these headwinds, the Group anticipates a gradual and steady recovery in its core businesses, supported by a stable order backlog, improving customer visibility and ongoing operational enhancements.

主席報告書 Chairman's Statement

前景（續）

全球經濟狀況持續受到多項主要風險因素的影響。美國貿易政策的不確定性持續影響全球市場情緒及跨境貿易流動。與此同時，包括中東及烏克蘭在內的持續地緣政治衝突不斷擾亂能源與大宗商品市場，並造成通脹壓力。各國央行將維持利率不變，而這可能會進一步抑制全球經濟增長。此外，在電子行業，存儲器製造商不斷將產能轉向利潤率更高、用於人工智能應用的產品，導致消費及工業用途的DRAM及flash存儲器供應短缺。這加劇了電子製造業內對有限芯片供應的競爭，推高了組件成本，且在若干情況下造成產品上市延誤。

在這一背景下，基於當前客戶訂單及預測，本集團預計二零二六年上半年其EMS業務收益將較二零二五年下半年所錄得收益略有改善，反映了需求能見度不斷提高及本集團與客戶的穩定關係。

本集團經營三個生產基地，其中兩個位於中國內地，一個位於越南。中國生產基地將繼續支持中國客戶的業務增長，同時作為越南業務的技術後盾。由於客戶不斷拓展其供應鏈至中國以外的國家以應對貿易政策的不確定性，越南生產基地預計將在本集團的未來發展中擔任日益重要的角色。本集團將持續在越南擴充產能、升級技術能力及加強人才培育，以把握該等機遇。

PROSPECTS (continued)

Global economic conditions continue to be influenced by a number of key risk factors. Uncertainty surrounding United States trade policies continues to affect global sentiment and cross-border trade flows. Meanwhile, ongoing geopolitical conflicts, including those in the Middle East and Ukraine, continue to disrupt energy and commodity markets and contribute to inflationary pressures. Central banks will keep the interest rates unchanged, which could further constrain global economic growth. Also, in the electronic industry, memory manufacturers have increasingly shifted production capacity toward higher-margin products for artificial intelligence applications, resulting in a supply shortage of DRAM and flash memory for consumer and industrial uses. This has intensified competition for limited chip supply, driven up component costs and, in some cases, delayed product launches across the electronics manufacturing sector.

Against this backdrop, based on current customer orders and forecasts, the Group expects revenue from its EMS business for the first half of 2026 to be slightly better than that recorded for the second half of 2025, reflecting improving demand visibility and the Group's stable customer relationships.

The Group operates three manufacturing facilities, comprising two in Mainland China and one in Vietnam. The China facilities will continue to support the growth of PRC-based customers and serve as a technical backbone for the Vietnam operation. The Vietnam facility is expected to play an increasingly important role in the Group's future development, as customers continue to diversify their supply chains to countries outside China in response to trade policy uncertainties. The Group will continue to expand production capacity, upgrade technical capabilities and strengthen workforce development in Vietnam to capture these opportunities.

前景（續）

為提升競爭力，本集團將不斷擴大客戶基礎，從而捕捉更穩定的長期需求，採購更具成本優勢的組件，以維持利潤率的穩定性，並將通過增加自動化及精益生產實踐持續改善營運效率。

就物業分部而言，本集團於香港的商業物業保持幾乎全數出租，從而提供了穩定及經常性的租金收入來源。本集團將繼續採取審慎的庫務及對沖策略，以減輕在較高利率的情況下對融資成本的影響。

獎項及認可

本公司及其全資附屬公司王氏電子有限公司連續十四年獲香港社會服務聯會頒發「商界展關懷」標誌。這些嘉許為對本集團積極參與社區活動及作為良好企業市民的認可。

致謝

本人謹此代表董事會同仁衷心感謝客戶、供應商及業務夥伴一直對本集團的信任及支持。本人亦謹此特別感謝本集團所有員工之忠誠、勤奮及為本集團提供專業服務。

王忠秣
主席兼行政總裁

香港，二零二六年三月二十六日

PROSPECTS (continued)

To enhance competitiveness, the Group will continue broadening its customer base aiming at capturing more stable long-term demand and sourcing more cost-competitive components to support profit margin stability. Operational efficiency will continue to be improved through increased automation and lean manufacturing practices.

In the property segment, the Group's commercial properties in Hong Kong remain almost fully leased, providing a stable and recurring source of rental income. The Group will continue to adopt prudent treasury and hedging strategies to mitigate the impact of higher interest rates on financing costs.

AWARD & RECOGNITION

The Company and its wholly-owned subsidiary, Wong's Electronics Company Limited, were awarded the Caring Company Logo by The Hong Kong Council of Social Service for the fourteenth consecutive year. These serve as recognition of the Group's active participation in community activities and good corporate citizenship.

APPRECIATION

On behalf of the Board of Directors, I would like to extend my sincere gratitude to our customers, suppliers and business partners for their continued confidence in and support to the Group. I would also like to pay a special tribute to all of our employees for their loyal, diligent and professional services to the Group.

WONG CHUNG MAT, BEN
Chairman and Chief Executive Officer

Hong Kong, 26 March 2026

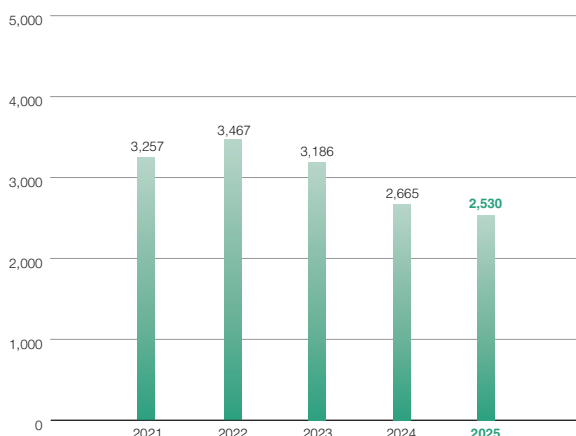
財務摘要

Financial Highlights

收益

Revenue

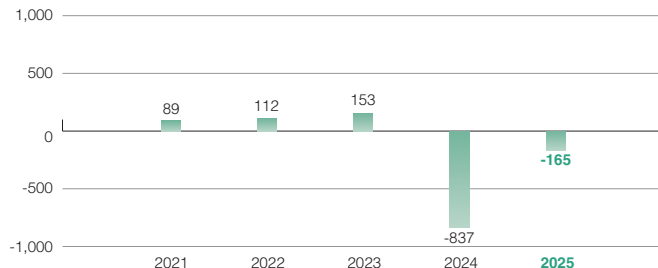
港幣百萬元 HK\$million



除所得稅後利潤／（虧損）

Profit / (Loss) after Income Tax

港幣百萬元 HK\$million



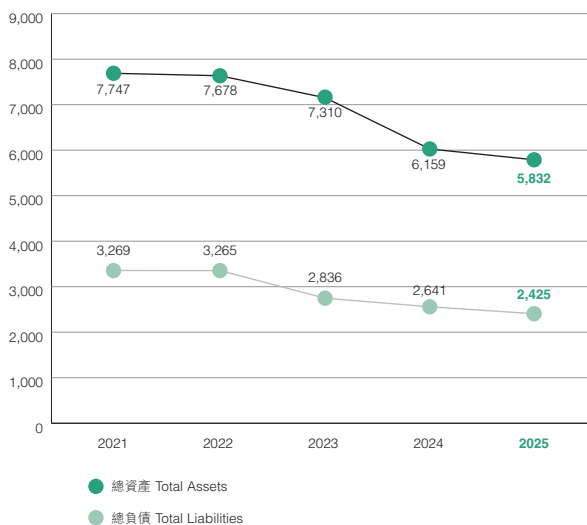
* 二零二五年業績包括應佔合營企業虧損港幣104.4百萬元
(二零二四年：應佔合營企業虧損港幣446.7百萬元)

* Share of losses of joint ventures of HK\$104.4 million included in 2025 results
(2024: Share of losses of joint ventures of HK\$446.7 million)

總資產及總負債

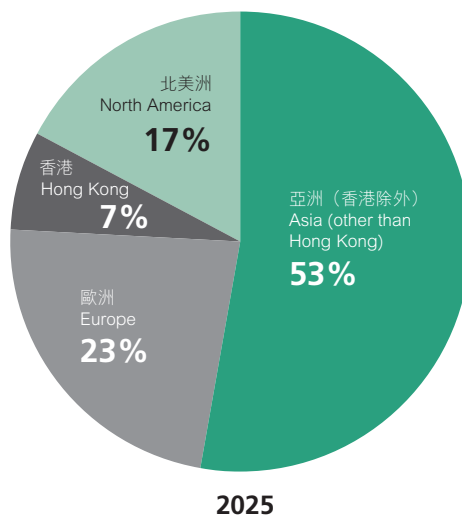
Total Assets and Total Liabilities

港幣百萬元 HK\$million



各業務地區之收益

Revenue by Geographical Area



財務摘要 Financial Highlights

		附註 Notes	二零二五年 2025 百分率 %	二零二四年 2024 百分率 %	變動 Changes 百分點 % point
營運業績	Operating results				
僱員福利開支對收益百分比	Employee benefit expenses to revenue %		13.3	13.8	-0.5
其他營運開支對收益百分比	Other operating expenses to revenue %		5.7	5.7	0
營運利潤／（虧損）率	Operating profit/(loss) %		1.0	(10.7)	11.7
淨虧損率	Net loss %		(6.5)	(31.4)	24.9
權益回報率	Return on equity (%)	1	(4.8)	(23.8)	19.0
財務健康狀況	Financial health				
淨借貸對總權益百分比	Net debts to total equity %	2	1.5	8.1	-6.6
貸款對總權益百分比	Borrowings to total equity %	3	43.6	46.0	-2.4
			二零二五年 2025	二零二四年 2024	變動 Changes
財務比率	Financial ratio				
流動比率（倍）	Current ratio (Times)	4	1.6	1.6	0
每股數據	Per share data				
每股（虧損）	(Losses) per share		(港幣0.34元) (HK\$0.34)	(港幣1.75元) (HK\$1.75)	港幣1.40元 HK\$1.40

附註：

Notes:

- | | |
|--|---|
| <p>1. 權益回報率=淨利潤／總權益</p> <p>2. 淨借貸對總權益百分比=（總貸款+租賃負債總額－現金及現金等價物總額－短期銀行存款－受限制現金）／總權益</p> <p>3. 貸款對總權益百分比=總貸款／總權益</p> <p>4. 流動比率=流動資產／流動負債</p> | <p>1. Return on equity % = net profit/total equity</p> <p>2. Net debts to total equity % = (total borrowings + total lease liabilities – total cash and cash equivalents – short-term bank deposits – restricted cash)/total equity</p> <p>3. Borrowings to total equity % = total borrowings/total equity</p> <p>4. Current ratio = current assets/current liabilities</p> |
|--|---|

五年財務概要

Five-Year Financial Summary

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000	二零二三年 2023 港幣千元 HK\$'000	二零二二年 2022 港幣千元 HK\$'000	二零二一年 2021 港幣千元 HK\$'000
業績	RESULTS					
收益	Revenue	2,530,067	2,664,674	3,185,668	3,466,674	3,256,729
營運利潤／（虧損）	Operating profit/(loss)	24,619	(286,081)	215,094	241,231	120,300
除所得稅前（虧損）／利潤	(Loss)/profit before income tax	(123,794)	(782,828)	200,115	154,650	126,662
所得稅	Income tax	(41,280)	(54,636)	(47,389)	(42,214)	(37,188)
年度（虧損）／利潤	(Loss)/profit for the year	(165,074)	(837,464)	152,726	112,436	89,474
擁有人應佔（虧損）／利潤	(Loss)/profit attributable to owners	(165,074)	(837,464)	152,726	112,436	89,474
非控股權益	Non-controlling interests	—	—	—	—	—
資產及負債	ASSETS AND LIABILITIES					
總資產	Total assets	5,831,506	6,158,836	7,310,256	7,678,233	7,747,276
總負債	Total liabilities	2,425,402	2,641,434	2,835,989	3,265,140	3,268,739
歸屬於擁有人之權益	Equity attributable to owners	3,406,104	3,517,402	4,474,267	4,413,093	4,478,537
非控股權益	Non-controlling interests	—	—	—	—	—
總權益及負債	Total equity and liabilities	5,831,506	6,158,836	7,310,256	7,678,233	7,747,276

董事會報告書

Directors' Report

董事會欣然提呈截至二零二五年十二月三十一日止年度之董事會報告書及已審核之綜合財務報表，該綜合財務報表於董事會報告書日期召開之董事會會議上獲董事會批准。

主要業務

本公司為控股公司。其附屬公司之主要業務是開發、製造、推廣及分銷電子產品，以及物業持有。

財務報表

本集團本年度之表現與現金流量，以及本集團於二零二五年十二月三十一日結算時之財務狀況刊載於本年報第158至295頁內。

分部資料

按營運分部詳細分析之本集團收益及利潤／虧損刊載於綜合財務報表附註5。

股息

董事會已宣派中期股息，現擬派發截至二零二五年十二月三十一日止年度之末期股息如下：

The Directors are pleased to present their report together with the audited consolidated financial statements for the year ended 31 December 2025 which were approved by them at the board meeting held on the date of this Directors' Report.

PRINCIPAL ACTIVITIES

The Company is a holding company. The principal activities of its subsidiaries are the development, manufacture, marketing and distribution of electronic products as well as property holding.

FINANCIAL STATEMENTS

The performance and cash flows of the Group for the year and the state of affairs of the Group as at 31 December 2025 are set out on pages 158 to 295 of this Annual Report.

SEGMENT INFORMATION

A detailed analysis of the Group's turnover and profit/loss by operating segments are set out in note 5 to the consolidated financial statements.

DIVIDENDS

The Directors have declared an interim dividend and now recommend a final dividend in respect of the year ended 31 December 2025 as follows:

		港幣千元 HK\$'000
已付中期股息，為每股港幣0.0275元	Interim dividend of HK\$0.0275 per share paid	13,158
擬派末期股息，為每股已發行股份 港幣0.0200元	Proposed final dividend of HK\$0.0200 per share in issue	9,570
		22,728

董事會報告書 Directors' Report

業務審視

本集團年內之業務審視，及有關本集團未來發展及所面對的主要風險及不明朗因素之討論，載於本年報第4至11頁之主席報告書。有關本集團之財務風險及風險管理，載於綜合財務報表附註3。

運用關鍵財務表現指標對本集團年內表現進行之分析，載於本年報第4至11頁之主席報告書及第12及13頁之財務摘要。

環境政策及表現

本集團致力履行環保責任，盡量減少對社會、環境及天然資源造成之影響，同時保障公眾之健康及安全。本集團積極控制及致力減少排放、浪費及欠缺效益地使用資源及能源。健康、安全及環境在我們設計產品、程序及服務時屬優先考慮之因素。本集團持續應用國際環保系統管理及監察製造設施。

與僱員之關係

本集團視僱員為本集團之寶貴資產，並致力與僱員建立融洽並有良好互動之關係。僱員之薪酬組合與彼等之工作性質、資歷、經驗及表現相稱，亦為僱員提供培訓，使彼等能提升工作表現，在本集團內部晉升。本集團更致力營造一個和諧之工作環境，藉此提高僱員表現及增進公司與僱員之關係。此外，本集團亦力求提供一個安全健康的工作環境。

BUSINESS REVIEW

A business review of the Group for the year and a discussion on the Group's future development and principal risks and uncertainties facing the Group are provided in the Chairman's Statement on pages 4 to 11 of this Annual Report. A discussion of the financial risks and the management of the risks of Group are provided in note 3 to the consolidated financial statements.

An analysis of the Group's performance during the year using financial key performance indicators is provided in the Chairman's Statement on pages 4 to 11 and the Financial Highlights on pages 12 and 13 of this Annual Report.

Environmental policies and performance

The Group is committed to environmental responsibility through minimizing the impacts to the community, environment and natural resources while safeguarding the health and safety of the public. The Group actively controls and endeavors to reduce emissions, waste and inefficient use of resources and energy. Health, safety and the environment are the top priorities in the design of our products, processes and services. Our manufacturing facilities are constantly managed and monitored using international environmental systems.

Relationships with employees

The Group considers that employees are valuable assets of the Group and is committed to building an amicable and rewarding relationship with its employees. Employees are remunerated with salary packages commensurate with their job nature, qualification, experience and performance. Training is provided to employees to enhance job performance and progression within the Group. The Group also works its best to cultivate a harmonious workplace which enhances employee performance and company-employee relationship. In addition, the Group strives to provide a safe and healthy work environment.

業務審視 (續)

社會參與

本集團為致力承擔企業責任，主力參與社區及義工活動，對此深感自豪。藉投身參與該等活動，本集團及僱員有機會為改善本地社區出力。有關活動包括捐款、探訪老人院及參與賣旗活動等。本集團旗下若干公司獲香港社會服務聯會頒發「商界展關懷」標誌，作為對他們積極參與社區活動及作為良好企業市民的認可。

與客戶及供應商之關係

本集團通過提供切合甚或超越客戶對品質、耐用性及價值要求之產品及服務，竭力成為客戶之全球策略業務夥伴。為達致此目標，本集團努力與供應商建立長期互惠互利關係，對提供優質產品予客戶及確保準時送貨發揮重要作用。

遵守相關法律及規例

就董事會所深知，年內本集團於重大方面已遵守對本集團之業務及營運有重大影響之相關法律及規例。

其後事項

本集團自財政年度終結後並無發生任何影響本集團之重大事件。

BUSINESS REVIEW (continued)

Community engagement

The Group takes pride in participating in community events and volunteer activities as a key component of our commitment to corporate responsibility. The engagements provide opportunities for the Group and our employees to contribute in improving local communities. Such activities include making donations, paying visits to elderly homes and participating in flag-selling activities etc. Certain companies in the Group have been awarded the Caring Company Logo by The Hong Kong Council of Social Service in recognition of their active participation in community activities and good corporate citizenship.

Relationships with customers and suppliers

The Group strives to be global strategic business partners of our customers by providing products and services that meet or exceed our customers' requirements for quality, reliability and value. In accomplishing this goal, the Group endeavours to build long-term and mutually beneficial relationships with our suppliers, which play a crucial role in providing high quality products and ensuring reliable delivery to our customers.

Compliance with relevant laws and regulations

To the best knowledge of the Board of Directors, the Group has complied in material respects with the relevant laws and regulations that have a significant impact on the business and operation of the Group during the year.

Subsequent events

The Group did not have any material events affecting the Group that have occurred since the end of the financial year.

董事會報告書 Directors' Report

主要客戶及供應商

本集團最大供應商及客戶所佔採購及銷售百分率如下：

MAJOR CUSTOMERS AND SUPPLIERS

The percentages of purchases and sales attributable to the Group's largest suppliers and customers are as follows:

		百分率 %
採購額	Purchases	
—最大供應商	— the largest supplier	8
—五大供應商合併計算	— five largest suppliers combined	26
銷售額	Sales	
—最大客戶	— the largest customer	47
—五大客戶合併計算	— five largest customers combined	72

各董事、其聯繫人或股東（就董事所知擁有本公司股本5%以上）於本年度任何時間均無擁有上述供應商或客戶之權益。

No Directors, their associates or shareholders (which to the knowledge of the Directors own more than 5% of the Company's share capital) were interested at any time during the year in the above suppliers or customers.

五年財務概要

本集團過去五年之業績、資產及負債撮列於第14頁。

FIVE-YEAR FINANCIAL SUMMARY

The results, assets and liabilities of the Group for the last five years are summarised on page 14.

附屬公司詳情

主要附屬公司詳情刊載於綜合財務報表附註19。

PARTICULARS OF SUBSIDIARIES

Particulars of the principal subsidiaries are set out in note 19 to the consolidated financial statements.

股本

本年度之股本變動情況刊載於綜合財務報表附註32。

SHARE CAPITAL

Movements in share capital during the year are set out in note 32 to the consolidated financial statements.

可分派儲備

於二零二五年十二月三十一日，本公司根據本公司之公司細則及百慕達法律計算之可分派儲備金額為港幣551,918,000元（二零二四年：港幣581,403,000元）。

DISTRIBUTABLE RESERVES

Distributable reserves of the Company at 31 December 2025 calculated under the Company's Bye-laws and the Bermuda laws, amounted to HK\$551,918,000 (2024: HK\$581,403,000).

優先權

本公司之公司細則或百慕達法律並無規定有關發行股份之優先權。

PRE-EMPTIVE RIGHTS

There are no pre-emptive rights upon the issue of shares which are imposed by the Company's Bye-laws or Bermuda laws.

購買、出售或贖回本公司上市證券

截至二零二五年十二月三十一日止年度，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。

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

During the year ended 31 December 2025, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

物業、廠房及設備

本年度物業、廠房及設備之面值變動情況刊載於綜合財務報表附註15。

PROPERTY, PLANT AND EQUIPMENT

Movements in book values of property, plant and equipment during the year are set out in note 15 to the consolidated financial statements.

捐款

本集團於本年度之慈善及其他性質捐款總額約為港幣380,200元。

DONATIONS

Donations made by the Group for charitable and other purposes during the year amounted to approximately HK\$380,200.

董事會報告書 Directors' Report

董事

本年度及截至本報告書日期之本公司董事為：

執行董事

王忠秣先生
(主席兼行政總裁)
王賢敏女士
陳子華博士
熊永順先生
陳偉明先生

獨立非執行董事

李家祥博士，GBS，OBE，太平紳士
楊孫西博士，GBM，太平紳士
葉天養先生，太平紳士
羅偉浩先生

根據本公司之公司細則第112條，陳子華博士、李家祥博士及羅偉浩先生將於本公司應屆股東週年大會上退任，並符合資格及願意重選連任。

本公司現任獨立非執行董事概無指定任期，惟須根據本公司之公司細則條文於本公司股東週年大會上輪值告退並接受重新選舉。

董事會已收到各獨立非執行董事根據香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）第3.13條就其獨立性發出之年度確認書。董事會視所有獨立非執行董事為獨立。

DIRECTORS

The Directors of the Company during the year and up to the date of this report are:

Executive Directors

Mr. Wong Chung Mat, Ben
(Chairman and Chief Executive Officer)
Ms. Wong Yin Man, Ada
Dr. Chan Tsze Wah, Gabriel
Mr. Hung Wing Shun, Edmund
Mr. Chan Wai Ming, Hermes

Independent Non-executive Directors

Dr. Li Ka Cheung, Eric, GBS, OBE, JP
Dr. Yu Sun Say, GBM, JP
Mr. Alfred Donald Yap, JP
Mr. Lo Wai Ho, Ashley

In accordance with Bye-laws 112 of the Company's Bye-laws, Dr. Chan Tsze Wah, Gabriel, Dr. Li Ka Cheung, Eric and Mr. Lo Wai Ho, Ashley shall retire from office at the forthcoming annual general meeting of the Company and, being eligible, offer themselves for re-election.

The existing Independent Non-executive Directors of the Company are not appointed for a specific term but is subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the provisions of the Bye-laws of the Company.

The Board has received from each of the Independent Non-executive Directors the annual confirmation of independence pursuant to Rule 3.13 of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") and considers them as independent.

董事及高級管理層個人資料

執行董事

王忠秣先生，現年74歲，於一九七五年加入本集團。彼自一九九零年六月出任本公司董事。於二零零三年二月獲委任為本公司主席兼行政總裁。王先生為本公司提名委員會及行政委員會主席，以及本集團其他多間公司之董事。彼亦為Salop Hong Kong Limited之董事，其為本公司之主要股東。彼取得俄亥俄州立大學之營運研究碩士學位，並獲香港城市大學頒授榮譽院士銜。彼於電子業累積逾50年經驗。王先生為王賢敏女士之父，及王忠楹先生、王忠挺先生、王忠椒女士及王忠恩女士之弟，以及陸潔貞女士及胡倩明女士之小叔（彼等皆為本公司之主要股東）。

王賢敏女士，現年48歲，於二零零二年加入本集團及於二零零五年十月獲委任為本公司董事。彼為本公司風險管理委員會主席及提名委員會和行政委員會成員。彼亦為本集團其他若干公司之董事。彼負責本集團之中央採購及供應管理、財務及其他部門。彼取得南加州大學工業工程學士學位及工程管理碩士學位。王女士為王忠秣先生之女兒，以及王忠楹先生、王忠挺先生、王忠椒女士、王忠恩女士、陸潔貞女士及胡倩明女士之姪女（彼等皆為本公司之主要股東）。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Executive Directors

Mr. Wong Chung Mat, Ben (former name: Wong Chung Mat, Benedict), aged 74, joined the Group in 1975. He has been a Director of the Company since June 1990. In February 2003, he was appointed Chairman and Chief Executive Officer of the Company. Mr. Wong is the Chairman of the Nomination Committee and the Administrative Committee of the Company and a director of various other companies of the Group. He is also a director of Salop Hong Kong Limited which is a substantial shareholder of the Company. He obtained a Master of Science degree in Operations Research from Ohio State University and was conferred an Honorary Fellowship by the City University of Hong Kong. He has over 50 years' experience in the electronics industry. Mr. Wong is the father of Ms. Wong Yin Man, Ada, and brother of Mr. Wong Chung Ah, Johnny, Mr. Wong Chung Yin, Michael, Mrs. Everitt, Chung Chui and Ms. Wong Chung Yan, Claudia, and brother-in-law of Ms. Luk Kit Ching and Ms. Woo Sin Ming; who are substantial shareholders of the Company.

Ms. Wong Yin Man, Ada, aged 48, joined the Group in 2002 and was appointed Director of the Company in October 2005. She is the Chairperson of the Risk Management Committee and a member of the Nomination Committee and the Administrative Committee of the Company. She is also a director of certain other companies of the Group. She is responsible for Central Sourcing and Supply Management, Finance and other departments of the Group. She obtained a Bachelor's degree in Industrial Engineering and a Master of Science in Engineering Management from University of Southern California. Ms. Wong is the daughter of Mr. Wong Chung Mat, Ben, and a niece of Mr. Wong Chung Ah, Johnny, Mr. Wong Chung Yin, Michael, Mrs. Everitt, Chung Chui, Ms. Wong Chung Yan, Claudia, Ms. Luk Kit Ching and Ms. Woo Sin Ming; who are substantial shareholders of the Company.

董事會報告書 Directors' Report

董事及高級管理層個人資料 (續)

執行董事 (續)

陳子華博士，現年77歲，於一九八五年加入本集團。自一九九零年六月出任本公司董事。彼亦為本公司薪酬委員會、風險管理委員會及行政委員會成員。彼曾為本集團之財務總監。於二零零七年七月，彼停止出任本集團財務總監一職，並改為出任本集團之財務顧問。彼亦為本集團其他若干公司之董事。彼為英國特許公認會計師公會之資深會員，並取得香港大學之社會科學學士學位、中國發展研究碩士學位及哲學博士學位。在加入本集團之前，彼曾任職於一間大型國際會計師行約10年。

熊永順先生，現年71歲，於一九九二年四月加入本集團，其後於二零一二年一月晉升為高級業務拓展及銷售副總裁。彼於二零一五年十一月獲委任為本公司董事。熊先生亦為本公司風險管理委員會及行政委員會成員及本集團其他若干公司之董事。彼於電子製造業累積逾45年工作經驗，目前全面負責本公司全資附屬公司王氏電子有限公司提供之客戶服務。於加入本集團之前，彼曾於多間跨國及上市公司之生產及規劃以及銷售及市場推廣部門擔任管理職務。熊先生取得香港浸會大學工業工程文憑及澳門城市大學工商管理碩士學位。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (continued)

Executive Directors (continued)

Dr. Chan Tsze Wah, Gabriel, aged 77, joined the Group in 1985. He has been a Director of the Company since June 1990. He is also a member of the Remuneration Committee, the Risk Management Committee and the Administrative Committee of the Company. He was formerly the Group's Financial Controller. In July 2007, he ceased to be the Group's Financial Controller and became a financial adviser of the Group. He is also a director of certain other companies of the Group. He is a fellow member of the Association of Chartered Certified Accountants and obtained a Bachelor's degree in Social Sciences, a Master of Arts degree in China Development Studies and a Doctor of Philosophy degree from the University of Hong Kong. Before joining the Group, he had approximately 10 years' experience with a major international firm of accountants.

Mr. Hung Wing Shun, Edmund, aged 71, joined the Group in April 1992 and subsequently promoted to Senior Vice President – Sales and Marketing in January 2012. He was appointed Director of the Company in November 2015. Mr. Hung is also a member of the Risk Management Committee and the Administrative Committee of the Company and a director of certain other companies of the Group. He has over 45 years of working experience in electronics manufacturing industry and now has the overall responsibility of serving a portfolio of customers at Wong's Electronics Company Limited, a wholly-owned subsidiary of the Company. Prior to joining the Group, he held various managerial positions in manufacturing, planning, sales & marketing departments in multinational and listed companies. Mr. Hung obtained a Diploma in Industrial Engineering from the Hong Kong Baptist University and a Master's degree in Business Administration from the City University of Macau.

董事及高級管理層個人資料 (續)

執行董事 (續)

陳偉明先生，現年67歲，於二零一六年六月加入本集團為企業財務副總裁。彼負責本公司及其附屬公司有關會計、財務及稅務所有事宜。彼於二零二一年四月獲委任為本公司董事。彼亦為本公司行政委員會成員及本集團其他若干公司之董事。陳先生持有香港中文大學工商管理學士學位。彼為香港會計師公會及英國特許公認會計師公會之會員。在加入本集團之前，彼分別於知名跨國上市公司及一所國際審計事務所之財務管理、業務控制及審計方面擁有超過30年經驗。

獨立非執行董事

李家祥博士，GBS，OBE，太平紳士，FCPA，FCA，FCPA (Aust)，FCIS，LLD，DSocSc，HonDSocSc (EdUHK)，BA，FAIA (Hon)，CGA (Hon)，HonHKAT，RFP (Hon)，現年72歲，於一九九九年四月加入本公司為獨立非執行董事。彼亦為本公司審核委員會主席。李博士為信永中和(香港)會計師事務所有限公司榮譽主席，並為數碼通電訊集團有限公司、載通國際控股有限公司、華潤啤酒(控股)有限公司及新鴻基地產發展有限公司之獨立非執行董事。李博士為中國人民政治協商會議全國委員會前任委員、香港立法會前任議員、立法會政府帳目委員會前任主席、香港會計師公會前會長，亦為中華人民共和國財政部國際會計準則委員會前任諮詢專家。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (continued)

Executive Directors (continued)

Mr. Chan Wai Ming, Hermes, aged 67, joined the Group in June 2016 as Vice President of Corporate Finance. He is responsible for all aspects relating to accounting, finance and taxation of the Company and its subsidiaries. He was appointed Director of the Company in April 2021. He is also a member of the Administrative Committee of the Company and a director of certain other companies of the Group. Mr. Chan holds a Bachelor's degree of Business Administration from The Chinese University of Hong Kong. He is a member of the Hong Kong Institute of Certified Public Accountants and the Association of Chartered Certified Accountants. Before joining the Group, he has more than 30 years of experience in financial management, business control and auditing with renowned multinational and listed companies as well as an international audit firm respectively.

Independent Non-executive Directors

Dr. Li Ka Cheung, Eric, GBS, OBE, JP, FCPA, FCA, FCPA (Aust), FCIS, LLD, DSocSc, HonDSocSc (EdUHK), BA, FAIA (Hon), CGA (Hon), HonHKAT, RFP (Hon), aged 72, joined the Company as an Independent Non-executive Director in April 1999. He is also the Chairman of the Audit Committee of the Company. Dr. Li is the honorary chairman of SHINEWING (HK) CPA Limited and an independent non-executive director of SmarTone Telecommunications Holdings Limited, Transport International Holdings Limited, China Resources Beer (Holdings) Company Limited and Sun Hung Kai Properties Limited. Dr. Li was a former member of The National Committee of the Chinese People's Political Consultative Conference, former member of the Legislative Council of Hong Kong, former chairman of its Public Accounts Committee, past president of the Hong Kong Institute of Certified Public Accountants and former adviser to the Ministry of Finance on international accounting standards of the People's Republic of China.

董事會報告書 Directors' Report

董事及高級管理層個人資料 (續)

獨立非執行董事 (續)

楊孫西博士，GBM，太平紳士，現年87歲，於一九九九年十月加入本公司為獨立非執行董事。彼亦為本公司薪酬委員會主席及審核委員會和提名委員會成員。楊博士為香江國際集團主席，亦為多間製造及投資公司之董事。彼為北京控股有限公司、通達集團控股有限公司及富石金融控股有限公司之獨立非執行董事。楊博士曾任全國政協常委及香港特別行政區籌備委員會委員作為其香港事務顧問。彼現任香港中華總商會常務會董及香港中華廠商聯合會永遠名譽會長。

葉天養先生，太平紳士，現年87歲，於二零零四年九月加入本公司為獨立非執行董事。彼亦為本公司薪酬委員會、審核委員會及提名委員會成員。彼目前為何君柱律師樓及葉欣穎、林健雄律師行的共用顧問。葉先生為香港律師會及亞太法律協會前任主席。彼亦曾擔任香港事務顧問及曾於多間公共及社區機構任職。彼曾任鴻興印刷集團有限公司之獨立非執行董事（於二零二三年五月二十五日退任）。葉先生目前為豐德麗控股有限公司之獨立非執行董事。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (continued)

Independent Non-executive Directors (continued)

Dr. Yu Sun Say, GBM, JP, aged 87, joined the Company as an Independent Non-executive Director in October 1999. He is also the Chairman of the Remuneration Committee and a member of the Audit Committee and the Nomination Committee of the Company. Dr. Yu is the chairman of the HKI Group of Companies and a director of a number of manufacturing and investment companies. He is an independent non-executive director of Beijing Enterprises Holdings Limited, Tongda Group Holdings Limited and Fu Shek Financial Holdings Limited. Dr. Yu had served as a member of the Standing Committee of the Chinese People's Political Consultative Conference and the Preparatory Committee for the Hong Kong Special Administrative Region acting as its Hong Kong affairs adviser. He is currently a member of the Standing Committee of the Chinese General Chamber of Commerce and permanent honorary president of the Chinese Manufacturers' Association of Hong Kong.

Mr. Alfred Donald Yap, JP, aged 87, joined the Company as an Independent Non-executive Director in September 2004. He is also a member of the Remuneration Committee, the Audit Committee and the Nomination Committee of the Company. He is presently a common consultant for both K.C. Ho & Fong and Yap & Lam, Solicitors and Notaries. Mr. Yap is a former president of The Law Society of Hong Kong and The Law Association for Asia and the Pacific (LAWASIA). He is also a former Hong Kong Affairs Adviser and has served on various public and community organizations. He was an independent non-executive director of Hung Hing Printing Group Limited (retired on 25 May 2023). Mr. Yap is currently an independent non-executive director of eSun Holdings Limited.

董事及高級管理層個人資料 (續)

BIOGRAPHICAL DETAILS OF DIRECTORS
AND SENIOR MANAGEMENT (continued)

獨立非執行董事 (續)

Independent Non-executive Directors (continued)

羅偉浩先生，現年60歲，於二零二二年十一月加入本公司為獨立非執行董事。彼亦為本公司提名委員會成員。羅先生於資訊科技行業擁有逾30年經驗。彼曾為安領國際控股有限公司（「安領國際」，港交所編號：1410）之創始人之一及非執行董事（於二零二五年十二月十二日辭任）。於二零二零年創辦安領國際之前，彼自一九八九年十二月起至一九九二年八月止期間擔任Sandwell Inc.的DATAP Systems部門（其主要從事開發資訊科技系統）之軟件工程師，及彼負責系統開發。自一九九二年九月起至一九九五年十月止期間，羅先生擔任Sylogist Ltd.的Epic Data部門（其主要從事資訊科技系統開發）之系統工程師，及彼負責系統開發。自一九九九年起的二零二零年八月止期間，羅先生為裕德堂有限公司（一間以香港為基地之數碼代理）之技術總監。羅先生於一九八九年五月畢業於加拿大英屬哥倫比亞大學，持有應用科學電機工程學士學位。

Mr. Lo Wai Ho, Ashley, aged 60, joined the Company as an Independent Non-executive Director in November 2022. He is also a member of the Nomination Committee of the Company. Mr. Lo has over 30 years of experience in the information technology (“IT”) industry. He was one of the founders and a non-executive director of Edvance International Holdings Limited (“Edvance International”, SEHK: 1410) (resigned on 12 December 2025). Prior to founding Edvance International in 2002, he was a software engineer of DATAP Systems Division of Sandwell Inc., whose principal business is the development of IT systems, from December 1989 to August 1992, and he was responsible for system development. Mr. Lo was a system engineer of Epic Data Division of Sylogist Ltd., which is principally engaged in the development of IT systems, from September 1992 to October 1995, and he was responsible for system development. From 1999 to August 2002, Mr. Lo was a technology director of Edeas Limited, a digital agency based in Hong Kong. Mr. Lo graduated from the University of British Columbia in Canada with a Bachelor of Applied Science in Electrical Engineering in May 1989.

董事會報告書 Directors' Report

董事及高級管理層個人資料(續)

高級管理層

陳麗妍女士，現年55歲，於二零一九年九月加入本集團，現時擔任本集團企業人力資源高級經理。彼負責管理日常人力資源運作，並參與人力規劃、人才管理、僱員關係、政策協調以及薪酬福利方面的業務策略制定，以確保本集團各廠房及海外辦事處合規。彼取得阿爾斯特大學公共政策與管理學學士學位。

陳世德先生，現年59歲，於二零零三年一月首次加入本集團及最後於二零二五年三月再次加入本集團。陳先生現時擔任本集團業務拓展及銷售副總裁。彼負責帶領銷售團隊為蘇州廠房及越南廠房在美國開拓及發展新商機。彼持有南加州大學計算機科學學士學位。

陳天倫先生，現年58歲，於一九九七年一月加入本集團。彼目前為副總裁，負責本集團在美國之技術市場推廣。陳先生亦為本集團旗下若干公司之董事，包括Wong's International USA Corporation，該公司在北美市場從事發展本公司之原設計及製造業務。彼在電子製造業具有超過35年之經驗。陳先生持有科羅拉多大學波爾得分校頒發之機械工程理學士學位。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (continued)

Senior Management

Ms. Chan Lai Yin, aged 55, joined the Group in September 2019 and currently serves as Senior Manager of Corporate Human Resources of the Group. She is responsible for managing daily human resources operations and involves in business strategies development in manpower plan, talent management, employee relations, policy alignments and compensation & benefits for compliance across different factories and overseas offices of the Group. She obtained a Bachelor's degree in Public Policy and Management from University of Ulster.

Mr. Chan Sai Tak, Alex, aged 59, first joined the Group in January 2003 and last rejoined the Group in March 2025. Mr. Chan currently serves as the Vice President of Sales and Marketing of the Group. He is responsible for leading the sales team to explore and develop new business opportunities in the United States for our Suzhou and Vietnam facilities. He holds a Bachelor's degree in Computer Science from University of Southern California.

Mr. Chan Tin Lun, Byron, aged 58, joined the Group in January 1997. He is currently serves as the Vice President and responsible for the Group's Technical Marketing in USA. Mr. Chan is also a director of certain companies of the Group, including Wong's International USA Corporation which is engaged in the development of the Company's original design and manufacturing business in the North America market. He has more than 35 years of experience in the field of electronics manufacturing. Mr. Chan holds a Bachelor of Science degree in Mechanical Engineering from the University of Colorado, Boulder.

董事及高級管理層個人資料 (續)

高級管理層 (續)

趙英偉先生，現年58歲，於一九九三年首次加入本集團及於二零二二年九月再次加入本集團。彼現時擔任副總裁，常駐越南廠房。彼負責提供專業的項目管理領導，以持續滿足客戶在品質、成本及交付方面的期望。趙先生在電子製造業擁有逾35年經驗。彼取得香港城市大學行政人員工商管理碩士學位。

Sampath Mohanaragam先生，現年53歲，於二零零四年二月加入本集團，現時擔任本集團業務拓展及銷售副總裁。彼負責帶領蘇州的本地銷售團隊在全球為蘇州廠房開拓各項商機。彼亦致力於與現有客戶維持緊密聯繫，從而提升業務拓展機遇並維持蘇州廠房的長期盈利能力。Sampath先生持有班加羅爾大學機械工程學士學位。

Subbarayalu Poyyamozhi先生，現年53歲，於二零零四年七月加入本集團，現時擔任品質保證及產品工程副總裁，常駐深圳廠房。彼負責品質保證規劃、政策及程序的策略制定及維護。Poyyamozhi先生在電子及硬盤驅動器製造業擁有逾30年經驗。彼持有巴拉蒂爾大學政府理工學院電子與通訊工程學士學位。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (continued)

Senior Management (continued)

Mr. Chiu Ying Wai, aged 58, first joined the Group in 1993 and rejoined the Group in September 2022. Currently, he serves as the Vice President based at our Vietnam facility. He is responsible for providing professional project management leadership to continuously meet with our customers' expectations in quality, cost and delivery. Mr. Chiu has over 35 years of experience in electronics manufacturing industry. He obtained a degree of Master of Business Administration (Executive) from City University of Hong Kong.

Mr. Sampath Mohanaragam, aged 53, joined the Group in February 2004 and currently serves as the Vice President of Sales and Marketing of the Group. He is responsible for leading the local sales team in Suzhou to solicit various business opportunities for our Suzhou factory around the world. He also strives to maintain close contacts with existing customers, enhancing opportunities to increase business and sustain the long term profitability of our Suzhou factory. Mr. Sampath holds a Bachelor's degree in Mechanical Engineering from Bangalore University.

Mr. Subbarayalu Poyyamozhi, aged 53, joined the Group in July 2004 and currently serves as the Vice President of Quality Assurance & Product Engineering, based at our Shenzhen facility. He is responsible for the strategic development and maintenance of quality assurance programs, policies and procedures. Mr. Poyyamozhi has over 30 years of experience in the electronics and Hard Disk Drive (HDD) manufacturing industries. He holds a Bachelor's degree in Electronics and Communication Engineering from the Government College of Technology, Bharathiar University.

董事會報告書 Directors' Report

根據上市規則第13.51B(1)條之董事資料更新

UPDATE ON DIRECTOR'S INFORMATION UNDER RULE 13.51B(1) OF THE LISTING RULES

董事之個人資料

本公司獨立非執行董事羅偉浩先生已於二零二五年十二月十二日辭任安領國際控股有限公司（港交所編號：1410）之非執行董事。

Personal Information of Director

Mr. Lo Wai Ho, Ashley, Independent Non-executive Director of the Company, resigned as a non-executive director of Edvance International Holdings Limited (SEHK: 1410) on 12 December 2025.

董事酬金

Directors' emoluments

部分執行董事之基本薪金已獲調升如下，其於二零二六年一月一日起生效：

There was increment to the basic salary entitled by certain Executive Directors with effect from 1 January 2026 as follow:

		經調整 基本年薪 Adjusted annual basic salary 港幣元 HK\$
執行董事		
Executive Directors		
王忠秣先生	Mr. Wong Chung Mat, Ben	5,680,220
王賢敏女士	Ms. Wong Yin Man, Ada	3,537,690
陳偉明先生	Mr. Chan Wai Ming, Hermes	1,560,702

本公司各董事於截至二零二五年十二月三十一日止年度的酬金總額載於綜合財務報表附註10。

The total amount of emoluments of each Director of the Company for the year ended 31 December 2025 is set out in note 10 to the consolidated financial statements.

董事及主要行政人員之權益

於二零二五年十二月三十一日，本公司董事及主要行政人員於本公司或其任何相聯法團（定義見證券及期貨條例（「證券及期貨條例」）第XV部）之股份、相關股份及債券中擁有須記錄於證券及期貨條例第352條規定置存之記錄冊內之權益或淡倉，或須根據上市發行人董事進行證券交易的標準守則（「標準守則」）知會本公司及聯交所之權益或淡倉如下：

INTERESTS OF DIRECTORS AND CHIEF EXECUTIVES

As at 31 December 2025, the interests or short positions of the Directors and chief executives 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 (“SFO”)) as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”), were as follows:

於本公司股份之好倉

Long positions in shares of the Company

董事姓名 Name of Directors	身份 Capacity	普通股數目 Number of ordinary shares	約佔已發行 股份百分比 Approximate percentage of the issued shares
王忠秣 Wong Chung Mat, Ben	實益擁有人及受控制法團之權益（附註） Beneficial owner and interest of controlled corporation (Note)	136,828,569	28.60%
王賢敏 Wong Yin Man, Ada	實益擁有人 Beneficial owner	1,000,000	0.21%
陳子華 Chan Tsze Wah, Gabriel	實益擁有人 Beneficial owner	1,837,500	0.38%
楊孫西 Yu Sun Say	實益擁有人 Beneficial owner	500,000	0.10%

董事會報告書 Directors' Report

董事及主要行政人員之權益 (續)

於本公司股份之好倉 (續)

附註：

王忠秣先生被視為 (根據證券及期貨條例) 於本公司 136,828,569 股股份中持有權益。該等股份透過以下身份持有：

- (a) 1,000,000 股股份由王忠秣先生個人持有。
- (b) 135,828,569 股股份由 Salop Hong Kong Limited 持有，而該公司則由王忠秣先生全資擁有及控制。

除本文所披露者外，於二零二五年十二月三十一日，本公司董事或主要行政人員或彼等各自之聯繫人概無於本公司或其任何相聯法團 (定義見證券及期貨條例第 XV 部) 之股份、相關股份或債券中擁有須記錄於證券及期貨條例第 352 條規定置存之記錄冊內之任何權益或淡倉，或須根據標準守則知會本公司及聯交所之權益或淡倉。

主要股東之權益

據本公司董事或主要行政人員所知，於二零二五年十二月三十一日，下列人士 (本公司董事或主要行政人員除外) 於本公司股份或相關股份中擁有須記錄於證券及期貨條例第 336 條規定置存之記錄冊內之權益或淡倉如下：

INTERESTS OF DIRECTORS AND CHIEF EXECUTIVES (continued)

Long positions in shares of the Company (continued)

Note:

Mr. Wong Chung Mat, Ben was deemed (by virtue of the SFO) to be interested in 136,828,569 shares in the Company. These shares were held in the following capacity:

- (a) 1,000,000 shares were held by Mr. Wong Chung Mat, Ben personally.
- (b) 135,828,569 shares were held by Salop Hong Kong Limited, which was wholly-owned and controlled by Mr. Wong Chung Mat, Ben.

Save as disclosed herein, as at 31 December 2025, none of the Directors or chief executives of the Company or their respective associates had any interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

INTERESTS OF SUBSTANTIAL SHAREHOLDERS

So far as is known to the Directors or chief executives of the Company, as at 31 December 2025, persons (other than the Directors or chief executives of the Company) who had interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO were as follows:

主要股東之權益 (續)

INTERESTS OF SUBSTANTIAL
SHAREHOLDERS (continued)

於本公司股份之好倉

Long positions in shares of the Company

主要股東名稱／姓名 Name of substantial shareholders	身份 Capacity	普通股數目 Number of ordinary shares	約佔已發行 股份百分比 Approximate percentage of the issued shares
Salop Hong Kong Limited	實益擁有人 (附註1) Beneficial owner (Note 1)	135,828,569	28.39%
Cantrust (Far East) Limited	信託人 (附註2) Trustee (Note 2)	126,298,413	26.40%
王忠樞 Wong Chung Ah, Johnny	實益擁有人、配偶權益及全權信託之創辦人 (附註3) Beneficial owner, interest of spouse and founder of a discretionary trust (Note 3)	90,308,532	18.87%
陸潔貞 Luk Kit Ching	實益擁有人及配偶權益 (附註3) Beneficial owner and interest of spouse (Note 3)	90,308,532	18.87%
Kong King International Limited	實益擁有人 (附註3(c)) Beneficial owner (Note 3(c))	88,073,532	18.41%
WLJ Holding Limited	受控制法團之權益 (附註3(c)) Interest of controlled corporation (Note 3(c))	88,073,532	18.41%
王忠樞 Wong Chung Yin, Michael	實益擁有人及共同持有之權益 (附註4) Beneficial owner and joint interest (Note 4)	78,526,001	16.41%
胡倩明 Woo Sin Ming	共同持有之權益及配偶權益 (附註4) Joint interest and interest of spouse (Note 4)	78,526,001	16.41%
王忠恩 Wong Chung Yan, Claudia	全權信託之創辦人 (附註5) Founder of a discretionary trust (Note 5)	38,224,881	7.99%
New Chung Yan Limited	受控制法團之權益 (附註5) Interest of controlled corporation (Note 5)	38,224,881	7.99%
王忠椒 Everitt, Chung Chui	全權信託之創辦人 (附註6) Founder of a discretionary trust (Note 6)	31,379,167	6.56%
Sycamore Assets Limited	實益擁有人 (附註6) Beneficial owner (Note 6)	31,379,167	6.56%
HSBC International Trustee Limited	信託人 (附註6) Trustee (Note 6)	31,379,167	6.56%

董事會報告書 Directors' Report

主要股東之權益 (續)

於本公司股份之好倉 (續)

附註：

1. Salop Hong Kong Limited為一間由王忠秣先生全資擁有及控制之公司。請參閱「董事及主要行政人員之權益」一節附註。
2. Cantrust (Far East) Limited被視為(根據證券及期貨條例)於本公司126,298,413股股份中持有權益。該等股份透過以下身份持有：
 - (a) 88,073,532股股份由Kong King International Limited根據一項全權信託持有，而Cantrust (Far East) Limited為該信託之信託人。請參閱下文附註3(c)。
 - (b) 19,112,441股股份及19,112,440股股份分別由Aldalyn Limited及Blueford Limited根據一項全權信託持有，而Cantrust (Far East) Limited為該信託之信託人。請參閱下文附註5。
3. 王忠樞先生及其妻子陸潔貞女士被視為(根據證券及期貨條例)於本公司同一批90,308,532股股份中持有權益。該等股份透過以下身份持有：
 - (a) 1,000,000股股份由王忠樞先生個人持有。
 - (b) 1,235,000股股份由王忠樞先生之妻子陸潔貞女士持有。
 - (c) 88,073,532股股份由Kong King International Limited根據一項全權信託持有，而王忠樞先生被視為(根據證券及期貨條例)該信託之創辦人，Cantrust (Far East) Limited則為信託人。Kong King International Limited由WLJ Holding Limited全資擁有，而該公司則由Cantrust (Far East) Limited全資擁有。王忠樞先生、陸潔貞女士、Kong King International Limited、WLJ Holding Limited及Cantrust (Far East) Limited各自被視為持有同一批88,073,532股股份之權益。

INTERESTS OF SUBSTANTIAL SHAREHOLDERS (continued)

Long positions in shares of the Company (continued)

Notes:

1. Salop Hong Kong Limited was a company wholly-owned and controlled by Mr. Wong Chung Mat, Ben. Please refer to the Note under the section headed "Interests of Directors and chief executives".
2. Cantrust (Far East) Limited was deemed (by virtue of the SFO) to be interested in 126,298,413 shares in the Company. These shares were held in the following capacity:
 - (a) 88,073,532 shares were held by Kong King International Limited under a discretionary trust, of which Cantrust (Far East) Limited was the trustee. Please refer to Note 3(c) below.
 - (b) 19,112,441 shares and 19,112,440 shares were held by Aldalyn Limited and Blueford Limited respectively under a discretionary trust, of which Cantrust (Far East) Limited was the trustee. Please refer to Note 5 below.
3. Mr. Wong Chung Ah, Johnny and his wife, Ms. Luk Kit Ching, were deemed (by virtue of the SFO) to be interested in the same block of 90,308,532 shares in the Company. These shares were held in the following capacity:
 - (a) 1,000,000 shares were held by Mr. Wong Chung Ah, Johnny personally.
 - (b) 1,235,000 shares were held by Ms. Luk Kit Ching, wife of Mr. Wong Chung Ah, Johnny.
 - (c) 88,073,532 shares were held by Kong King International Limited under a discretionary trust, of which Mr. Wong Chung Ah, Johnny was regarded as the founder (by virtue of the SFO) and Cantrust (Far East) Limited was the trustee. Kong King International Limited was wholly-owned by WLJ Holding Limited, which was wholly-owned by Cantrust (Far East) Limited. Each of Mr. Wong Chung Ah, Johnny, Ms. Luk Kit Ching, Kong King International Limited, WLJ Holding Limited and Cantrust (Far East) Limited was deemed to be interested in the same block of 88,073,532 shares.

主要股東之權益 (續)

於本公司股份之好倉 (續)

附註：(續)

4. 王忠樁先生及其妻子胡倩明女士被視為(根據證券及期貨條例)於本公司同一批78,526,001股股份中持有權益。該等股份透過以下身份持有：

(a) 50,458,041股股份由王忠樁先生個人持有。

(b) 28,067,960股股份由王忠樁先生及胡倩明女士共同持有。

5. 王忠恩女士被視為(根據證券及期貨條例)於本公司19,112,441股股份及19,112,440股股份中持有權益。該等股份分別由Aldalyn Limited及Blueford Limited根據一項全權信託持有(總數為38,224,881股股份)。而王忠恩女士被視為(根據證券及期貨條例)該信託之創辦人。Cantrust (Far East) Limited則為信託人。Aldalyn Limited及Blueford Limited由New Chung Yan Limited全資擁有，而該公司則由Cantrust (Far East) Limited全資擁有。王忠恩女士、New Chung Yan Limited及Cantrust (Far East) Limited各自被視為持有同一批38,224,881股股份之權益。

6. 王忠椒女士被視為(根據證券及期貨條例)於本公司31,379,167股股份中持有權益。該等股份由Sycamore Assets Limited根據一項全權信託持有，而王忠椒女士被視為(根據證券及期貨條例)該信託之創辦人。HSBC International Trustee Limited則為信託人。Sycamore Assets Limited由HSBC International Trustee Limited全資擁有。王忠椒女士、Sycamore Assets Limited及HSBC International Trustee Limited各自被視為持有同一批31,379,167股股份之權益。

除本文所披露者外，於二零二五年十二月三十一日，董事並不知悉任何其他人士於本公司股份或相關股份中擁有須記錄於證券及期貨條例第336條規定置存之記錄冊內之權益或淡倉。

INTERESTS OF SUBSTANTIAL SHAREHOLDERS (continued)

Long positions in shares of the Company (continued)

Notes: (continued)

4. Mr. Wong Chung Yin, Michael and his wife, Ms. Woo Sin Ming, were deemed (by virtue of the SFO) to be interested in the same block of 78,526,001 shares in the Company. These shares were held in the following capacity:

(a) 50,458,041 shares were held by Mr. Wong Chung Yin, Michael personally.

(b) 28,067,960 shares were held by Mr. Wong Chung Yin, Michael and Ms. Woo Sin Ming jointly.

5. Ms. Wong Chung Yan, Claudia was deemed (by virtue of the SFO) to be interested in 19,112,441 shares and 19,112,440 shares in the Company which were held by Aldalyn Limited and Blueford Limited respectively (38,224,881 shares in total) under a discretionary trust, of which Ms. Wong Chung Yan, Claudia was regarded as the founder (by virtue of the SFO) and Cantrust (Far East) Limited was the trustee. Aldalyn Limited and Blueford Limited were wholly-owned by New Chung Yan Limited, which was wholly-owned by Cantrust (Far East) Limited. Each of Ms. Wong Chung Yan, Claudia, New Chung Yan Limited and Cantrust (Far East) Limited was deemed to be interested in the same block of 38,224,881 shares.

6. Mrs. Everitt, Chung Chui was deemed (by virtue of the SFO) to be interested in 31,379,167 shares in the Company which were held by Sycamore Assets Limited under a discretionary trust, of which Mrs. Everitt, Chung Chui was regarded as the founder (by virtue of the SFO) and HSBC International Trustee Limited was the trustee. Sycamore Assets Limited was wholly-owned by HSBC International Trustee Limited. Each of Mrs. Everitt, Chung Chui, Sycamore Assets Limited and HSBC International Trustee Limited was deemed to be interested in the same block of 31,379,167 shares.

Save as disclosed herein, the Directors are not aware of any other persons who, as at 31 December 2025, had interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO.

董事會報告書 Directors' Report

購股權

本公司於二零二零年六月二十六日採納購股權計劃（「該計劃」），自該計劃採納日期起直至二零二五年十二月三十一日，並無購股權根據該計劃授出。於二零二五年一月一日及二零二五年十二月三十一日，根據計劃授權可供授出的購股權數目為47,848,379份。

購股權計劃概要

根據上市規則，該計劃概要披露如下：

1. 目的

該計劃旨在獎勵對本集團有貢獻或將有貢獻之合資格參與者（於下文第2段詳述），並鼓勵彼等為本公司及其股東之整體利益，努力提高本公司及其股份之價值。

2. 參與者

合資格參與者包括董事會全權認為曾對或將對本集團有所貢獻之本集團任何成員公司之董事（包括執行董事、非執行董事及獨立非執行董事）及僱員（不論是全職或兼職僱員）。

3. 可予發行之股份總數

根據計劃授權可予發行的股份總數為47,848,379股，相當於本報告日期本公司已發行股份之10%。因行使根據該計劃及本公司任何其他購股權計劃授出而尚未行使之所有未行使購股權而可能發行之股份數目整體上限，不得超過本公司不時已發行股份之30%。

SHARE OPTIONS

The Company has adopted a share option scheme (the "Scheme") on 26 June 2020. No option has been granted under the Scheme since its adoption date and up to 31 December 2025. As at 1 January 2025 and 31 December 2025, the number of options available for grant under the scheme mandate was 47,848,379.

SUMMARY OF THE SHARE OPTION SCHEME

A summary of the Scheme disclosed in accordance with the Listing Rules is as follows:

1. Purpose

The purpose of the Scheme is to reward the eligible participants (as described in paragraph 2 below) who have contributed or will contribute to the Group and to encourage them to work towards enhancing the value of the Company and its shares for the benefit of the Company and its shareholders as a whole.

2. Participants

Eligible participants include Directors (including Executive Directors, Non-executive Directors and Independent Non-executive Directors) and employees (whether full time or part time employees) of any member of the Group who the Board considers, in its sole discretion, have contributed or will contribute to the Group.

3. Total number of shares available for issue

The total number of shares available for issue under the scheme mandate is 47,848,379 shares, representing 10% of the issued shares of the Company as at the date hereof. The overall limit on the number of shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Scheme and any other share option schemes of the Company must not exceed 30% of the shares of the Company in issue from time to time.

購股權計劃概要（續）

4. 各參與者之權益上限

除非獲得股東批准，否則於任何12個月期間因行使根據該計劃及本公司任何其他計劃授予各名承授人之購股權（包括已行使及尚未行使購股權）已發行及將予發行之股份總數，不得超過本公司已發行股份之1%。

5. 根據購股權須承購股份之期限

特定購股權之購股權期限指可行使購股權之期間，董事會於提出要約時須釐定該期間並知會各承授人，而在任何情況下，該期間不得於授出日期起計10年後屆滿。

6. 於購股權可予行使前須持有之最短期限

除董事會另行全權酌情決定者外，由購股權授出日期至購股權根據該計劃的條款可行使前，持有購股權最短期限必須為1年。

7. 接納購股權須支付之金額及付款期限

為接納購股權，承授人須於接獲要約函件日期起計21日內支付港幣10元予本公司，作為接納購股權之代價。

SUMMARY OF THE SHARE OPTION SCHEME (continued)

4. Maximum entitlement of each participant

The total number of shares issued and to be issued upon exercise of the options granted to any grantee (including both exercised and outstanding options) under the Scheme and any other schemes of the Company in any 12-month period must not exceed 1% of shares of the Company in issue, unless approved by shareholders.

5. Period within which the shares must be taken up under an option

The option period of a particular option is the period during which the option can be exercised, such period to be determined and notified by the Board to each grantee at the time of making the offer, and in any event such period of time shall not expire later than 10 years from the date of grant.

6. Minimum period for which an option must be held before it can be exercised

Unless otherwise determined by the Board at its sole discretion, there is a minimum period of 1 year for which an option must be held after its date of grant before such an option can be exercised under the terms of the Scheme.

7. Amount payable on acceptance of the option and the payment period

To accept the grant of an option, HK\$10 as consideration for the grant of an option must be paid by the grantee to the Company within 21 days from the date on which an offer letter is delivered to the grantee.

董事會報告書 Directors' Report

購股權計劃概要（續）

8. 釐定行使價之基準

行使價須由董事會全權酌情釐定，惟於任何情況下不得低於下列之最高者：

- (a) 股份於授出日期（必須為營業日）於聯交所每日報價表所報之收市價；
- (b) 股份於緊接授出日期前5個營業日於聯交所每日報價表所報之平均收市價；及
- (c) 股份面值。

9. 該計劃之有效期

該計劃於二零二零年六月二十六日起直至二零三零年六月二十五日（包括該日）止10年期間維持有效。

認購股份或債券之安排

除購股權計劃外，本公司、其附屬公司、其相聯法團或其指明企業於本年度內概無訂立任何安排，致使本公司之董事或主要行政人員或彼等各自之聯繫人可透過購入本公司或其相聯法團或任何其他法人團體之股份、相關股份或債券而獲取利益。

SUMMARY OF THE SHARE OPTION SCHEME (continued)

8. Basis of determining the exercise price

The exercise price shall be such price determined by the Board in its absolute discretion but in any event shall not be less than the higher of:

- (a) the closing price of the shares as stated in the daily quotations sheet issued by the Stock Exchange on the date of grant, which must be a business day;
- (b) the average closing price of the shares as stated in the daily quotations sheets issued by the Stock Exchange for the 5 business days immediately preceding the date of the grant; and
- (c) the nominal value of the shares.

9. Life of the Scheme

The Scheme shall remain in force for 10 years commencing on 26 June 2020 up to and including 25 June 2030.

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

Apart from the share option scheme, at no time during the year was the Company, its subsidiaries, its associated corporations, or its specified undertaking a party to any arrangement to enable the Directors or chief executives of the Company or their respective associates to acquire benefits by means of acquisition of shares or underlying shares in, or debentures of, the Company, its associated corporations or any other body corporate.

股票掛鈎協議

年內本公司概無訂立股票掛鈎協議，於年度終結時仍然存續之購股權計劃除外。

退休福利計劃

有關本集團退休福利計劃之詳情載於綜合財務報表附註7。

關連人士交易

倘綜合財務報表附註38內所述任何交易構成關連交易，本公司則已遵守上市規則之有關披露及批准規定（如有）。

董事於交易、安排及合約中之重大權益

於年度終結時或年內任何時間，本公司董事並未在任何與本公司或其任何附屬公司所訂立關乎本集團業務之重要交易、安排及合約中取得任何直接或間接之重大權益。

董事服務合約

擬於本公司應屆股東週年大會上重選連任之董事，並無與本公司或其附屬公司訂立任何倘本公司或其附屬公司不支付補償費用（法定補償除外）則不得於1年內終止之服務合約。

EQUITY-LINKED AGREEMENTS

No equity-linked agreement was entered into by the Company during the year, save for the share option scheme which subsisted at the year end.

RETIREMENT BENEFIT SCHEMES

Details of the Group's retirement benefit schemes are set out in note 7 to the consolidated financial statements.

RELATED PARTY TRANSACTIONS

Where any transaction mentioned in note 38 to the consolidated financial statements constitutes a connected transaction, the disclosure and approval requirements, if any, under the Listing Rules have been complied with.

DIRECTORS' MATERIAL INTERESTS IN TRANSACTIONS, ARRANGEMENTS AND CONTRACTS

No transactions, arrangements and contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which a Director of the Company had, whether directly or indirectly, a material interest subsisted at the end of the year or at any time during the year.

SERVICE CONTRACTS OF DIRECTORS

There is no service contract, which is not determinable by the Company or its subsidiaries within 1 year without payment of compensation (other than statutory compensation), with any Director proposed for re-election at the forthcoming annual general meeting of the Company.

董事會報告書 Directors' Report

獲准許的董事彌償及保險

本公司之公司細則規定本公司每位董事或本公司其他高級管理人員及清盤人或信託人（如有），不論現時或過往，在法律容許的範圍內，就其執行職務或與此有關所蒙受或招致之所有損失或責任，均可從本公司資產中獲得彌償。

本公司於年內亦已購買及維持董事及高級管理人員責任保險，為其董事及高級管理人員面對某些可能出現之法律行動時提供適當的保障。

重大投資

於二零二五年十二月三十一日，重大投資之詳情載列如下：

公司名稱 Name of company	註冊成立地點 Place of incorporation	持有股份數目 Number of shares held	擁有權益比例 Proportion of ownership interest	主要業務 Principal activities
Talent Chain Investments Limited	英屬維爾京群島 BVI	357	35.7%	投資控股 Investment holding
冠奧投資有限公司（附註） Crown Opal Investment Limited (Note)	香港 Hong Kong	不適用 N/A	35.7%	物業持有 Property holding

附註：冠奧投資有限公司為Talent Chain Investments Limited之附屬公司。

PERMITTED DIRECTORS' INDEMNITIES AND INSURANCE

The Bye-laws of the Company provide that every Director or other officer of the Company and the liquidator or trustees (if any), whether at present or in the past, shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities which he may sustain or incur in or about the execution of the duties of his office, to the extent permitted by the laws.

The Company has also taken out and maintained Directors' and officers' liability insurance throughout the year, which provides appropriate cover for certain legal actions that may be brought against its Directors and officers.

SIGNIFICANT INVESTMENT

As at 31 December 2025, the details of the significant investment are set out below:

Note: Crown Opal Investment Limited is a subsidiary of Talent Chain Investments Limited.

於二零二五年十二月三十一日，於Talent Chain Investments Limited及冠奧投資有限公司之投資淨額為港幣1,448,600,000元，該金額超過本集團總資產5%，而公允價值為港幣1,448,600,000元，即本集團總資產24.8%。

As at 31 December 2025, net investment in Talent Chain Investments Limited and Crown Opal Investment Limited was HK\$1,448.6 million, which amount exceeds 5% of the total assets of the Group, and the fair value was HK\$1,448.6 million, which represents 24.8% of the total assets of the Group.

重大投資（續）

於截至二零二五年十二月三十一日止年度，應佔Talent Chain Investments Limited及冠奧投資有限公司之虧損為港幣104,400,000元，該金額包括在應佔合營企業虧損內。

Talent Chain Investments Limited及冠奧投資有限公司之投資為持有位於觀塘的Two Harbour Square商業樓宇。經考慮本集團之融資需求後，本集團擬盡可能持有應佔該物業項目之權益，以作出租用途。

對聯屬公司的財務支援

根據上市規則第十三章項下之披露責任，於二零二五年十二月三十一日，墊付予本集團的合營企業Open Vantage Limited及Talent Chain Investments Limited之貸款港幣948,300,000元，超逾本集團於二零二五年十二月三十一日總資產之8%。該等墊款為無抵押及免息。該等墊款乃於二零零八年至二零二五年，年結日為十二月三十一日之財政年度內提供。

有關該等合營企業的財務資料概要載於綜合財務報表附註18。

本公司分別於二零一五年十一月二十四日及二零一五年十二月十五日發佈公佈及通函，內容有關向Talent Chain Investments Limited提供額外財務資助，根據上市規則，其構成本公司一項主要交易。進一步詳情載於該公佈及通函內。

SIGNIFICANT INVESTMENT (continued)

During the year ended 31 December 2025, the share of losses of Talent Chain Investments Limited and Crown Opal Investment Limited, which included in the share of losses of joint ventures, was HK\$104.4 million.

The investment in Talent Chain Investments Limited and Crown Opal Investment Limited is holding a commercial building in Kwun Tong, Two Harbour Square. It is the Group's preference to hold its interest in its attributable share of the property project as much as possible for leasing purposes after taking into account the Group's financial requirements.

FINANCIAL ASSISTANCE TO AFFILIATED COMPANIES

Based on the disclosure obligations under Chapter 13 of the Listing Rules, as at 31 December 2025, the loans advanced to Open Vantage Limited and Talent Chain Investments Limited, the joint venture companies of the Group, amounted to HK\$948.3 million, which amount exceeds 8% of the total assets of the Group as at 31 December 2025. The advances are unsecured and interest-free. The advances were made during the financial years ended 31 December from 2008 to 2025.

The summarised financial information of the joint venture companies are set out in note 18 to the consolidated financial statements.

On 24 November 2015 and 15 December 2015, the Company issued an announcement and a circular respectively in relation to the provision of additional financial assistance to Talent Chain Investments Limited which constituted a major transaction for the Company under the Listing Rules. Further details were set out in the announcement and circular.

董事會報告書 Directors' Report

集團貸款及利息資本化

須於1年內償還或於要求時償還之銀行貸款及透支刊載於綜合財務報表附註31內，而可於超過1年之期間償還之銀行貸款及其他貸款亦刊載於綜合財務報表附註31內。於年內，本集團並無將利息撥作為資本。

環境及社會事宜

本集團於環境及社會事宜方面之績效載於本年報之環境、社會及管治報告書內。

企業管治

本公司主要之企業管治常規載於本年報之企業管治報告書內。

足夠公眾持股量

根據本公司獲得之公開資料並就本公司董事所知，本公司相信，於本董事會報告書日期，公眾所持有之本公司股份數目高於本公司已發行股份總數25%的適用門檻。

GROUP BORROWINGS AND INTEREST CAPITALISED

Bank loans and overdrafts repayable within 1 year or on demand are set out in note 31 to the consolidated financial statements. Bank loans and other borrowings repayable within a period of more than 1 year are set out in note 31 to the consolidated financial statements. No interest was capitalised by the Group during the year.

ENVIRONMENTAL AND SOCIAL MATTERS

The Group's performance on environmental and social matters is set out in the Environmental, Social and Governance Report of this Annual Report.

CORPORATE GOVERNANCE

The principal corporate governance practices of the Company are set out in the Corporate Governance Report of this Annual Report.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors of the Company, the Company believes that the number of shares of the Company which are in the hands of the public is above the applicable threshold of 25% of the Company's total number of issued shares as at the date of this Directors' Report.

核數師

本年度之財務報表由羅兵咸永道會計師事務所審核，其任滿告退，備聘再任。

代表董事會

AUDITOR

The financial statements for the year have been audited by PricewaterhouseCoopers who retire and, being eligible, offer themselves for re-appointment.

On behalf of the Board

王忠秣

主席兼行政總裁

香港，二零二六年三月二十六日

WONG CHUNG MAT, BEN

Chairman and Chief Executive Officer

Hong Kong, 26 March 2026

環境、社會及管治報告書

Environmental, Social and Governance Report

本公司欣然提呈截至二零二五年十二月三十一日止年度之環境、社會及管治（「環境、社會及管治」）報告書，以提供本集團管理重要環境、社會及管治事宜的概覽。本報告書乃參照香港聯合交易所有限公司證券上市規則附錄C2環境、社會及管治報告守則（「聯交所環境、社會及管治守則」）而編製，其適用於二零二五財政年度。董事認為，於回顧年度內，本公司一直遵守聯交所環境、社會及管治守則所載之「不遵守就解釋」條文。

本報告書涵蓋本集團之核心活動，涉及透過三間本集團全資附屬公司，即華高王氏科技（深圳）有限公司、Welco Technology Vietnam Company Limited與華高科技（蘇州）有限公司分別於深圳、越南及蘇州的三間生產廠房的營運。此外，在社會範疇方面亦涉及本集團設於香港的總辦事處。有關本集團企業管治常規的其他資料載於本年報之企業管治報告書內。

The Company is pleased to present the Environmental, Social and Governance (“ESG”) Report for the year ended 31 December 2025 to provide an overview of the Group’s management of significant environmental, social and governance issues. The report has been prepared with reference to the ESG Reporting Code in Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“Stock Exchange ESG Code”), which is applicable for the financial year 2025. In the opinion of the Directors, the Company has complied with the “comply or explain” provisions of the Stock Exchange ESG Code during the year under review.

This report covers the core activities of the Group which involve operations of three manufacturing factories located in Shenzhen, Vietnam and Suzhou, operated through the Group’s wholly-owned subsidiaries, namely Welco Wong’s Technology (Shenzhen) Limited, Welco Technology Vietnam Company Limited, and Welco Technology (Suzhou) Limited, respectively. Furthermore, in respect of the social aspect, the Group’s principal office in Hong Kong is also involved. Additional information in relation to the Group’s corporate governance practices is set out in the Corporate Governance Report of this Annual Report.

董事會管理方法

董事會確認其整體負責監督本集團的環境、社會及管治的目標、策略及管理方法。董事會設有定期風險評估及監察機制，並設定程序以識別、評估、優先處理及管理重大環境、社會及管治事宜；定期評估環境、社會及管治相關風險及機遇；制定策略；並確保在整個業務中建立及維護有效的環境、社會及管治控制系統。董事會至少每年一次討論、檢查及評估所有相關的環境、社會及管治事宜及目標進展情況。

為支持實施，本集團已成立由高層及中層管理人員組成的環境、社會及管治工作小組。環境、社會及管治工作小組協助董事會指導及監察業務職能，以實施環境、社會及管治措施及達致本集團的環境、社會及管治策略及目標。

環境、社會及管治策略

本集團的環境、社會及管治策略旨在五個主要領域取得強勁及積極的成果：

i. 對道德管治的承諾

以高度道德管治開展業務；

ii. 產品質量與供應鏈管理

以完善的制度挑選優質、高效、可靠的供應商，為客戶提供優質及安全的產品；

iii. 人員及工作場所

建立良好及互幫互助的工作環境，提供公平及平等待遇、有競爭力的福利及激勵制度以及高效培訓計劃，以維持稱職、專業及有品德的員工隊伍；

BOARD MANAGEMENT APPROACH

The Board acknowledges its overall responsibility for overseeing the Group's ESG objectives, strategies and management approach. The Board has regular risk-assessment and monitoring mechanisms and sets processes to identify, evaluate, prioritise and manage material ESG issues; regularly assesses ESG-related risks and opportunities; formulates strategies; and ensures that the effective ESG control systems are established and maintained across the business. The Board discusses, reviews and evaluates all relevant ESG issues and the progress against targets at least once a year.

To support implementation, the Group has set up an ESG Working Group comprising senior and middle management. The ESG Working Group assists the Board by guiding and monitoring business functions to implement ESG measures and to deliver the Group's ESG strategies and targets.

ESG STRATEGY

The Group's ESG Strategy aims to achieve strong and positive outcomes across five major areas:

i. Commitment to ethical governance

To conduct business with a high degree of ethical governance;

ii. Product quality and supply chain management

To provide high quality and safe products to customers through a well-established system for selecting high quality, efficient and reliable suppliers;

iii. People and workplace

To establish a good and supportive workplace that upholds fair and equal treatment, offers competitive benefits and incentive system, and provides effective training programmes to sustain a competent, professional and ethical workforce;

環境、社會及管治報告書 Environmental, Social and Governance Report

環境、社會及管治策略（續）

iv. 社區參與

通過義工活動、慈善活動及教育捐贈，積極參與當地社區活動，推廣良好企業公民職責，以創造共享價值，支持有需要人士；及

v. 環境管理

建立健全的環境管理體系，確保營運合規，同時積極控制及努力減少排放、廢棄物產生及資源低效利用的情況。

ESG STRATEGY (continued)

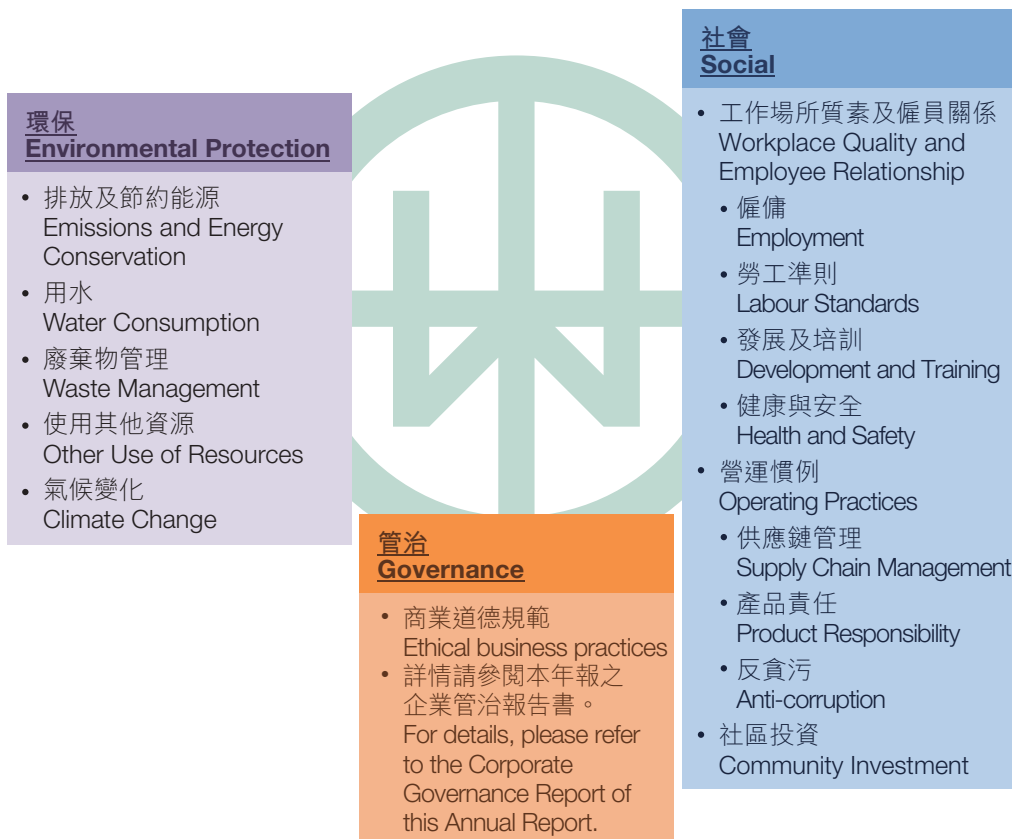
iv. Community engagement

To actively participate in local community activities and promote good corporate citizenship through volunteering, charitable events, and education donations, with the aim of creating shared value and supporting the people in need; and

v. Environmental management

To set up a robust environmental management system to ensure compliance across the operations, meanwhile actively controlling and striving to reduce emissions, waste generation, and the inefficient use of resources and energy.

我們關注的環境、社會及管治範疇 Our ESG areas of concern



報告原則

本報告乃根據以下原則編製，且符合聯交所環境、社會及管治守則：

1) 重要性

透過與持份者往來及重要性評估程序考慮持份者之利益及期望。

2) 量化

有關所使用的標準、方法、假設及轉換因素來源的資料已獲披露。本報告呈報的數據已經過評估及驗證。

3) 平衡

本報告資料的呈現方式，讓用戶可按年基準識別正面及負面表現趨勢。

4) 一致性

本報告乃採用一致的方法編製，使資料可按年基準比較。可識別及解釋報告期之間的任何重大差異。

REPORTING PRINCIPLES

This report has been prepared in accordance with the following principles and is in compliance with the Stock Exchange ESG Code:

1) Materiality

The interests and expectations of stakeholders are taken into account through stakeholder engagement and the materiality assessment process.

2) Quantitative

Information on the standards, methodologies, assumptions and sources of conversion factors used has been disclosed. Data reported in this report have been evaluated and validated.

3) Balance

The information in this report is presented in a manner that enables users to identify both positive and negative performance trends on a year-to-year basis.

4) Consistency

The report is prepared using consistent methodologies, allowing information to be compared on a year-to-year basis. Any significant variations between reporting periods are identified and explained.

環境、社會及管治報告書 Environmental, Social and Governance Report

重要性

本集團致力生產及供應優質產品的同時，亦時刻關心社區、環境及天然資源，以及保障公眾健康及安全。本集團訂有商業標準及操守規範，以助我們履行對持份者（包括股東及投資者、監管機構、社區、客戶、供應商及員工）之承擔。

我們的重要性評估包括四個步驟：

- 1) 識別一組相關環境、社會及經濟議題；
- 2) 根據持份者之影響及關注事項排序；
- 3) 驗證及批准持份者交流結果；及
- 4) 審查及識別改善空間。

我們深明與持份者之溝通以及彼等之回應及關注對本集團持續改進與發展甚為重要。

MATERIALITY

It is the commitment of the Group to manufacture and supply good quality products while caring for the community, the environment and natural resources, and safeguarding public health and safety. The Group has set up business standards and ethical practices which enable us to fulfill our commitments to stakeholders, including shareholders and investors, regulatory bodies, communities, customers, suppliers and employees.

Our materiality assessment involves a four-step process:

- 1) Identification of a pool of relevant environmental, social and economics topics;
- 2) Prioritisation based on the impact and concerns of stakeholders;
- 3) Validation and approval of the stakeholder engagement results; and
- 4) Review and identification of gaps for improvement.

We recognise that dialogue with stakeholders, as well as their feedback and concerns, is crucial to the Group's continuous enhancement and growth.

環境、社會及管治報告書 Environmental, Social and Governance Report

重要性 (續)

溝通渠道如下：

持份者組別

Stakeholder Groups

股東及投資者

Shareholders and Investors

監管機構

Regulatory Bodies

社區

Communities

客戶

Customers

供應商

Suppliers

員工

Employees

MATERIALITY (continued)

The communication channels are as follows:

參與渠道

Engagement Channels

年度／中期報告
Annual/interim reports
公司網站
Company website
通函
Circulars
股東大會
General meetings

報告
Reports
認證／許可
Certifications/licensing
會議、電郵及信函
Meetings, emails and correspondence

慈善活動
Charity events
電郵及信函
Emails and correspondence

公司網站
Company website
客戶滿意度調查
Customers satisfaction surveys
會議、電郵及信函
Meetings, emails and correspondence

供應商評估
Supplier assessments
會議、電郵及信函
Meetings, emails and correspondence

會議及電郵
Meetings and emails
績效評估
Performance assessments
培訓計劃
Training programmes
公司活動
Company events
公告欄
Notice boards

環境、社會及管治報告書

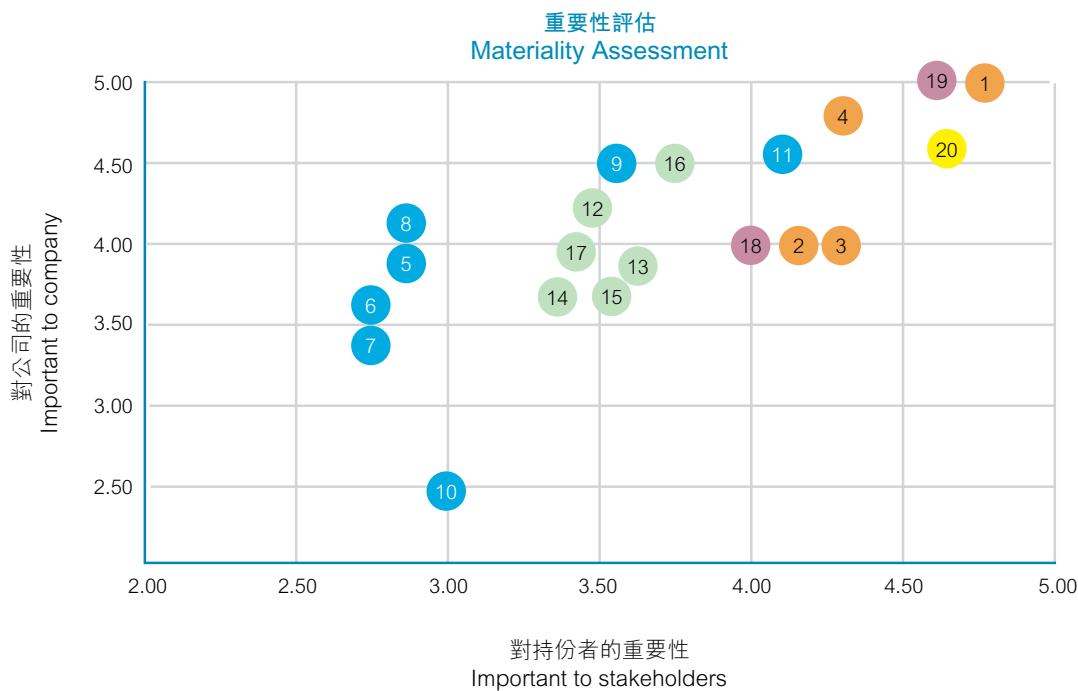
Environmental, Social and Governance Report

重要性（續）

於進行外部及內部評估後的重要性矩陣概述如下：

MATERIALITY (continued)

The Materiality matrix following external and internal assessments is summarised as follows:



範疇 Area	項目 Item	議題 Topic	範疇 Area	項目 Item	議題 Topic
管治 Governance	1	業務策略及表現 Business Strategy and Performance	勞工 Labour	12	多元化與平等機會 Diversity and Equal Opportunity
	2	風險管理 Risk Management		13	人才吸引及挽留管理 Talent Attraction and Retention Management
	3	反貪污 Anti-corruption		14	員工福利及工作環境福祉 Employee Benefits and Workplace Well-being
	4	法律合規 Law Compliance		15	發展及培訓 Development and Training
環境 Environmental	5	能耗管理 Energy Consumption Management		16	職業健康與安全 Occupational Health and Safety
	6	用水管理 Water Management		17	員工及勞工常規 Employee and Labour Practice
	7	溫室氣體排放 Greenhouse Gas Emission	產品及服務 Product and Service	18	供應商管理及評估 Supplier Management and Assessment
	8	材料使用 Use of Materials		19	產品質量及安全 Product Quality and Safety
	9	廢棄物管理 Waste Management			
	10	運輸管理 Transportation Management	社區 Community	20	社區參與 Community Engagement
	11	化學物管理 Chemical Management			

環境、社會及管治報告書 Environmental, Social and Governance Report

重要性 (續)

於報告期內，本集團審閱其重要性評估，並確認已識別的重大環境、社會及管治議題維持不變，因為該等議題繼續與本集團的營運及持份者的期望相關。

本集團將繼續監察評估結果，並於適當時進行重要性評估。

環保

本集團相信環保、低碳、保護資源及可持續發展為社會大趨勢。我們致力盡量減低對環境及天然資源造成的影響及持續改善業務的環境可持續發展。

一名執行董事獲董事會授權擔任環境、社會及管治工作小組主席，環境、社會及管治工作小組負責監督環境及社會事務、監察我們的環境、社會及管治表現、領導制定長期環境、社會及管治策略，並向董事會彙報。我們每年檢討及評估環境、社會及管治表現，並於環境、社會及管治報告中披露結果。

為提升董事會及環境、社會及管治工作小組的可持續發展能力，我們安排培訓，確保彼等了解最新的企業管治規定及環境、社會及管治發展。

我們的生產設施根據國際管理體系標準進行管理及監控，包括ISO 14001(環境管理體系)及ISO 45001(職業健康及安全管理體系)。

MATERIALITY (continued)

During the reporting period, the Group reviewed its materiality assessment and confirmed that the identified material ESG topics remain unchanged, as they continue to be relevant to the Group's operations and stakeholder expectations.

The Group will continue to monitor the assessment results and conduct a materiality assessment when appropriate.

ENVIRONMENTAL PROTECTION

The Group believes that environmental protection, a low carbon footprint, resource conservation, and sustainability development are key trends in society. We are committed to minimising our impacts on the environment and natural resources, and to continuously improving the environmental sustainability of our business.

An Executive Director serve as Chair of the ESG Working Group, empowered by the Board, the ESG Working Group is responsible for overseeing environmental, and social matters, monitoring our ESG performance, leading the development of long-term ESG strategies, and reporting to the Board. We review and evaluate ESG performance annually and disclose the results in our ESG Report.

To enhance the sustainability capabilities of the Board and the ESG Working Group, we arrange training to ensure they remain informed of the latest corporate governance requirements and ESG developments.

Our manufacturing facilities are managed and monitored in accordance with international management system standards, including ISO 14001 (Environmental Management Systems) and ISO 45001 (Occupational Health and Safety Management Systems).

環境、社會及管治報告書 Environmental, Social and Governance Report

環保（續）

我們的環境政策包括：

- 教育及鼓勵全體僱員肩負環保的責任；
- 透過評估生產過程及物料以消除或盡量減低有害物質或廢棄物造成的環境影響，從而防止污染；
- 識別所有活動中的危險，並採取適當措施控制風險及避免嚴重受傷；
- 藉善用而節約資源；
- 遵守所有相關環境法例及政府規定；
- 藉著定期審核以檢討環境管理系統之成效，從而達致持續改進；
- 符合國際有害物質規例及個別客戶對環保的要求；及
- 向所有相關人士傳達及處理有關合規方面的關注。

ENVIRONMENTAL PROTECTION (continued)

Our *Environmental Policy* includes:

- Educating and motivating all our employees to be accountable and responsible for environment protection;
- Preventing pollution through the evaluation of manufacturing processes and materials to eliminate or minimise environmental impacts arising from hazardous substances or waste;
- Identifying hazards in all activities, and taking appropriate actions to control risks and prevent serious injuries;
- Conserving resources through efficient use;
- Complying with all relevant environmental laws and government requirements;
- Reviewing the effectiveness of the environmental management system through regular audits for continuous improvement;
- Meeting international hazardous substance regulations and green requirements from specific customers; and
- Sharing and addressing compliance concerns with all interested parties.

環保（續）

排放及節約能源

我們致力加強及提升環保設施，並改良我們處理及減少生產過程中與有害元素相關廢棄物及排放物的能力。

我們的廢氣排放主要來自公司車輛。於二零二五年，氮氧化物、硫氧化物及顆粒物分別為759.64公斤、0.51公斤及54.62公斤。與二零二四年的結果相比，空氣排放總量減少了約33.58%，主要是由於本地運輸貨運需求下降以及二零二五年電動汽車取代燃油汽車所致。相關部門繼續保持車輛處於良好運作狀態，以儘量減少廢氣排放。

我們的溫室氣體（溫室氣體）排放來自外購電力、公司車輛及生產機械。於二零二五年，本集團範圍1及範圍2溫室氣體淨排放量為12,750噸二氧化碳當量，用電量為24,785,182千瓦時。與二零二四年相比，範圍1及範圍2的溫室氣體淨排放量減少了11%，主要是由於能源效益提高及運輸量減少導致減少了約4.6%，以及使用2,200兆瓦時經認證的綠色電力導致在報告年度內減少約6%。

本集團高度重視能源效益及嚴格的能源管理，以儘量減少溫室氣體排放。本集團正積極推動太陽能電池板項目，我們的蘇州工廠已與一家太陽能電池板解決方案供應商公司簽訂了1.24兆瓦裝機容量的合約，預計將於二零二六年上半年投產。

本集團定期由政府認證實驗室進行國際標準及政府法規相關的環境測試。

ENVIRONMENTAL PROTECTION (continued)

Emissions and Energy Conservation

We have taken rigorous efforts to enhance and upgrade the environmental facilities and improve our capabilities in processing and reducing waste and emissions related to hazardous elements in the manufacturing process.

Our air emissions arise mainly from company vehicles. In 2025, NO_x, SO_x and PM were 759.64 kg, 0.51 kg and 54.62 kg respectively. Comparing with the result in 2024, total air emissions decreased by about 33.58%, primarily due to lowering demand for local transportation shipments and the replacement of oil-fuel vehicles with electric vehicles in 2025. Relevant departments continue to maintain vehicles in good operating condition to minimise air emissions.

Our greenhouse gas (GHG) emissions arise from purchased electricity, company vehicles and production machinery. In 2025, the Group's net GHG emissions of Scope 1 and Scope 2 GHG emissions amounted to 12,750 tonnes CO₂e, and electricity consumption was 24,785,182 kWh. Compared with 2024, net GHG emission of Scope 1 and Scope 2 reduced 11%, primarily attributable to approximately 4.6% reduction from improved energy efficiency and lower shipment activity and approximately 6% reduction from the using of 2,200 MWh of certified green power during the reporting year.

The Group places great importance on energy efficiency and disciplined energy management to minimise greenhouse gas emissions, and the Group is actively promoting solar panel projects, our Suzhou factory has signed a contract with a solar panel solution provider company for an installed capacity of 1.24MW, which is expected to be commissioned in the first half of 2026.

The Group conducted regular environmental testing through government certified laboratories with respect to international standards and government laws and regulations.

環境、社會及管治報告書 Environmental, Social and Governance Report

環保（續）

排放及節約能源（續）

在減低廢氣排放、二氧化碳排放及能源消耗，以及提高能源效益方面採取的行動包括：

- 優化生產區域及生產線的利用率以減少能源消耗；
- 在不改變濕度的情況下優化生產車間的空調設置，以節省能源；
- 繼續用太陽能替代部分電力（如：安裝太陽能街燈）；
- 用8W LED燈代替36W辦公室照明；
- 優化風扇及電機運行頻率以提高效率；
- 優化周末生產計劃，以提高能源使用效益；
- 合理使用辦公室及僱員宿舍以節約能源；
- 安裝照明傳感器及增加額外開關以優化用電；及
- 安裝捲簾門，減少冷氣流失，節約能源。

ENVIRONMENTAL PROTECTION (continued)

Emissions and Energy Conservation (continued)

Actions taken to reduce air emissions, CO₂ emissions, and energy consumption, and to improve energy efficiency include:

- Optimising utilisation of production areas and lines to reduce energy consumption;
- Optimising air conditioning settings on production floors without changing humidity to save energy;
- Continuing to substitute part of the electricity demand with solar energy (e.g. installing solar street lamps);
- Replacing 36W office lighting with 8W LEDs;
- Optimising fan and motor operating frequencies to improve efficiency;
- Optimising weekend production scheduling to enhance efficiency of energy usage;
- Rationalising office and employee dormitory usage to save energy;
- Installing lighting sensors and add additional switches to optimise electricity use; and
- Installing rolling shutter doors to reduce cold air loss and conserve energy.

環保（續）

用水

本集團致力於有效管理營運中的用水，並已實施節水措施以提高用水效率及減少不必要的用水。主要舉措包括：

- 提升僱員對節約用水的意識及參與度；
- 對供水設施進行日常檢查，以識別及防止持續的流水、滲漏或滴水；
- 優化宿舍區及封閉式食堂烹飪區，節約能源；
- 控制及調節傳感器水龍頭的壓力；
- 將南側洗手間的手動沖水小便器改裝為感應沖水小便器；及
- 將抽水馬桶水箱沖水量由每次12升減少至9升，並提高利用率。

於二零二五年，總用水量為148,379噸，較二零二四年減少13%，主要由於提高用水效率。

ENVIRONMENTAL PROTECTION (continued)

Water Consumption

The Group endeavors to manage water use efficiently in its operations and have implemented water conservation measures to improve water-use efficiency and reduce unnecessary water consumption. Key initiatives include:

- Promoting employee awareness and engagement in water conservation practices;
- conducting daily inspections of water facilities to identify and prevent continuous water flow, leakage, or dripping;
- Optimize the dormitory areas and closed canteen cooking area to save energy;
- Control and adjust pressure of sensor faucets;
- Converted the manual-flush urinals in the south-side restroom to sensor-flush urinals; and
- Reduced toilet tank flush volume from 12L to 9L per flush, and improved the utilization.

In 2025, total water consumption was 148,379 tonnes, representing a 13% decrease compared with 2024, mainly due to improve water use efficiency.

環境、社會及管治報告書 Environmental, Social and Governance Report

環保（續）

廢棄物管理

於二零二五年，有害廢棄物為139噸，較二零二四年增加9.7%。該廢棄物增長主要包括廢棄液及廢棄活性炭的增加。其中，廢棄有機溶劑的增加主要歸因於越南工廠的收益增長，以及蘇州工廠工業廢水與生活污水的分離優化項目。廢棄活性炭的增加則主要由於為積極響應地方政府減少揮發性有機物排放的倡議，而增加了其更換頻率。

於二零二五年，無害廢棄物為920噸，較二零二四年減少約10.9%，主要由於二零二五年加強的廢棄物減量措施及出貨量下降。

各工廠已推行並實施廢棄物減量及回收措施。波峰焊接機的錫渣已回收利用，以減少有害廢棄物量。部分化學品容器及包裝物已返還供應商進行再利用及回收，並採用循環包裝箱以減少包裝材料消耗。此外，深圳工廠於二零二五年引入旋轉式水基清洗機用於治具清洗。該設備採用水基清洗技術替代傳統溶劑型清洗，有效減少有害廢棄物產生。本集團將持續監測該設備的營運表現，並評估更廣泛應用的可行性。為實現可持續社會之目標，本集團嚴格執行有害及無害廢棄物的分類管理。有害廢棄物儲存在指定區域，由經過良好培訓的員工按照操作規程處理，並通過認可供應商進行處置。

ENVIRONMENTAL PROTECTION (continued)

Waste Management

In 2025, hazardous wastes amounted to 139 tonnes, increased by 9.7% while compared with 2024. The increase in hazardous waste mainly consists of waste solution and waste activated carbon. The increase in waste organic solvents is primarily attributed to the revenue growth at our Vietnam factory and the optimization project for separating industrial wastewater from domestic sewage at our Suzhou factory. The increase in waste activated carbon is primarily driven by the increased frequency of its replacement, which is undertaken to actively align with the local government's initiatives for reducing VOC emissions.

And in 2025, non-hazardous wastes amounted to 920 tonnes, reduced about 10.9% while compared with 2024, mainly due to enhanced waste reduction efforts and a decrease in shipment volume in 2025.

Waste reduction and recycling measures have been promoted and implemented across the factories. Solder dross from wave soldering machines was recycled to reduce the amount of hazardous waste. Certain chemical containers and packaging were returned to suppliers for reuse and recycling, and recycled boxes were used to reduce the consumption of packaging materials. In addition, a Rotary Spray Water-based Cleaner was introduced in 2025 at the Shenzhen factory for fixture cleaning. This equipment adopts water-based cleaning technology to replace traditional solvent-based cleaning, effectively reducing the generation of hazardous waste. The Group will continue to monitor the operational performance of the equipment and evaluate the feasibility of wider implementation. With the aim of creating a sustainable society, the Group implements strict classification of hazardous and non-hazardous waste. Hazardous waste is stored in designated areas, handled by well-trained employees in accordance with operating procedures, and disposed of through accredited vendors.

環保（續）

使用其他資源

我們使用包裝物料保護產品，並減少運輸中損壞的風險。於二零二五年，我們使用1,196噸包裝物料，使用量比較二零二四年低13.6%，乃主要由於二零二五年需要紙箱裝運量減少。為進一步減少用量，我們已向更多客戶推廣使用可循環包裝箱，以替代一次性紙箱。

環保意識培訓

於二零二五年十月，我們蘇州工廠的義工組織了一次獨墅湖岸線清潔活動，作為我們對本地生態系統保護承諾的一部分。該活動清除了累積的塑料、廢紙及其他廢棄物，有助於保護白鷺及其他珍稀鳥類的棲息地。通過讓僱員親身參與生態保護活動，我們為增強本地淡水生態系統的韌性作出貢獻，提升了僱員及社區的環保意識，並履行了我們在可持續發展及自然保護方面的企業責任。

ENVIRONMENTAL PROTECTION (continued)

Other Use of Resources

Packaging materials are used to protect our products and minimise the risk of damage during transportation. In 2025, we used 1,196 tonnes of packaging materials, 13.6% lower than the usage in 2024, mainly caused by fewer shipments requiring carton boxes in 2025. To further reduce usage, we rolled out reusable boxes with more customers to replace one-way cartons.

Environmental Awareness Training

In October 2025, volunteers from our Suzhou factory organised a shoreline clean-up at Dushu Lake as part of our commitment to local ecosystem stewardship. The activity removed accumulated plastics, waste paper and other debris, helping protect the habitat of egrets and other rare bird species. By engaging employees in hands-on ecological conservation activities, we contributed to the resilience of the local freshwater ecosystem, raised environmental awareness among employees and the community, and fulfilled our corporate responsibility for sustainable development and nature protection.



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環保（續）

氣候變化

氣候變化主要是由燃燒化石燃料用於能源、煉鋼、水泥生產以及森林喪失而排放的溫室氣體引致。其影響已波及全球經濟。本集團深知應對與氣候相關的挑戰及機遇以及支持向低碳經濟轉型的重要性。本集團已識別及評估潛在氣候相關風險，包括實體風險及轉型風險及其潛在財務影響，制定了氣候策略，並實施了一系列應對行動。本集團亦定期審視適用法律法規，以確保及時更新並持續合規。

我們已根據國際財務報告準則S2—氣候相關披露（「國際財務報告準則S2」）及香港聯合交易所有限公司（「港交所」）的氣候相關披露規定編製首份氣候報告。該報告在四個方面介紹了我們的氣候相關資料：管治、策略、風險管理以及指標及目標。

ENVIRONMENTAL PROTECTION (continued)

Climate Change

Climate change is primarily driven by the greenhouse gases emissions from burning fossil fuels for energy uses, steelmaking, cement production and from forest loss. Its impacts are already felt across the global economy. The Group recognised the importance of addressing the climate related challenges and opportunities and of supporting the transition to a low-carbon economy. The Group has identified and assessed the potential climate related risks including physical risks and transition risks and their potential financial implications, developed a climate strategy and implemented a range of actions to respond. The Group also reviews applicable laws and regulations periodically to ensure timely updates and ongoing compliance.

We have prepared our first Climate Report according to the IFRS S2 – Climate-related Disclosures (the “IFRS S2”) and the climate-related disclosure requirements of The Stock Exchange of Hong Kong Limited (the “HKEx”). The report presents our climate-related information under four pillars: Governance, Strategy, Risk Management, and Metrics and Targets.

環保（續）

管治

董事會對本集團的環境、社會及管治策略及表現負有最終責任，並監督有關氣候相關風險及機遇、主要交易的策略及其對風險管理的影響。董事會致力確保本集團以負責任的方式營運，並以其持份者及股東的最佳利益行事。董事會至少每年審閱環境、社會及管治以及氣候相關事宜，包括目標進度、情景分析結果、過渡計劃及披露，並根據營運數據及評估結果酌情調整策略及資源分配。

ENVIRONMENTAL PROTECTION (continued)

Governance

The Board has ultimate responsibility for the Group's ESG strategy and performance, and oversees the strategies relating to climate-related risks and opportunities, major transactions, and their implications for risk management. The Board is committed to ensuring that the Group operates responsibly and acts in the best interests of its stakeholders and shareholders. The Board reviews ESG and climate-related matters at least annually, including progress against targets, scenario analysis results, transition plans and disclosures, and adjusts strategies and resource allocation as appropriate based on operational data and assessment outcomes.



環境、社會及管治工作小組由一名執行董事擔任主席，成員包括財務、營運／資訊科技、採購／供應鏈、人力資源、法律及合規等主要職能部門的代表。工作小組負責環境、社會及管治以及氣候相關事宜的日常管理，領導環境、社會及管治長期策略的制定及實施，並定期向董事會彙報。相關安排於年度環境、社會及管治報告中披露。

The ESG Working Group is chaired by an Executive Director and comprises representatives from key functions including Finance, Operations/IT, Procurement/Supply Chain, Human Resources, Legal and Compliance. The Working Group is responsible for the day-to-day management of ESG and climate-related matters, leads the development and implementation of long-term ESG strategies, and reports to the Board on a regular basis. Relevant arrangements are disclosed in the annual ESG Report.

環境、社會及管治報告書 Environmental, Social and Governance Report

環保（續）

ENVIRONMENTAL PROTECTION (continued)

管治（續）

Governance (continued)

環境、社會及管治工作小組的主要職責

Key Responsibilities of the ESG Working Group

1. 監督本集團環境、社會及管治以及氣候相關表現及管理，確保與企業風險管理框架有效保持一致；
2. 每季度審閱環境、社會及管治以及氣候相關關鍵績效指標；
3. 監察及更新適用的披露標準及監管要求，協調披露及鑒證活動，確保遵守相關法律、法規及上市規則；
4. 評估及提出氣候相關策略及目標，監測進展及資源需求；及
5. 至少每年向董事會報告本集團氣候相關表現及披露情況。

1. Oversee the Group's ESG and climate-related performance and management, and ensure effective alignment with the enterprise risk management framework;
2. Review ESG and climate-related key performance indicators on a quarterly basis;
3. Monitor and update applicable disclosure standards and regulatory requirements, coordinate disclosure and assurance activities, and ensure compliance with relevant laws, regulations and listing rules;
4. Assess and propose climate-related strategies and targets, and monitor progress and resource requirements; and
5. Report to the Board on the Group's climate-related performance and disclosures on at least an annual basis.

此外，本集團通過論壇、閱讀材料、研討會及／或網絡研討會定期為董事及環境、社會及管治工作小組提供培訓及外部參與活動，進一步提升董事會在可持續發展及氣候相關管治方面的能力。

In addition, the Group regularly provides training and external engagement activities for the Directors and the ESG Working Group through forums, reading materials, seminars, and/or webinars, further enhancing the Board's capabilities in sustainability and climate-related governance.

展望未來，本集團將定期評估將氣候績效指標納入其薪酬政策的適用性及可行性，以提高激勵的有效性。

Looking ahead, the Group will regularly assess the applicability and feasibility of incorporating climate performance indicators into its remuneration policy to enhance the effectiveness of incentives.

環保（續）

承擔

我們認識到電子製造業務消耗大量能源及資源，我們致力將對環境的影響降至最低。在我們的工廠中，我們推動精益製造、自動化及物流優化，以提高資源及能源效率以及生產力，同時減少原材料的使用。我們亦向僱員傳達環境目標及計劃，以維持一個負責任、環保審慎的工作場所。

本集團承諾並制定一系列環保措施，並設定目標以減少其對環境的營運影響。

策略

氣候變化可能在短期、中期及長期影響本集團的業務營運、價值鏈、策略決策及財務表現。於報告期間，本集團委聘獨立顧問進行涵蓋其香港總部的氣候情景分析，以識別及評估相關實體及過渡風險，以及（如適用）不同時間範圍內的相關機遇。

情景分析使本集團能夠了解及評估氣候相關風險及機遇對其業務模式及財務狀況的潛在影響，並通過策略規劃、風險管理及資源分配應對已識別的過渡及物理氣候風險。根據評估結果，本集團將在可行的情況下逐步制定及實施適當的緩解及適應措施，以減少潛在的不利影響，並抓住與向低碳經濟轉型相關的機遇。

ENVIRONMENTAL PROTECTION (continued)

Commitment

We recognise that electronic manufacturing business consumes significant amount of energy and resources, and we are committed to minimizing our environmental impact. Across our factories, we drive lean manufacturing, automation and logistics optimisation to enhance resources and energy efficiency, and productivity, while reducing the use of raw materials. We also communicate environmental targets and plans to employees to maintain a responsible, environmentally cautious workplace.

The Group is committed and has formulated a series of environmental measures and set up the targets to reduce its operational impact on the environment.

Strategy

Climate change may affect the Group's business operations, value chain, strategic decision-making and financial performance over the short, medium and long term. During the reporting period, the Group engaged an independent consultant to conduct climate scenario analysis covering its head office in Hong Kong to identify and assess relevant physical and transition risks, and, where appropriate, related opportunities across different time horizons.

The scenario analysis enables the Group to understand and evaluate the potential impacts of climate-related risks and opportunities on its business model and financial position, and to respond to identified transition and physical climate risks through strategic planning, risk management and resource allocation. Based on the assessment outcomes, the Group will, where feasible, progressively develop and implement appropriate mitigation and adaptation measures to reduce potential adverse impacts and capture opportunities associated with the transition to a low-carbon economy.

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環保（續）

策略（續）

根據香港交易及結算所有限公司環境、社會及管治報告框架下的氣候相關披露指引所載的建議，本集團選取了兩個具有代表性的氣候情景，以評估與氣候相關的實體及轉型風險。

情景分析

對於轉型風險（包括政策和市場相關風險），本集團採用了國際能源署(IEA)制定的政策及能源轉型情景，以測試對電力及碳成本的敏感度，以及技術發展、需求轉變以及不斷變化的政策及披露要求對本集團的潛在影響。

就實體風險而言，本集團應用政府間氣候變化專門委員會(IPCC)第六次評估報告(AR6)的氣候情景，使用CMIP6及共享社會經濟路徑(SSP)的組合，評估本集團主要營運地點面臨急性氣候災害（如颱風、極端降雨及熱浪）及慢性氣候災害（包括長期氣溫上升）的風險及潛在影響。

ENVIRONMENTAL PROTECTION (continued)

Strategy (continued)

In accordance with the recommendations set out in the Climate-related Disclosures Guidance under the Hong Kong Exchanges and Clearing Limited ESG Reporting Framework, the Group selected two representative climate scenarios to assess climate-related physical and transition risks.

Scenario Analysis

For transition risks (including policy and market-related risks), the Group adopted policy and energy transition scenarios developed by the International Energy Agency (IEA) to test sensitivities to electricity and carbon costs, as well as the potential impacts of technological developments, demand shifts and evolving policy and disclosure requirements on the Group.

For physical risks, the Group applied climate scenarios based on the Intergovernmental Panel on Climate Change (IPCC) Sixth Assessment Report (AR6), using a combination of CMIP6 and Shared Socioeconomic Pathways (SSPs), to assess exposure to and potential impacts from acute climate hazards (such as typhoons, extreme rainfall and heatwaves) and chronic climate hazards (including long-term temperature increases) across the Group's key operating locations.

環保 (續)

ENVIRONMENTAL PROTECTION (continued)

策略 (續)

Strategy (continued)

情景分析 (續)

Scenario Analysis (continued)

低排放情景

Low-emissions scenario

IPCC SSP1-2.6 : 全球採取強效氣候政策，加速技術創新，向清潔能源轉型。該路徑與將升溫限制在 1.5° C 或遠低於 2° C 的目標相一致。

IPCC SSP1-2.6: The world adopts strong climate policies and accelerates technology innovation, shifting toward clean energy. This pathway is consistent with limiting warming to 1.5°C or well below 2°C.

IEA NZE (二零五零年淨零排放) : 在國際強效政策支持下，通過可再生能源、電氣化及突破性技術，全球能源系統迅速脫碳。全球二氧化碳排放於二零五零年實現淨零。

IEA NZE (Net Zero Emissions by 2050): The global energy system decarbonises rapidly via renewables, electrification, and breakthrough technologies, supported by robust international policy. Global net-zero CO₂ by 2050.

高排放情景

High-emissions scenario

IPCC SSP3-7.0 : 該情景的特點是國際合作薄弱、化石燃料依賴程度更高、技術擴散緩慢，導致升溫幅度顯著加大、物理風險加劇。

IPCC SSP3-7.0: Characterised by weak international cooperation, higher fossil-fuel dependence and slower technology diffusion, leading to significantly higher warming and elevated physical risks.

IEA STEPS (既定政策情景) : 反映目前已實施及明確公佈的政策。到二零五零年，排放量僅趨於穩定或小幅下降，遠未實現淨零。升溫趨勢指向約 3°C 或更高，物理風險加劇。

IEA STEPS (Stated Policies Scenario): Reflects currently implemented and firmly announced policies. Emissions plateau or decline only slightly by 2050, far from net-zero. Warming trends toward ~3°C or higher, intensifying physical risks.

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環保（續）

ENVIRONMENTAL PROTECTION (continued)

策略（續）

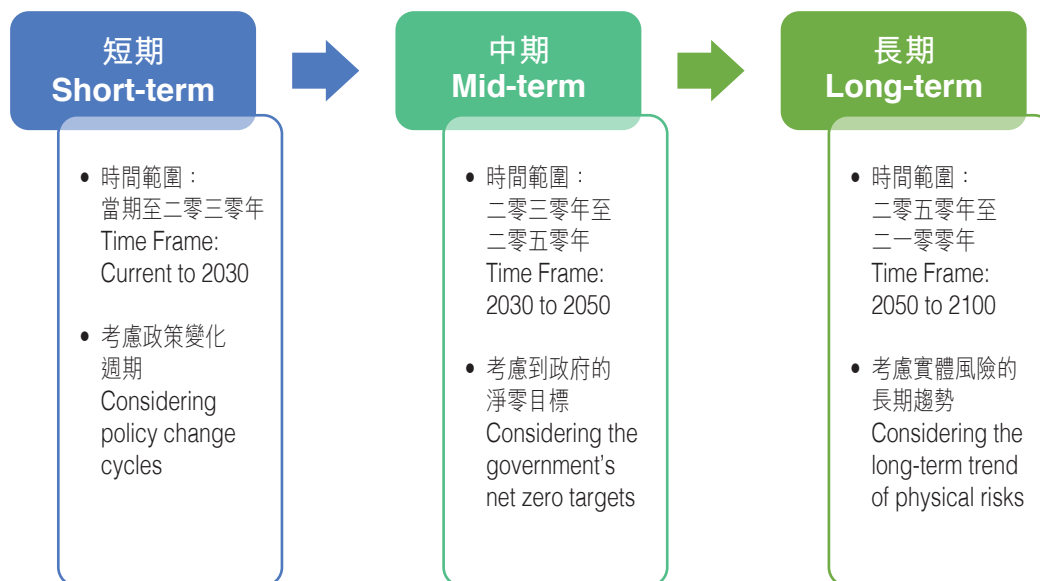
Strategy (continued)

時間範圍

Time Horizon

本集團的減排目標及轉型規劃原則上與《巴黎協定》的溫控目標保持一致。在可行的情況下，本集團擬在界定基準年及目標年的基礎上，逐步建立涵蓋短期（至二零三零年）、中期（至二零五零年）及長期（至二一零零年或以後）時間範圍的溫室氣體減排目標。該等目標將依據相關脫碳路徑推進，其進展及基礎假設將每年進行審閱。

The Group's emissions reduction targets and transition planning are, in principle, aligned with the temperature goals of the Paris Agreement. Where feasible, the Group intends to progressively establish greenhouse gas emissions reduction targets across short-term (by 2030), medium-term (by 2050) and long-term (by 2100 or beyond) time horizons, based on defined base years and target years. These targets will be advanced in line with relevant decarbonisation pathways, with progress and underlying assumptions reviewed on an annual basis.



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環保（續）

ENVIRONMENTAL PROTECTION (continued)

策略（續）

Strategy (continued)

風險及機遇識別

Risk and Opportunity Identification

本集團已識別多項氣候相關風險，該等風險已或可能對其業務營運、策略決策及財務表現產生影響。該等風險載列如下。

The Group has identified a number of climate-related risks that have had, or may have, an impact on its business operations, strategic decision-making and financial performance. These risks are set out below.

第一部分：潛在預期財務影響

Part I: Potential Anticipated Financial Impacts

	風險描述 Risk Descriptions	影響程度 Magnitude	時間範圍 Time Frame	潛在預期財務影響 Potential Anticipated Financial Impacts
轉型風險 Transition Risk				
政策及法律 Policy and Legal	碳價上漲 Increased Carbon Price	中 Medium	短期至中期 Short to Mid	- 電力及燃料成本上升 Higher Electricity and Fuel costs - 碳交易及購買碳信用的潛在需求增加 Higher potential needs for carbon trading and purchasing carbon credits
	嚴格的報告要求 Stringent Reporting Requirements	中 Medium	短期至中期 Short to Mid	不合規導致的罰款及潛在處罰增加 Increase fines and potential penalties for non-compliance
技術 Technology	採用低排放方案替代現有產品 Adopting lower emissions options to substitution of existing products	中 Medium	短期至中期 Short to Mid	- 採用新技術及實踐的投資支出增加 Increase CAPEX for adopting new technology and practices - 資產折舊加速 Accelerate assets depreciation
市場 Market	原材料成本上升 Increasing the cost of raw materials	低 Low	短期至中期 Short to Mid	原材料支出增加 Higher expenditure on raw materials
	消費者偏好變化 Changes in Consumer Preferences	低 Low	短期至中期 Short to Mid	- 為贏得訂單而折價銷售 Discount price to win orders - 首選供應商的潛在流失 Potential loss of preferred suppliers
聲譽 Reputation	行業污名化 Stigmatization of Industry	低 Low	中期 Mid	- 對人才／發明者的吸引力降低 Reduce attractiveness for talents/inventors - 保險成本上升 Increase the cost of insurance
	持份者的關注度增加或持份者的負面反饋（如媒體批評） Increased stakeholder concerns or negative feedback from stakeholders (e.g. media criticism)	低 Low	短期至中期 Short to Mid	額外驗證及溝通成本增加 Spend additional verification and communications

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環保（續）

ENVIRONMENTAL PROTECTION (continued)

策略（續）

Strategy (continued)

風險及機遇識別（續）

Risk and Opportunity Identification (continued)

第一部分：潛在預期財務影響（續）

Part I: Potential Anticipated Financial Impacts (continued)

	風險描述 Risk Descriptions	影響程度 Magnitude	時間範圍 Time Frame	潛在預期財務影響 Potential Anticipated Financial Impacts
實體風險 Physical Risk				
急性 Acute	台風、洪水、熱浪等極端天氣事件嚴重程度加劇 Increased severity of extreme weather events such as typhoons, floods and heat waves	中 Medium	短期至中期 Short to Mid	- 業務中斷導致維修及恢復的額外成本 Interrupt business result in extra costs of repair and recovery - 物流及交付延遲 Delay logistics and delivery - 保險保費上升 Higher insurance premiums
	降水模式變化及天氣模式極端波動 Changes in precipitation patterns and extreme variability in weather patterns	低 Low	中期至長期 Mid to Long	- 水資源管理成本（儲存、處理） Water-management costs (storage, treatment) - 腐蝕／維護 corrosion/maintenance - 冷卻效率波動 variability in cooling efficiency - 特定投入品的潛在供應中斷 potential supply disruption for certain inputs
	長期水資源緊張 Chronic Water Stress		中期至長期 Mid to Long	
	平均氣溫上升 Rising mean temperatures	低 Low	中期至長期 Mid to Long	- 冷卻需求上升 Higher cooling demand - 熱應激控制導致的生產力損失 Productivity loss due to heat-stress controls - PPE及職業健康成本增加 Increase PPEs and occupational health costs
慢性 Chronic	海平面上升 Rising sea levels	低 Low	長期 Long	- 物流改道週期性成本 Periodic logistics rerouting costs - 緩衝庫存需求 buffer inventory requirements - 對暴露在風險中的第三方倉庫／港口可能進行場地加固 possible site-hardening at exposed third-party warehouses/ports.

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環保（續）

ENVIRONMENTAL PROTECTION (continued)

策略（續）

Strategy (continued)

風險及機遇識別（續）

Risk and Opportunity Identification (continued)

第二部分：潛在當期財務影響

Part II: Potential Current Financial Impacts

	風險描述 Risk Descriptions	時間範圍 Time Frame	受影響資產 Affected Assets	潛在當期財務影響 Potential Current Financial Impacts	緩解／適應措施 Mitigation/Adaptation
政策及法律 Policy and Legal	碳價上漲 Increased Carbon Price	短期至中期 Short to Mid	全公司 Whole Company	碳交易及購買碳信用的潛在需求增加 Higher potential needs for carbon trading and purchasing carbon credits	- 實施能效提升項目 Implement energy-efficiency projects - 採購經認證的綠電 Purchase certified green powers - 密切跟進最新區域碳排放政策及交易 Closely keep abreast of the latest regional carbon emissions policy and trading
	嚴格的報告要求 Stringent Reporting Requirements	短期至中期 Short to Mid	全公司 Whole Company	不合規導致的罰款及潛在處罰增加 Increase fines and potential penalties for non-compliance	- 強化數據管控 Strengthen data governance and controls - 員工培訓 Staff training
技術 Technology	採用低排放方案替代現有產品 Adopting lower emissions options to substitution of existing products	短期至中期 Short to Mid	全公司 Whole Company	- 採用新技術及實踐的投資支出增加 Increase CAPEX for adopting new technology and practices - 資產折舊加速 Accelerate assets depreciation	- 採用節能設備及機器 Adopt energy efficient equipment and machines - 對現有建築進行改造 Retrofit existing buildings
市場 Market	原材料成本上升 Increasing the cost of raw materials	短期至中期 Short to Mid	全公司 Whole Company	原材料支出增加 Higher expenditure on raw materials	- 採用可循環使用的轉運箱 Adopt reusable transit boxes - 將特定化學品容器及包裝物返還供應商進行再利用／回收 Return selected chemical containers and packaging to suppliers for reuse/recycling - 詳見「廢棄物管理」的更多措施 Visit "Waste Management" for more measures

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環保（續）

ENVIRONMENTAL PROTECTION (continued)

策略（續）

Strategy (continued)

風險及機遇識別（續）

Risk and Opportunity Identification (continued)

第二部分：潛在當期財務影響（續）

Part II: Potential Current Financial Impacts (continued)

	風險描述 Risk Descriptions	時間範圍 Time Frame	受影響資產 Affected Assets	潛在當期財務影響 Potential Current Financial Impacts	緩解／適應措施 Mitigation/Adaptation
市場 Market	消費者偏好變化 Changes in Consumer Preferences	短期至中期 Short to Mid	全公司 Whole Company	- 為贏得訂單而折價銷售 Discount price to win orders - 首選供應商的潛在流失 Potential loss of preferred suppliers	- 開展持份者參與活動 Conduct stakeholder engagement - 披露環境、社會及管治數據及報告書 Disclose ESG data and reports
聲譽 Reputation	行業污名化 Stigmatization of Industry	中期 Mid	全公司 Whole Company	- 對人才／發明者的吸引力降低 Reduce attractiveness for talents/inventors - 保險成本上升 Increase the cost of insurance	建立事件及投訴機制 Set up incident and grievance mechanisms
	持份者的關注度增加或持份者的負面反饋（如媒體批評） Increased stakeholder concerns or negative feedback from stakeholders (e.g. media criticism)	短期至中期 Short to Mid	全公司 Whole Company	額外驗證及溝通成本增加 Spend additional verification and communications	
急性 Acute	颱風、洪水、熱浪等極端天氣事件嚴重程度加劇 Increased severity of extreme weather events such as typhoons, floods and heat waves	短期至中期 Short to Mid	生產基地 Manufacturing sites	- 業務中斷導致維修及恢復的額外成本 Interrupt business result in extra costs of repair and recovery - 物流及交付延遲 Delay logistics and delivery - 保險保費上升 Higher insurance premiums	- 根據政府要求制定颱風及暴雨預警指引 Establish typhoon and rainstorm warning guidelines in accordance with government requirements. - 制定業務連續性計劃 Set up a business continuity plan

環境、社會及管治報告書

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環保 (續)

ENVIRONMENTAL PROTECTION (continued)

策略 (續)

Strategy (continued)

風險及機遇識別 (續)

Risk and Opportunity Identification (continued)

第二部分：潛在當期財務影響 (續)

Part II: Potential Current Financial Impacts (continued)

	風險描述 Risk Descriptions	時間範圍 Time Frame	受影響資產 Affected Assets	潛在當期財務影響 Potential Current Financial Impacts	緩解／適應措施 Mitigation/Adaptation
慢性 Chronic	降水模式變化及天氣模式 極端波動 Changes in precipitation patterns and extreme variability in weather patterns	中期至長期 Mid to Long	生產基地 Manufacturing sites	- 水資源管理成本 (儲存、處理) Water-management costs (storage, treatment) - 腐蝕／維護 corrosion/maintenance - 冷卻效率波動 variability in cooling efficiency - 特定投入品的潛在供應中斷 potential supply disruption for certain inputs	- 推廣節水措施，最大限度減少浪費 Promote water saving measures, minimizing wastage - 採用節水設備 Adopt water efficient equipment
	長期水資源緊張 Chronic Water Stress	中期至長期 Mid to Long	生產基地 Manufacturing sites		
	平均氣溫上升 Rising mean temperatures	中期至長期 Mid to Long	生產基地 Manufacturing sites	- 冷卻需求上升 Higher cooling demand - 熱應激控制導致的生產力損失 Productivity loss due to heat-stress controls - PPE及職業健康成本增加 Increase PPEs and occupational health costs	- 嚴格執行高溫天氣工作安排及防護措施，提供適當設施以降低僱員在高溫條件下作業的風險 Strictly enforce hot-weather work arrangements and protective measures, and provide appropriate facilities to reduce employees' risk when working in high-temperature conditions - 密切監控天氣信息，及時調整工作安排 Closely monitor weather information and adjust work arrangements in a timely manner
	海平面上升 Rising sea levels	長期 Long	生產基地 Manufacturing sites	- 物流改道週期性成本 Periodic logistics rerouting costs - 緩衝庫存需求 buffer inventory requirements - 對暴露在風險中的第三方倉庫／港口可能進行場地加固 possible site-hardening at exposed third-party warehouses/ports	制定業務連續性計劃 Set up a business continuity plan

環境、社會及管治報告書 Environmental, Social and Governance Report

環保（續）

ENVIRONMENTAL PROTECTION (continued)

策略（續）

Strategy (continued)

局限性

Limitation

此氣候相關披露框架於二零二五年建立。於評估本集團於報告日期的氣候適應能力時，我們考慮了國際及本地監管發展、行業最佳常規及最新氣候科學。儘管如此，情景分析並未涵蓋所有可能的氣候相關風險及機遇。評估受到重大不確定性領域的影響，包括不斷變化的氣候相關政策及法規、數據可用性、及質量方面的局限性、關鍵建模假設以及當前的方法及技術限制。隨著氣候科學、政策框架及市場實踐的不斷發展，實際結果可能與評估結果不同。本集團將繼續監察新出現的氣候相關風險及監管發展，完善其分析方法，並隨時間提高數據質量。我們歡迎持份者提供反饋，並將尋求納入相關見解，以提高未來氣候適應力評估的穩健性及準確性。

This climate-related disclosure framework was established in 2025. In assessing the Group's climate resilience as at the reporting date, we considered international and local regulatory developments, industry best practices, and the latest climate science. Notwithstanding the above, the scenario analysis does not capture all possible climate-related risks and opportunities. The assessment is subject to significant areas of uncertainty, including evolving climate-related policies and regulations, limitations in data availability and quality, key modelling assumptions, and current methodological and technological constraints. As climate science, policy frameworks and market practices continue to evolve, actual outcomes may differ from those assessed. The Group will continue to monitor emerging climate-related risks and regulatory developments, refine its analytical approach, and enhance data quality over time. We welcome feedback from stakeholders and will seek to incorporate relevant insights to improve the robustness and accuracy of future climate resilience assessments.

環保（續）

風險管理

董事會已建立全面的風險管理系統。多個管理委員會（包括各工廠的環境、健康及安全委員會（「環境、健康及安全委員會」）及環境、社會及管治工作小組負責評估及識別主要環境、社會及管治風險（包括環境、社會及管治及氣候相關風險），並分別定期向風險管理委員會及董事會彙報；從而協助董事會建立及維持適當及有效的環境、社會及管治及氣候相關風險管理及內部監控系統。相關管理委員會於完成其定期審閱後，向風險管理委員會彙報其評估結果及建議，再達至董事會以供其考慮及批准。

指標及目標

減排方法

為協助實現全球氣候目標，並確保本集團有能力應對氣候相關風險，我們已制定並闡明多項承諾及目標，以應對及適應氣候變化帶來的挑戰，包括：

- 在採用低排放措施、可再生能源及植樹計劃的支持下，到二零二五年實現能源消耗、溫室氣體排放、廢棄物產生及用水密度減少5%（與二零二一年基準年相比）。
- 本集團支持《巴黎協定》倡導的全球減排方向。
- 本集團支持國家於二零六零年前實現碳中和的目標，以及香港特區政府於二零五零年前實現碳中和的政策目標。

ENVIRONMENTAL PROTECTION (continued)

Risk Management

The Board has established a comprehensive risk management system. A number of management committees (including the Environmental, Health and Safety Committees (“EHSC”) of each factory) and the ESG Working Group are responsible for assessing and identifying key ESG risks (including ESG and climate-related risks) and reporting regularly to the Risk Management Committee and the Board respectively; thereby assisting the Board in establishing and maintaining appropriate and effective ESG and climate-related risk management and internal control systems. Relevant management committees, upon completing their regular reviews, report their assessment results and recommendations to the Risk Management Committee and in turn the Board for consideration and approval.

Metrics and Targets

Approach to emissions reduction

To contribute to achieving global climate goals, and to ensure the Group’s ability to address climate related risks, we have established and articulated a few commitments and targets to respond and adapt to the challenges posed by climate change, including:

- Achieve a 5% reduction in energy consumption, GHG emission, waste generation and water usage intensity by 2025 (compared to 2021 base year), supported by adopting low emission initiatives, renewable energy and tree-planting programme to reduce emissions.
- The Group supports the global emissions reduction direction advocated under the Paris Agreement.
- The Group supports the national goal of achieving carbon neutrality by 2060, as well as the Hong Kong SAR Government’s policy objective of achieving carbon neutrality before 2050.

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環保（續）

指標及目標（續）

減排方法（續）

以二零二一年為基準年，本集團持續保持對措施實施的嚴格監督。這種審慎且有條不紊的方法使我們能夠及時追蹤成效及進展。在二零二五年收官之際，本集團已完成對其首個五年環境績效計劃的全面審閱，並制定了與本集團營運規劃相一致的新目標，以推動持續改進並確保與我們的可持續發展目標保持一致。

ENVIRONMENTAL PROTECTION (continued)

Metrics and Targets (continued)

Approach to emissions reduction (continued)

Taking 2021 as the base year, our Group has continuously maintained rigorous oversight of initiative implementation. This prudent and methodical approach enables us timely tracking of effectiveness and progress. As we conclude 2025, the Group has completed a comprehensive review of its first five-year environmental performance plan and set new targets aligned with the Group's operational planning to drive continuous improvement and ensure consistency with our sustainable development goals.

環境目標 Environmental Targets	溫室氣體排放 (範圍1+2) GHG Emission (Scope 1+2)	用水量 Water Consumption	用電量 Electricity Consumption	有害廢棄物 Hazardous Waste	無害廢棄物 Non-Hazardous Waste
基準年 Base Year	二零二一年 Yr2021	二零二一年 Yr2021	二零二一年 Yr2021	二零二一年 Yr2021	二零二一年 Yr2021
基準值*	6.35噸二氧化碳 當量／港幣百萬元 收益	85.99立方米／ 港幣百萬元收益	9,719千瓦時／ 港幣百萬元收益	0.046噸／ 港幣百萬元收益	0.34噸／ 港幣百萬元收益
Baseline*	6.35 tCO ₂ e/ HK\$'M revenue	85.99 m ³ / HK\$'M revenue	9,719 KWh/ HK\$'M revenue	0.046 tonnes/ HK\$'M revenue	0.34 tonnes/ HK\$'M revenue
目標年 Target Year	二零二五年 Yr2025	二零二五年 Yr2025	二零二五年 Yr2025	二零二五年 Yr2025	二零二五年 Yr2025
目標類型 Target Type	密度 Intensity	密度 Intensity	密度 Intensity	密度 Intensity	密度 Intensity
減排目標 Reduction Target	-5%	-5%	-5%	-5%	-5%
目標狀態 Target Status	已達成 Achieved	已達成 Achieved	進行中 In progress	進行中 In progress	進行中 In progress

* 為更直觀、高效地評估進展，本集團在審閱並完善數據範圍及覆蓋範圍後，已對二零二一年基準數據進行了更新。

* For a more intuitive and efficient evaluation of progress, following a review and refinement of the data scope and coverage by the Group, the 2021 baseline data have been updated.

環保（續）

ENVIRONMENTAL PROTECTION (continued)

指標及目標（續）

Metrics and Targets (continued)

減排方法（續）

Approach to emissions reduction (continued)

就我們的首個五年環境績效計劃，本集團已實現其二零二五年溫室氣體排放密度目標及用水密度目標。然而，鑒於本集團營運計劃的調整及環境治理的外部要求日益嚴格，用電量、有害廢棄物產生量及無害廢棄物產生量的目標仍在進行中。

In view of our first five-year environmental performance plan, our Group has achieved its 2025 intensity target for GHG emissions and intensity target for water consumption. However, in light of adjustments to the Group's operational plans and increasing stringency of external requirements for environmental governance, the targets for electricity consumption, hazardous waste generation and non-hazardous waste generation are still in progress.

二零二五年廢棄物產生密度目標未能達成。這反映了本集團在結構調整階段，在平衡業務發展、環境合規及環境、社會及管治表現方面所面臨的複雜挑戰。

The 2025 waste generation intensity target was not met. This reflects the complex challenges faced by the Group in balancing business development, environmental compliance and ESG performance amid its structural adjustment phase.

已達成

Achieved

溫室氣體排放（範圍2）
GHG Emission (Scope 2)

✓ 較基準年降低18.7%

18.7% reduction against baseline

- ✓ 我們提升了能源效益，並推動整體能源消耗下降。

We enhanced energy efficiency and drove a decrease in overall energy consumption.

- ✓ 我們於二零二五年採購了2,200兆瓦時經認證的綠電。

We purchased 2,200 MWh of certified green power in 2025.

- ✓ 我們於二零二五年購買了2,840噸碳信用。

We purchased 2,840 tons of carbon credits in 2025.

用水密度
Water Consumption Intensity

✓ 較基準年降低30.1%

30.1% reduction against baseline

- ✓ 我們通過持續優化生產流程中的用水環節（包括水的淨化與回用舉措）實現了這一目標。

We achieved through our continued efforts to optimise water use in our production processes, including initiatives to purify and reuse water.

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環保（續）

ENVIRONMENTAL PROTECTION (continued)

指標及目標（續）

Metrics and Targets (continued)

減排方法（續）

Approach to emissions reduction (continued)

進行中 In progress	
電力能耗密度 Electricity Consumption Intensity	進行中 In progress ✓ 與二零二一年基準年的用電量相比，已實現20%的降幅。同時，受宏觀經濟波動及行業週期性調整影響，收益較二零二一年水平下降23%。 A 20% reduction was achieved against the Electricity Consumption in base year of Y2021, meanwhile, the revenue fell by 23% from 2021 levels due to affected by macroeconomic fluctuations and industry cyclical adjustments. ✓ 中國境內兩家營運主體較基準值實現7%降幅，達成既定目標；越南新建基地則對電力消耗產生一定影響。 The 2 operations in China achieved the target by 7% reduction against the baseline while the new operation base in Vietnam has impact on the electricity consumption.
有害廢棄物密度 Hazardous waste Intensity	進行中 In progress ✓ 我們發現二零二一年基準數據存在偏差，原因為初始數據範圍不完整。為此，我們已修訂並重新校準基準值以確保準確性。 We identified discrepancies in our 2021 baseline data due to an initially incomplete data scope. In response, we have revised and recalibrated the baseline to ensure accuracy. ✓ 廢活性碳和廢有機溶劑的增加主要由於為積極響應地方政府減少揮發性有機物排放和改善廢水的化學需氧量，而增加了更換頻率。 The increase in waste activated carbon and waste organic solvents is primarily driven by the increased frequency of its replacement, which is undertaken to actively align with the local government's initiatives for reducing VOC emissions and improving CO₂ control of waste water. ✓ 越南新營運基地產能釋放的影響。作為二零一九年底投產的新營運基地，越南工廠的產能爬坡及營運節奏直接影響公司整體有害廢棄物的表現。 Impact of Capacity Release at the New Operational Base in Vietnam. As a new operational base that commenced operations in late 2019, the capacity ramp-up and operational rhythm of our Vietnam factory have directly impacted the overall Hazardous waste performance of the company.

環保（續）

ENVIRONMENTAL PROTECTION (continued)

指標及目標（續）

Metrics and Targets (continued)

減排方法（續）

Approach to emissions reduction (continued)

進行中

In progress

無害廢棄物密度

Non-hazardous waste Intensity

進行中

In progress

- ✓ 我們發現二零二一年基準數據存在偏差，原因為初始數據範圍不完整。為此，我們已修訂並重新校準基準值以確保準確性。
We identified discrepancies in our 2021 baseline data due to an initially incomplete data scope. In response, we have revised and recalibrated the baseline to ensure accuracy.
- ✓ 我們擴大了廢棄物管理範圍，並優化了本集團的廢棄物管理。
Expanded waste management scope and optimized the Group's waste management.
- ✓ 越南新營運基地產能釋放的影響。作為二零一九年底投產的新營運基地，越南工廠的產能爬坡及營運節奏直接影響公司整體無害廢棄物的表現。
Impact of Capacity Release at the New Operational Base in Vietnam. As a new operational base that commenced operations in late 2019, the capacity ramp-up and operational rhythm of our Vietnam factory have directly impacted the overall Non-Hazardous waste performance of the company.

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環保（續）

指標及目標（續）

減排方法（續）

展望未來，本集團將繼續秉持「可持續發展、負責任營運」的理念，優先落實上述改善措施，並嚴格遵守港交所的環境、社會及管治報告要求。為配合本集團的營運策略，本集團已制定下一個五年計劃如下，致力為建立一個綠色及可持續發展的世界作出應有的貢獻：

ENVIRONMENTAL PROTECTION (continued)

Metrics and Targets (continued)

Approach to emissions reduction (continued)

Looking ahead, the Group will continue to uphold the philosophy of “sustainable development and responsible operations”, prioritise the implementation of the aforementioned improvement measures, and strictly comply with the ESG reporting requirements of the HKEx. In alignment with the Group’s operational strategy, the Group has developed its next five-year plan as follows, which is committed to making its due contributions to the establishment of a green and sustainable world:

項目 Items	方法 Approach	二零三零財年目標 Targets for FY2030
溫室氣體排放 GHG Emission	- 實施太陽能電池板項目 Implement Solar Panel Project - 增加綠電使用比例 Increase the usage of green electricity	與二零二五財年相比，範圍1及範圍2溫室氣體絕對排放總量密度減少10% Reduce total absolute GHG emission intensity of Scope 1 and Scope 2 by 10% compared with FY2025
用電量 Electricity Consumption	使用高效節能設備 Use high efficiency devices	與二零二五財年相比，總用電量密度減少3% Reduce total electricity intensity by 3% compared with FY2025
用水量 Water Consumption	使用高效節能設備 Use high efficiency devices	與二零二五財年相比，用水密度減少3% Reduce water consumption intensity by 3% compared with FY2025
廢棄物 Waste	優先選用採用回收再利用等環保方式處置廢棄物的供應商，及減少採用填埋方式處置廢棄物的供應商 Select suppliers that adopt environmentally friendly waste disposal methods including recycling and re-use, and reduce the use of suppliers that dispose of waste via landfill	無害廢棄物回收或再利用比例維持在15%或以上 Maintain the recycling or re-use of non-hazardous wastes at or above 15%

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環保（續）

ENVIRONMENTAL PROTECTION (continued)

指標及目標（續）

Metrics and Targets (continued)

減排方法（續）

Approach to emissions reduction (continued)

項目 Items	方法 Approach	二零二零財年目標 Targets for FY2030
包裝 Packing	以循環周轉箱替代紙箱，減少包裝材料使用 Replace the carton box by recycle box to reduce packing materials	本集團充分認識到減少包裝材料使用對構建綠色可持續社會的重要性，並積極推廣使用循環包裝材料。 The Group fully recognizes the importance of reducing the use of packaging materials for a green and sustainable society, and actively promotes the use of recycled packaging materials.

本集團將持續加強環境、社會及管治的管治能力及整體表現，為各持份者創造長遠價值。

The Group will continue to strengthen its ESG governance capabilities and overall performance to create long-term value for all stakeholders.

社會

SOCIAL

工作場所質素及僱員關係

Workplace Quality and Employee Relationship

僱傭

Employment

員工是我們的寶貴資產，我們致力與各僱員建立一個友好且互惠互利的關係。

We consider employees to be our valuable assets and are committed to building an amicable and rewarding relationship with them.

環境、社會及管治報告書 Environmental, Social and Governance Report

社會（續）

工作場所質素及僱員關係（續）

僱傭（續）

在招聘及晉升、薪酬及解僱、工作時數、多元化，以及其他待遇及福利方面，我們均奉行平等及公平對待的政策。我們所採納之薪酬政策為按僱員之工作性質、資歷及經驗釐定薪酬。除提供年終花紅及僱員相關保險福利外，我們亦會基於僱員之個人表現發放酌情花紅。我們之薪酬福利及政策會定期作出檢討，以確保薪酬福利合符具競爭力的市場水平。我們亦與國內若干醫院作出安排，確保職員國外工作時可即時得到醫療服務。

本集團致力於維持卓越的企業管治，並透過執行《舉報政策》，達致最高標準的誠信、廉潔及問責性。各階層的僱員均應秉公辦事、正直不阿，我們的持份者方能對本集團予以信任，相信本集團能照顧彼等的需要及履行我們的社會責任。

我們在招聘及晉升、薪酬及解僱方面嚴格遵守有關法規。超時工作乃屬自願性質，並會依據當地法律給予補償。

SOCIAL (continued)

Workplace Quality and Employee Relationship (continued)

Employment (continued)

Our policies uphold fair and equal treatment in areas including recruitment and promotion, compensation and dismissal, working hours, diversity and other benefits and welfare. We adopt a remuneration policy that is commensurate with the job nature, qualifications and experience of employees. In addition to the provision of annual bonuses and employee-related insurance benefits, discretionary bonuses are also awarded based on individual performance. Remuneration packages and policies are reviewed periodically to ensure that compensation and benefits remain competitive with market levels. We have also made arrangements with certain hospitals in China to ensure that our staff can receive immediate medical services when working outside their home countries.

The Group is committed to maintaining good corporate governance and achieving the highest standard of integrity, probity and accountability by enforcing *Whistleblowing Policy*. Employees at all levels are expected to conduct themselves with integrity, impartiality and honesty, enabling stakeholders to place trust and confidence in the Group's ability to meet their needs and fulfill its social responsibilities.

In the areas of recruitment and promotion, compensation and dismissal, statutory laws and regulations are strictly complied with. Overtime work is voluntary and is compensated in accordance with local laws.

社會（續）

工作場所質素及僱員關係（續）

僱傭（續）

我們重視在工作場所中奉行多元化、平等機會及反歧視，不會因性別、種族、年齡、婚姻狀況及國籍而待遇有別。為在日常運營中提倡性別敏感度，本公司自二零一六年起成為香港特別行政區政府勞工及福利局與婦女事務委員會專為上市公司而設的性別課題聯絡人網絡（「性別課題聯絡人網絡」）成員。我們指派代表在性別課題聯絡人網絡擔當起聯絡與諮詢人的角色，負責本公司與政府之間在性別相關事宜方面的溝通和合作，務求提高我們的性別意識和對性別主流化的了解。

勞工準則

我們根據國際勞工組織公約、國家法例或任何其他適用法例或準則嚴禁聘用童工。我們在任何情況下亦禁止任何形式的被迫或強制勞工，包括抵債、被迫及／或強制服刑勞工。我們亦跟隨社會保險要求為僱員供款的最高標準。

本集團有嚴格的招聘程序，包括驗證身份證件及進行背景核查，以確保就業候選人合法就業。在驗證過程成功完成之前不允許就業，因此僱傭童工及強制勞工的風險被認為極低。

SOCIAL (continued)

Workplace Quality and Employee Relationship (continued)

Employment (continued)

We value diversity, equal opportunity and anti-discrimination in our workforce regardless of gender, race, age, marital status and nationality. To promote gender sensitivity in daily operations, the Company has been a member of the Gender Focal Point Network (“GFP Network”) for listed companies set up by the Labour and Welfare Bureau and the Women’s Commission of the Hong Kong Special Administrative Region Government since 2016. Under the GFP Network, designated representatives serve as contact and resource persons for communication and collaboration on gender-related matters between the Company and the Government, with a target to enhance our gender awareness and understanding of gender mainstreaming.

Labour Standards

We prohibit the employment of child labour in pursuance of the International Labor Organization Conventions, national laws or any other applicable laws or standards. We also prohibit all forms of forced or compulsory labour under any conditions, including bonded, forced and/or compulsory prison labour. We also adhere to the highest standard regarding social insurance requirements for the employees’ contributions.

The Group has a strict recruitment procedure including verifying identity documents and performing background checks, to ensure that employment candidates are lawfully employable. No employment is allowed before the verification process is successfully completed. As a result, the risk of employing child and forced labour is considered to be very low.

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社會（續）

工作場所質素及僱員關係（續）

勞工準則（續）

本集團並不知悉違反僱傭童工及強制勞工相關法律及法規（包括但不限於：《僱用兒童規例》及《僱傭條例》）的情況。一旦發現任何違規情況，將根據適用法律法規立即終止相關僱傭關係。

發展及培訓

我們投放大量資源於員工培訓及發展，務求維持一隊能力勝任、專業且品行端正的團隊，為本集團的成功作出貢獻。

我們對員工發展的承諾與獲授權機構的期望一致，即其應委聘及調配具備充足技能、知識及經驗的人員高效履行其職責。我們有溫故知新的培訓課程以確保員工獲得最新的資訊與技能，以達致最佳表現，例如領袖培訓、團隊建設及主管技能培訓、安全、產品銷售及技術培訓。

此外，參加與職責相關的外界培訓課程的員工，亦會獲得本集團資助及休假。我們設有內部認證培訓導師以培訓相關員工取得所需技術認證。僱員可進一步參加有關所需認證的外間培訓課程。本集團亦每年招聘畢業生從事初級工作，並提供結構性發展機遇培養他們至較高水平，例如：技術人員、採購人員、策劃人員等。

SOCIAL (continued)

Workplace Quality and Employee Relationship (continued)

Labour Standards (continued)

The Group was not aware of non-compliance of child and forced labour-related laws and regulations, including but not limited to the *Employment of Children Regulations* and the *Employment Ordinance*. In the event that any non-compliance is identified, the relevant employment will be terminated immediately in accordance with applicable laws and regulations.

Development and Training

We allocate ample resources to staff training and development with the aim of sustaining a competent, professional, and ethical workforce that contributes to the success of the Group.

Our commitment to staff development is aligned with the expectation that authorised institutions engage and deploy personnel with sufficient skills, knowledge, and experience to effectively discharge their duties. Reinforcement and refresher training programmes are provided to ensure that employees possess the latest information and skills to perform their duties to the highest standards, for examples, leadership training, team building and supervisory skills training, safety and sales product and technical training.

In addition, the Group sponsors and provides time-off for employees who take external training programmes relevant to their duties and responsibilities. We have internal certified trainers to train relevant employees for required technical certifications. Employees may further join external training programmes on certifications required. The Group also recruits graduates each year to take up entry-level positions and provides structured development opportunities to the upper levels, for examples, technicians, buyers, planners.

社會（續）

工作場所質素及僱員關係（續）

健康與安全

我們承諾為僱員提供及確保一個健康且安全的工作條件及環境，免於危險及有害狀況。我們訂有原則，僱員職業安全及健康應為工作中的首要考慮。我們依據ISO 45001標準實施安全管理系統。涉及僱員的健康及安全事宜會提交環境、健康及安全委員會作審核、決策及採取後續行動。

此外，我們聘有護士及安全主任等若干特定崗位，以確保工作場所安全以及備有足夠的安全設備及保護措施以避免潛在工傷發生。工作場所會每年由政府認可第三方進行檢查以確定有否受到微粒污染，而我們亦會定期安排相關工人接受身體檢查。此外，我們亦會定期為僱員提供加強培訓課程，以提高彼等之安全意識。

為紓緩工作壓力，本集團不時舉辦各類消閒活動，例如週年晚宴、聖誕聯歡、生日聚會、興趣班及戶外活動等，並鼓勵員工踴躍參加。

SOCIAL (continued)

Workplace Quality and Employee Relationship (continued)

Health and Safety

We are committed to providing and ensuring healthy and safe working conditions and environment free from dangers and hazards for our employees. It is our principle that occupational safety and health of employees is given the first and foremost consideration at work. We implement our safety management system in accordance with the ISO 45001 standard. Health and safety issues concerning employees are escalated to the EHSC for review, decision-making, and follow-up actions.

In addition, certain specific roles, such as nurses and safety officers, are appointed to ensure workplace safety and that safety devices and protective measures are adequate to prevent potential work-related injuries. Annual examinations to assess workplace exposure to particulate contamination are conducted by a government-recognised third party. Periodic medical examinations are also arranged for relevant employees. Furthermore, we provide our employees with regular intensive training programmes to alert their safety awareness.

To help relieve work-related stress, the Group organises and encourages employees to participate the recreational activities from time to time, such as annual dinners, Christmas parties, birthday gatherings, interest classes and outings.

環境、社會及管治報告書 Environmental, Social and Governance Report

社會（續）

工作場所質素及僱員關係（續）

健康與安全（續）

環境與職業健康及安全（「職業健康及安全」）政策：

1. 通過持續教育，以保護環境並提供可預防工傷和疾病的安全健康的工作條件。
2. 通過消除有害物質或廢棄物，以節約能源及資源，預防污染。
3. 通過排除隱患及降低職業健康及安全風險，以預防工傷和疾病。
4. 遵守環境與職業健康及安全方面的相關國際及國家法律法規，以及客戶對管理產品中有害物質的具體要求。
5. 藉著審核以檢討環境與職業健康及安全系統之成效，從而做出持續改進。
6. 透過員工代表鼓勵僱員諮詢及參與。

SOCIAL (continued)

Workplace Quality and Employee Relationship (continued)

Health and Safety (continued)

Environmental and Occupational Health and Safety (“OH&S”) Policy:

1. To protect environment and provide safe and healthy working conditions for the prevention of work-related injury and ill health through continuous education.
2. To conserve energy & resources and prevent pollution through elimination of hazardous substances or wastes.
3. To prevent work-related injuries and ill health through elimination of hazards and reduction of OH&S risk.
4. To comply with the relevant International and National laws and regulations on Environmental and OH&S as well as with customer's specific requirements on management of hazardous substances in product.
5. To review the effectiveness of the Environmental and OH&S management system through audits to make continuous improvements.
6. To encourage the consultation and participation of employees through worker's representatives.

社會（續）

營運慣例

供應鏈管理

本集團深知高效供應鏈管理對支持可持續發展的重要性，並致力與供應商建立長期及負責的關係。我們的供應商來自多個地區，支持在維持一致標準的同時實現多元化的採購。

本集團設有供應商管理系統用以規範供應商的甄選、資格審核及持續合作關係。本集團只會向名列核准供應商名單的供應商取貨。新的供應商只有在經評估及現場稽核後，才能被添加至核准供應商名單中。評估涵蓋產品品質、營運能力、法律與監管合規、商業道德、職業健康與安全以及環境管理實務。

供應商須知道並遵守本集團對商業道德、健康及安全、環境及社會責任的要求。我們對主要供應商的記分卡績效進行定期審查。

本集團採用基於風險的方法管理供應鏈中的環境與社會風險。倘供應商未能達到本集團的標準可能被要求採取糾正措施，若持續不符合規定可能會導致業務關係終止。

透過這些措施，本集團致力於降低供應鏈風險、推動負責任的採購，並提升供應鏈的整體永續性與韌性。

SOCIAL (continued)

Operating Practices

Supply Chain Management

The Group understands the importance of effective supply chain management in supporting sustainability and is committed to establish long term and responsible relationships with suppliers. Our supplier base spans multiple regions, supporting diversified sourcing while maintaining consistent standards.

The Group has established a supplier management system governing supplier selection, qualification and ongoing engagement. The Group only makes purchases from suppliers listed in approved vendor list. New suppliers are subject to assessment and on-site audits before inclusion in the approved vendor list. The assessment covers, product quality, operational capability, legal and regulatory compliance, business ethics, occupational health and safety, and environmental management practices.

The suppliers are required to acknowledge and comply with the Group's requirements on business ethics, health and safety, environment and social responsibilities. Key suppliers are subject to regular reviews on their scorecard performance.

The Group adopts a risk-based approach to managing supply chain environmental and social risks. Suppliers that fail to meet the Group's standards may be required to implement corrective actions, and persistent non-compliance may result in termination of the business relationship.

Through these practices, the Group seeks to mitigate supply chain risks, promote responsible sourcing, and enhance the overall sustainability and resilience of its supply chain.

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社會（續）

營運慣例（續）

產品責任

我們的一大目標是向全球客戶提供優質而安全的產品。有關政策包括：

- 銳意提高質量，務求使客戶稱心滿意；
- 系統營運方針是以滿足客戶需求、符合國際法規以及遵從管理層指導方向為宗旨；及
- 遵守環境與職業健康及安全方面的所有相關法例規定。

本集團已建立質量保證程序，確保來料品質、過程質量及最終產品檢驗。我們藉著準確的生產過程及過程監控以確保產品質量與安全。我們定期進行內部審閱以確保產品符合客戶預期。我們亦安排內部與外聘專業人士定期進行產品檢查，此為整體安全方案的重要一環。產品亦會進行可靠性測試以評估產品風險。我們的品質系統符合ISO 9001、IATF 16949及ISO 13485等國際標準。

SOCIAL (continued)

Operating Practices (continued)

Product Responsibility

Bringing high quality and safe products to our customers around the world is our main objective. Our Policy includes:

- Achieve total customer satisfaction through total commitment to quality;
- Operate our system to fulfill customers' requirements, international laws and regulations as well as management's direction; and
- Comply with all relevant legislative requirements on environmental occupational health and safety.

The Group has established quality assurance procedure to ensure the quality of incoming materials and process quality, final product inspection. Product quality and safety are ensured by defining correct manufacturing process and process controls. Regular internal reviews are conducted to ensure the products meet with the customer expectations. Regular product inspections by both internal and external professional parties also constitute an important part of the overall safety programme. Reliability tests are conducted to evaluate product risks. Our quality systems are in compliance with international standards like ISO 9001, IATF 16949 and ISO 13485 standards.

社會（續）

營運慣例（續）

產品責任（續）

本集團深明保護自身知識產權及客戶知識產權的重要性。本集團已與客戶及供應商簽訂保密協議，並制定嚴格的政策規管規則及流程，以保護客戶及供應商的機密資料、個人數據及知識產權。本集團亦申請相關證書，以保護我們產品及商標的自有知識產權。我們的資訊安全系統符合國際標準ISO 27001。我們的內部資訊政策及程序乃基於此標準制定。

反貪污

我們訂有《反貪污政策》及《操守守則》，為全體僱員提供指引，務求在日常營運中不論對內或對外均維持高度誠信，以防止及偵測本地法例及內部規例所禁止任何形式的賄賂及貪污行為。守則亦有助確保本集團與客戶、業務夥伴、股東、僱員及業界往來時能維持高度的商業操守及道德。僱員於受僱時均須簽署承諾書，保證不會涉及任何貪污行為。本集團已向業務夥伴發送《供應商一般行為準則》，以確保其在與本集團的業務往來中秉持誠信。我們定期向僱員提供有關此等政策之培訓，並每年向採購及工程僱員提供培訓讓彼等溫故知新。我們亦會每年舉辦有關誠信的座談會。我們提供有關反貪污的閱讀材料，作為二零二五年董事培訓的一部分。本集團不會容忍任何違反《反貪污政策》的行為。

SOCIAL (continued)

Operating Practices (continued)

Product Responsibility (continued)

The Group is fully aware of the importance in protecting intellectual property rights of our own and customers' intellectual property rights. The Group has signed non-disclosure agreements with the customers and suppliers and has a strict policy to govern the rules and procedures to protect the confidential information, personal data and intellectual property rights of the customers and the suppliers. The Group also applied certificates to protect the own intellectual property rights for our products and trademark. Our information security systems are in compliance with international standard ISO 27001. Our internal policies and procedures for information are based on this standard.

Anti-corruption

Our *Anti-Corruption Policy* and *Code of Conduct* provide guidelines to all staff to meet the high standards of integrity and honesty in their daily operation, both internally and externally, in order to prevent and detect any forms of bribery and corruption prohibited by local laws and internal regulations. This also ensures that the Group operates to high standards of business conduct and ethics in its engagement with customers, business partners, shareholders, employees and the business community. Employees are required to sign an undertaking not to engage in any acts of corruption upon employment. Business partners are notified of the Group's *Supplier General Rules of Conduct* to ensure integrity in their dealings with the Group. Periodical training on these policies is provided to employees and refresher training is conducted annually for employees involved in purchasing and engineering functions. The Group also conduct regular integrity seminars every year. Reading materials related to anti-corruption were provided as part of the Directors' training during 2025. The Group adopts a zero-tolerance approach toward non-compliance with its *Anti-Corruption Policy*.

環境、社會及管治報告書 Environmental, Social and Governance Report

社會（續）

營運慣例（續）

反貪污（續）

此外，為達致高水平的透明度、廉潔與問責，本集團已採取一套《舉報政策》，鼓勵以保密方式向本公司舉報任何失職或不當行為。所有舉報個案均由本集團審慎處理，並以公平公正的方式進行調查。

社區投資

本公司及其全資附屬公司王氏電子有限公司連續十四年獲香港社會服務聯會頒發「商界展關懷」標誌。這些嘉許為對本集團積極參與社區活動及作為良好企業市民的認可。

本集團亦參與由志願團體舉辦的不同活動以支持及加強家庭職能，並且致力為香港、中國內地及越南建立一個關愛和諧的社會出一份力。我們支持為不幸人士提供緊急援助的籌款活動，同時亦支持於社區提倡環保。

過去多年，我們一直積極參與不同的義務工作、慈善活動及教育捐獻，務求創造共享價值及對有需要人士施以援手。除讓僱員參加這些社區及慈善活動外，我們更鼓勵他們帶同家人一同參與。於二零二五年，我們的社區服務方向集中於長者和有需要的基層家庭。

SOCIAL (continued)

Operating Practices (continued)

Anti-corruption (continued)

In addition, to achieve high standards of openness, probity and accountability, the Group has adopted the *Whistleblowing Policy* to encourage reporting of any misconduct or irregularities to the Company in a confidential way. All reported cases are handled with due care by the Group and are investigated in a fair and proper manner.

Community Investment

The Company and its wholly-owned subsidiary, Wong's Electronics Company Limited, were awarded the Caring Company Logo by The Hong Kong Council of Social Service for the fourteenth consecutive year. These serve as recognition of the Group's active participation in community activities and good corporate citizenship.

The Group also participated in various events organised by voluntary organizations to support and enhance family functioning, and endeavor to contribute to the building of a humane and caring society in Hong Kong, Mainland China and Vietnam. We support fund raising for providing immediate assistance to those suffered from misfortunes and to promote environmental protection in community.

Over the years, we have been taking an active role in various volunteering works, charity events and education donation with an aim to create shared value and support the people in need. Besides engaging our employees to participate in those community and charity events, we encourage them to bring along their family members. In 2025, the direction of our community services was focused on the elderly and those grassroots families in need.

環境、社會及管治報告書 Environmental, Social and Governance Report

社會（續）

於二零二五年二月，為慶祝農曆新年，本公司向仁濟醫院王華湘王余家潔長者日間護理中心捐贈禮品套裝，以表達誠摯祝福。



SOCIAL (continued)

In celebration of the Chinese New Year in February 2025, the Company donated gift sets to Yan Chai Hospital Wong Wha San Wong Yee Jar Jat Day Care Centre For the Elderly to express our best wishes to them.



本公司於二零二五年三月參與「仁濟慈善行」，並獲銘謝狀。

The Company participated in the Yan Chai Charity Walk in March 2025 and was honored with a Certificate of Appreciation.



環境、社會及管治報告書 Environmental, Social and Governance Report

社會（續）

二零二五年間，越南工廠定期舉辦員工對話活動，旨在建立信任、提升參與度、關懷員工福祉、促進個人成長，並透過建立雙向支持性對話，從而提升員工留任率並營造正向的企業文化。



SOCIAL (continued)

During 2025, our Vietnam factory regularly organised dialogue with employees for building trust, improving engagement, supporting well-being, fostering growth, leading to better retention and a positive culture by creating two-way supportive conversations.



於二零二五年八月，蘇州工廠向市區渡輪工作人員分發清涼包，以獻上「清涼」慰問。此活動在炎炎夏日提供實質性關懷，不僅緩解高溫下工作的負擔，更傳達對基層勞動者的尊重與感激。此舉除了增強清潔工人的職業認同感與社會歸屬感，亦推廣重視勞動、關懷員工的企業文化，並強化本公司在蘇州當地社區中的負責任形象。

In August 2025, our Suzhou factory sent “coolness” as a tribute to city ferry workers by distributing cooling packs to them. The activity provided tangible care during the hot summer. It was not only alleviated the burden of working in high temperatures but also conveyed respect and gratitude for grassroots laborers. This initiative enhanced the sanitation workers’ sense of professional identity and social belonging, promoted a corporate culture that values labor and cares for workers, and strengthened the Company’s image of responsibility within the local community in Suzhou.



社會（續）

於二零二五年九月中秋節將至之際，深圳工廠的義工走進萬豐社區新橋街道，向環衛及園藝工作者致以慰問，並贈送節日禮物。



SOCIAL (continued)

When the Mid-Autumn Festival was approaching in September 2025, volunteers from our Shenzhen factory entered the Wanfeng Community in Xinqiao Street to express condolences to sanitation and garden workers, and gave them holiday gifts.



於二零二五年九月，越南工廠的義工與當地政府部門共同走訪並慰問於工廠所在地海陽省富安及曹蘭村中獨居的貧困長者。



In September 2025, volunteers from our Vietnam factory, together with the local government department, visited and comforted the underprivileged elderly people living alone in Phu An and Cao Xa Hamlet of the Hai Duong Province where the factory is located.



環境、社會及管治報告書 Environmental, Social and Governance Report

社會（續）

於二零二五年十月，越南工廠的員工齊聚一堂，共慶中秋節。

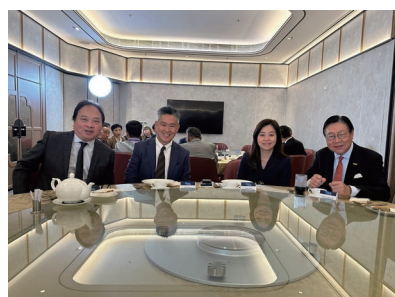
SOCIAL (continued)

Employees of our Vietnam factory gathered together and celebrated the Mid-Autumn Festival in October 2025.



於二零二五年，本公司為香港基本法頒佈35週年「全球法律專家探討粵港澳大灣區建設成為世界一流灣區的路徑」活動的贊助機構之一。

In 2025, the Company was one of the sponsors of the 35th Anniversary of the Hong Kong Basic Law: “Global Legal Experts Explore Pathways for the Guangdong – Hong Kong – Macao Greater Bay Area to Become a World-Class Bay Area”.



社會（續）

除二零二五年三月八日的國際婦女節外，越南工廠亦於二零二五年十月二十日越南婦女節當天，與所有女性員工一同慶祝，以表彰她們對工廠的貢獻。

SOCIAL (continued)

Aside from the International Women's Day on 8 March 2025, our Vietnam factory also celebrated with all its female employees on the Vietnamese Women's Day on 20 October 2025, acknowledging their contribution to the factory.



二零二五年十月重陽節期間，蘇州工廠的義工走訪當地社區的老年癌症患者，傳遞節日溫暖與企業關懷。此活動聚焦於弱勢長者，不僅弘揚敬老愛老的傳統美德並加強對他們的心理支持，更體現我們長期致力於履行社會責任、共建和諧社區的承諾。

During the Chong Yang Festival in October 2025, volunteers from our Suzhou factory visited elderly cancer patients in the local community to convey festive warmth and corporate care. The activity focused on this vulnerable group of elderly individuals, not only promoting the traditional virtue of respecting and caring for the aged and strengthening their emotional support, but also reflecting our long-term commitment to fulfilling social responsibility and building a harmonious community.



環境、社會及管治報告書 Environmental, Social and Governance Report

社會（續）

於二零二五年十一月，本公司參與為仁濟各類慈善服務籌募資金而舉辦的年度活動「仁濟慈善行」。



SOCIAL (continued)

In November 2025, the Company participated in Yan Chai Charity Walk. This is an annual event organised to raise funds for all kinds of charity services in Yan Chai.



越南工廠的人力資源部於二零二五年十二月為員工舉辦聖誕晚宴。各人皆對遊戲和卡拉OK感到非常滿意。

The Human Resources Department of our Vietnam factory organised a Christmas dinner for its employees in December 2025. Everyone was very happy with the games and karaoke.



環境、社會及管治報告書

Environmental, Social and Governance Report

關鍵績效指標

KEY PERFORMANCE INDICATORS

A) 環境

A) Environmental

量化披露

Quantitative disclosure

		關鍵績效指標 Key Performance Indicators	二零二五年 2025	二零二四年 2024
廢氣排放物 (公斤)	Air emissions (kg)			
—氮氧化物	— NOx	A1.1	759.64	1,143.72
—硫氧化物	— SOx	A1.1	0.51	0.73
—顆粒物	— PM	A1.1	54.62	82.24
總溫室氣體排放總量 (噸二氧化碳當量)	Total gross greenhouse gas emission (tonnes CO ₂ equivalent)	28	13,917	14,669
淨溫室氣體排放總量 (噸二氧化碳當量)	Total net greenhouse gas emission (tonnes CO ₂ equivalent)	40(c)	12,750	14,347
—範圍1溫室氣體排放	— Scope 1 GHG emissions	28(a)	110	206
—基於位置範圍2溫室氣體排放	— Location-based Scope 2 GHG emissions	28(b)	13,807	14,463
—範圍3溫室氣體排放	— Scope 3 GHG emissions	28(c)	41,880	不適用 NA
類別1：購買商品及服務	Category 1: Purchased Goods and Services		33,705	不適用 NA
類別2：資本商品	Category 2: Capital Goods		135	不適用 NA
類別3：未計入範圍1或範圍2的燃料及能源相關活動	Category 3: Fuel- and Energy Related Activities not included in Scope 1 or Scope 2		26	不適用 NA
類別4：上游運輸和配送	Category 4: Upstream Transportation and Distribution	28(c)	700	不適用 NA
類別5：運營中產生的廢棄物	Category 5: Waste Generated in Operations		128	不適用 NA
類別6：商務出行	Category 6: Business Travel		162	不適用 NA

環境、社會及管治報告書 Environmental, Social and Governance Report

關鍵績效指標（續）

KEY PERFORMANCE INDICATORS (continued)

A) 環境（續）

A) Environmental (continued)

量化披露（續）

Quantitative disclosure (continued)

		關鍵績效指標 Key Performance Indicators	二零二五年 2025	二零二四年 2024
類別7：員工通勤	Category 7: Employee Commuting		330	不適用 NA
類別9：下游運輸和配送	Category 9: Downstream Transportation and Distribution		6,694	不適用 NA
每收益單位的溫室氣體排放（按每港幣百萬元收益的排放噸數）	Greenhouse gas emission per revenue (tonnes per revenue HK\$'million)	37(a)	5.17	5.51
有害廢棄物（噸）	Hazardous waste (tonnes)	A1.3	139	127
每收益單位的有害廢棄物（按每港幣百萬元收益的產生噸數）	Hazardous waste per revenue (tonnes per revenue HK\$'million)	A1.3	0.06	0.05
無害廢棄物（噸）	Non-hazardous waste (tonnes)	A1.4	920	1,033
每收益單位的無害廢棄物（按每港幣百萬元收益的產生噸數）	Non-hazardous waste per revenue (tonnes per revenue HK\$'million)	A1.4	0.37	0.40
能源消耗－耗電量（千瓦時）	Energy consumption – Electricity (kWh)	A2.1	24,785,182	25,839,266
每收益單位的能源消耗－耗電量（按每港幣百萬元收益的耗電量千瓦時）	Energy consumption per revenue – Electricity (kWh per revenue HK\$'million)	A2.1	10,046	9,927
耗水量（噸）	Water consumption (tonnes)	A2.2	148,379	170,626
每收益單位的耗水量（按每港幣百萬元收益的耗水量噸數）	Water consumption per revenue (tonnes per revenue HK\$'million)	A2.2	60.14	65.55
包裝材料使用量（噸）	Packing material use (tonnes)	A2.5	1,196	1,385
每收益單位的包裝材料使用量（按每港幣百萬元收益的使用噸數）	Packing material use per revenue (tonnes per revenue HK\$'million)	A2.5	0.48	0.53

關鍵績效指標 (續)

KEY PERFORMANCE INDICATORS
(continued)

A) 環境 (續)

A) Environmental (continued)

量化披露 (續)

Quantitative disclosure (continued)

附註：

Notes:

- (1) 上述績效乃使用電子製造服務部門的收益進行評估。
- (2) 氮氧化物、硫氧化物及顆粒物排放僅與車輛使用有關。煤氣及石油氣於報告期不適用。
- (3) 範圍1溫室氣體排放涵蓋本集團擁有或控制的車輛及機器產生的直接排放。
- (4) 範圍2溫室氣體排放涵蓋所有製造設施消耗的購電產生的間接排放。
- (5) 範圍2溫室氣體排放乃參照分別由中華人民共和國生態環境部於二零二四年十二月二十三日及越南環境資源部於二零二四年十二月公佈的排放係數0.5306及0.6592計算。
- (6) 範圍3溫室氣體排放乃依據《溫室氣體核算體系：企業價值鏈（範圍3）核算與報告標準（2011年）》所載範圍3類別測量。

- (1) Revenue of Electronic Manufacturing Service division is used to evaluate the above performance.
- (2) NOx, SOx and PM emissions relate solely to vehicle use. Towngas and LPG were not applicable during the reporting period.
- (3) Scope 1 GHG emissions cover direct emissions from vehicles and machinery owned or controlled by the Group.
- (4) Scope 2 GHG emissions cover indirect emissions from purchased energy consumed by all manufacturing facilities.
- (5) Scope 2 GHG emissions were calculated with reference to the emission factors of 0.5306 and 0.6592, as published by the Ministry of Ecology and Environment of the People's Republic of China on 23 December 2024, and the Vietnam Department of Environmental Resources in December 2024, respectively.
- (6) Scope 3 GHG emissions are measured in accordance with the Scope 3 categories described in the Greenhouse Gas Protocol Corporate Value Chain (Scope 3) Accounting and Reporting Standard (2011).

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關鍵績效指標（續）

KEY PERFORMANCE INDICATORS (continued)

A) 環境（續）

A) Environmental (continued)

一般披露

General disclosure

		關鍵績效指標 Key Performance Indicators	章節 Sections
描述所訂立的排放量目標及為達到這些目標所採取的步驟	Description of emissions target set and steps taken to achieve them	A1.5	排放及節約能源／ 指標及目標 Emissions and Energy Conservation/ Metrics and Targets
描述處理有害及無害廢棄物的方法，及描述所訂立的減廢目標及為達到這些目標所採取的步驟	Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target set and steps taken to achieve them	A1.6	廢棄物管理／指標及目標 Waste Management/ Metrics and Targets
描述所訂立的能源使用效益目標及為達到這些目標所採取的步驟	Description of energy use efficiency target set and steps taken to achieve them	A2.3	排放及節約能源／ 指標及目標 Emissions and Energy Conservation/ Metrics and Targets
描述求取適用水源上可有任何問題，以及所訂立的用水效益目標及為達到這些目標所採取的步驟	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target set and steps taken to achieve them	A2.4	用水／指標及目標 Water Consumption/ Metrics and Targets
描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them	A3.1	指標及目標 Metrics and Targets

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關鍵績效指標（續）

KEY PERFORMANCE INDICATORS (continued)

B) 社會

B) Social

一般披露

General disclosure

		關鍵績效 Key Performance	章節 Section
披露有關僱傭的政策及遵守相關法律及規例的資料	Disclosure of policies and compliance of relevant laws and regulations relating to employment	B1	僱傭 Employment
披露有關健康與安全的政策及遵守相關法律及規例的資料	Disclosure of policies and compliance of relevant laws and regulations relating to health and safety	B2	健康與安全 Health and Safety
描述所採納的職業健康與安全措施，以及相關執行及監察方法	Description of occupational health and safety measures adopted, and how they are implemented and monitored	B2.3	健康與安全 Health and Safety
披露有關提升員工履行工作職責的知識及技能的政策及描述培訓活動	Disclosure of policies on improving employees' knowledge and skills for discharging duties at work and description of training activities	B3	發展及培訓 Development and Training
披露有關防止童工及強制勞工的政策及遵守相關法律及規例的情況	Disclosure of policies and compliance of relevant laws and regulations relating to preventing child and forced labour	B4	勞工準則 Labour Standards
描述檢討招聘慣例的措施以避免童工及強制勞工	Description of measures to review employment practices to avoid child and forced labour	B4.1	勞工準則 Labour Standards
描述在發現違規情況時消除有關情況所採取的步驟	Description of steps taken to eliminate such practices when discovered	B4.2	勞工準則 Labour Standards
披露有關管理供應鏈的環境及社會風險政策	Disclosure of policies on managing environmental and social risks of supply chain	B5	供應鏈管理 Supply Chain Management
描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目，以及相關執行及監察方法。	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	B5.2	供應鏈管理 Supply Chain Management
描述有關識別供應鏈每個環節的環境及社會風險的慣例，以及相關執行及監察方法	Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored	B5.3	供應鏈管理 Supply Chain Management

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關鍵績效指標（續）

KEY PERFORMANCE INDICATORS (continued)

B) 社會（續）

B) Social (continued)

一般披露（續）

General disclosure (continued)

		關鍵績效 Key Performance	章節 Section
描述在揀選供應商時促使多用環保產品及服務的慣例，以及相關執行及監察方法	Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored	B5.4	供應鏈管理 Supply Chain Management
披露有關所提供產品和服務的健康與安全、廣告、標籤與私隱事宜以及補救方法的政策及遵守相關法律及規例的情況	Disclosure of policies and compliance with relevant laws and regulations relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress	B6	產品責任 Product Responsibility
描述與維護及保障知識產權有關的慣例	Description of practices relating to observing and protecting intellectual property rights	B6.3	產品責任 Product Responsibility
描述質量檢定過程及產品回收程序。	Description of quality assurance process and recall procedures.	B6.4	產品責任 Product Responsibility
描述消費者資料保障及私隱政策，以及相關執行及監察方法	Description of consumer data protection and privacy policies, and how they are implemented and monitored	B6.5	產品責任 Product Responsibility
披露有關防止賄賂、勒索、欺詐及洗黑錢的政策及遵守相關法律及規例的情況	Disclosure of policies and compliance of relevant laws and regulations relating to bribery, extortion, fraud and money laundering	B7	反貪污 Anti-corruption
描述防範措施及舉報程序，以及相關執行及監察方法	Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored	B7.2	反貪污 Anti-corruption
描述向董事及員工提供的反貪污培訓	Description of anti-corruption training provided to directors and staff	B7.3	反貪污 Anti-corruption
披露社區參與政策	Disclosure of policies on community engagement	B8	社區投資 Community Investment
專注貢獻範疇（例如教育、環境事宜、勞工需求、健康、文化、體育）	Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport)	B8.1	社區投資 Community Investment

關鍵績效指標（續）

KEY PERFORMANCE INDICATORS
(continued)

B) 社會（續）

B) Social (continued)

量化披露

Quantitative disclosure

僱傭

Employment

於報告期末，本集團共有員工2,160人。
員工總數及員工流失率明細載列如下：

At the end of the reporting period, the Group had a total workforce of 2,160 employees. The breakdown of the total workforce and employee turnover rates are as follows:

關鍵績效指標B1.1

KPI B1.1

		員工數目 Number of Employees	
		二零二五年 2025	二零二四年 2024
按性別劃分的員工總數	Total workforce by gender		
男	Male	1,012	1,251
女	Female	1,148	1,353

		員工數目 Number of Employees	
		二零二五年 2025	二零二四年 2024
按僱傭類型劃分的員工總數	Total workforce by employment type		
全職	Full time	1,882	2,213
兼職／臨時	Part time/Temporary	278	391

		員工數目 Number of Employees	
		二零二五年 2025	二零二四年 2024
按地區劃分的員工總數	Total workforce by geographical region		
香港	Hong Kong	68	72
中國內地	Mainland China	1,747	2,154
海外	Overseas	345	378

		員工數目 Number of Employees	
		二零二五年 2025	二零二四年 2024
按年齡組別劃分的員工總數	Total workforce by age group		
30歲以下	Below 30	478	686
30歲至50歲	30 – 50	1,522	1,777
50歲以上	Above 50	160	141

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關鍵績效指標（續）	KEY PERFORMANCE INDICATORS (continued)
B) 社會（續）	B) Social (continued)
量化披露（續）	Quantitative disclosure (continued)
僱傭（續）	Employment (continued)
關鍵績效指標B1.2	KPI B1.2

		百分比 Percentage	
		二零二五年 2025	二零二四年 2024
按性別劃分的員工流失率*	Employee turnover rate by gender*		
男	Male	57.9%	52.8%
女	Female	36.6%	31.6%

		百分比 Percentage	
		二零二五年 2025	二零二四年 2024
按年齡組別劃分的員工流失率*	Employee turnover rate by age group*		
30歲以下	Below 30	120.1%	101.1%
30歲至50歲	30 – 50	33.5%	26.1%
50歲以上	Above 50	5.0%	12.1%

		百分比 Percentage	
		二零二五年 2025	二零二四年 2024
按地區劃分的員工流失率*	Employee turnover rate by geographical region*		
香港	Hong Kong	6.1%	4.3%
中國內地	Mainland China	40.7%	39.7%
海外	Overseas	77.4%	55.8%

* 僅為全職員工（其中包括職員及工人，但不包括兼職及臨時員工）。	* Full time employees only (included staff and worker, but excluding part time and temporary employees).
* 流失包括自願離職、退休以及終止僱傭關係。	* Turnover includes voluntary resignation, retirement, and termination.

關鍵績效指標（續）

B) 社會（續）

量化披露（續）

健康與安全

關鍵績效指標B2.1及B2.2

於報告期內，本集團未發現任何重大違反健康與安全相關法律法規而對本集團產生重大影響的情況。於過去三年（包括報告年度），均無發生與工作有關的死亡事件。此外，於報告期內因三(3)項工傷事件而損失合共43.4個工作日。

發展及培訓

於報告期內，本集團員工發展及培訓的統計數據如下：

KEY PERFORMANCE INDICATORS
(continued)

B) Social (continued)

Quantitative disclosure (continued)

Health and Safety

KPI B2.1 and B2.2

During the reporting period, the Group was not aware of any material non-compliance with health and safety-related laws and regulations that would have a significant impact on the Group. There were no work-related fatalities occurred in each of the past three years, including the reporting year. In addition, a total of 43.4 lost workdays resulted from three (3) work-related injury cases during the reporting period.

Development and Training

The statistics on employee development and training for the Group during the reporting period were as follows:

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關鍵績效指標 (續)

KEY PERFORMANCE INDICATORS (continued)

B) 社會 (續)

B) Social (continued)

量化披露 (續)

Quantitative disclosure (continued)

發展及培訓 (續)

Development and Training (continued)

關鍵績效指標B3.1及B3.2

KPI B3.1 and B3.2

按性別劃分的受訓員工百分比	The percentage of employees trained by gender	百分比 Percentage	
		二零二五年 2025	二零二四年 2024
男	Male	100.0%	98.5%
女	Female	100.0%	99.3%

按僱傭類型劃分的受訓員工百分比	The percentage of employees trained by employee category	百分比 Percentage	
		二零二五年 2025	二零二四年 2024
副經理或以上	Assistant Manager and above	100.0%	91.2%
高級職員、職員及主管	Officer, staff and supervisor	100.0%	97.9%
工人	Worker	100.0%	100.0%

按性別劃分的平均完成受訓時數	The average training hours completed per employee by gender	小時 Hours	
		二零二五年 2025	二零二四年 2024
男	Male	29.9	25.1
女	Female	32.9	29.2

按僱傭類型劃分的平均完成受訓時數	The average training hours completed per employee by employee category	小時 Hours	
		二零二五年 2025	二零二四年 2024
副經理或以上	Assistant Manager and above	27.4	23.0
高級職員、職員及主管	Officer, staff and supervisor	29.4	24.2
工人	Worker	32.7	28.6

關鍵績效指標（續）

B) 社會（續）

量化披露（續）

勞工準則

關鍵績效指標B4.1及B4.2

於報告期內，本集團未發現於本集團運營所在地區重大違反童工及強制勞工相關法律法規（包括但不限於《僱用兒童規例》及《僱傭條例》）的情況。

供應鏈管理

於報告期內，本集團擁有582間供應商，較二零二四年的742間減少160間，主要由於越南工廠供應商優化。供應商按地區細分如下：

關鍵績效指標B5.1

KEY PERFORMANCE INDICATORS (continued)

B) Social (continued)

Quantitative disclosure (continued)

Labour Standards

KPI B4.1 and B4.2

During the reporting period, the Group did not identify any material non-compliance with child labour and forced labour-related laws and regulations, including but not limited to the *Employment of Children Regulations* and the *Employment Ordinance* in the regions where our Group operates.

Supply Chain Management

During the reporting period, there were 582 suppliers, decreased 160 while compared with 742 suppliers in 2024, mainly due to the optimisation of the suppliers for our Vietnam factory. And the breakdown by region was as follows:

KPI B5.1

		供應商數目 Number of suppliers	
		二零二五年 2025	二零二四年 2024
按地區劃分的供應商數目	Number of suppliers by geographical region		
香港	Hong Kong	184	210
中國內地	Mainland China	240	302
北美洲	North America	32	47
歐洲	Europe	24	35
亞洲其他地區	Rest of Asia	102	148
總數	Total	582	742

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關鍵績效指標（續）

B) 社會（續）

量化披露（續）

產品責任

關鍵績效指標B6.1及B6.2

於報告期內，本集團未知悉任何違反相關法律法規的事件。概無任何出於安全及健康理由而被召回的已售或已出貨產品。

本集團已制定客戶投訴處理程序，以確保能及時且有效地處理與產品相關的疑慮。客戶可透過指定通訊渠道提交投訴，包括電子郵件、電話及直接聯繫客戶經理。

收到投訴後，相關部門進行調查以找出根本原因。必要時將實施糾正及預防措施，並與客戶進行後續溝通，以確保問題獲得圓滿解決。投訴及調查結果均會記錄在案，並定期進行檢討，以提升產品品質及客戶滿意度。

於報告期內，本集團並未收到任何重大的產品相關投訴。

KEY PERFORMANCE INDICATORS (continued)

B) Social (continued)

Quantitative disclosure (continued)

Product Responsibility

KPI B6.1 and B6.2

During the reporting period, the Group was not aware of any incidents of non-compliance with laws and regulations. No products sold or shipped were subject to recall for safety and health reasons.

The Group has established a customer complaints handling procedure to ensure that product-related concerns are addressed in a timely and effective manner. Customers may submit complaints through designated communication channels, including email, telephone and direct contact with account managers.

Upon receipt of a complaint, the relevant department conducts an investigation to identify the root cause. Corrective and preventive actions are implemented where necessary, and follow-up communication is made with the customer to ensure satisfactory resolution. Complaints and investigation results are recorded and reviewed periodically to improve product quality and customer satisfaction.

During the reporting period, the Group did not receive any material product-related complaints.

關鍵績效指標（續）

B) 社會（續）

量化披露（續）

反貪污

關鍵績效指標B7.1

於報告期內，本集團並不知悉有針對本集團或其員工的已審結貪污訴訟案件。

社區投資

關鍵績效指標B8.2

於報告期內，本集團通過參與社區活動合共捐款約港幣380,200元，包括捐助香港大埔宏福苑火災及於「仁濟慈善行2025」活動向仁濟醫院捐款。

本集團企業義工共計投入156人次。活動包括探訪慰問及支援環衛工人、老年癌症患者及貧困社區。具體而言，蘇州工廠為環衛工人舉行慰問活動，為老年癌症患者提供關懷與支援，並透過湖畔垃圾清理參與「清潔護自然」公益活動。深圳工廠向萬豐街道的清潔工人、重病家庭及貧困群體提供支持並表達慰問。此外，越南工廠走訪並慰問於工廠所在地海陽省富安及曹蘭村中獨居的貧困長者。

KEY PERFORMANCE INDICATORS
(continued)

B) Social (continued)

Quantitative disclosure (continued)

Anti-corruption

KPI B7.1

The Group was not aware of any concluded legal cases regarding corrupt practices brought against the Group or its employees during the reporting period.

Community Investment

KPI B8.2

During the reporting period, the Group donated a total of approximately HK\$380,200 through participation in community activities, including donations to the fire incident at Wang Fuk Court, Tai Po, Hong Kong and Yan Chai Hospital for Yan Chai Charity Walk 2025.

The Group's corporate volunteers contributed a total of 156 volunteers. Activities included condolence visits and support for sanitation workers, elderly cancer patients, and underprivileged communities. Specifically, the Suzhou factory conducted condolence activities for Sanitation Workers, provided care and support to elderly cancer patients, and participated in the public welfare activity of "Protect Nature by Cleaning" through lake-side waste collection. The Shenzhen factory extended support and condolences to Wanfeng street cleaners, families with critical illnesses and the underprivileged individuals. In addition, the Vietnam factory visited and comforted the underprivileged elderly people living alone in Phu An and Cao Xa Hamlet in Hai Duong Province, where the factory is located.

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(I) 管治 Governance			
19	發行人須披露有關以下方面的資料： An issuer shall disclose information about:		
19(a)	負責監督氣候相關風險和機遇的治理機構（可包括董事會、委員會或其他同等治理機構）或個人的資訊。具體而言，發行人須指出有關機構或個人及披露以下資訊： the governance body(s) (which can include a board, committee or equivalent body charged with governance) or individual(s) responsible for oversight of climate-related risks and opportunities. Specifically, the issuer shall identify that body(s) or individual(s) and disclose information about: (i) 該機構或個人如何釐定當前或將來是否有適當的技能和勝任能力來監督應對氣候相關風險和機遇的策略； how the body(s) or individual(s) determines whether appropriate skills and competencies are available or will be developed to oversee strategies designed to respond to climate-related risks and opportunities; (ii) 該機構或個人獲悉氣候相關風險和機遇的方式和頻率； how and how often the body(s) or individual(s) is informed about climate-related risks and opportunities; (iii) 該機構或個人在監督發行人的策略、重大交易決策和風險管理程序及相關政策的過程中，如何考慮氣候相關風險和機遇，包括該機構或個人是否有考慮與該等氣候相關風險和機遇相關的權衡評估； how the body(s) or individual(s) takes into account climate-related risks and opportunities when overseeing the issuer's strategy, its decisions on major transactions, and its risk management processes and related policies, including whether the body(s) or individual(s) has considered trade-offs associated with those risks and opportunities;	氣候變化 Climate Change	於報告期內，本集團並未將氣候相關因素納入其薪酬政策。本集團將在考量其業務模式及管治安排後定期評估將氣候相關目標與薪酬掛鈎的適當性，並將適時提供最新資訊。 During the reporting period, the Group did not incorporate climate-related factors into its remuneration policies. The Group will regularly assess the appropriateness of linking climate-related targets to remuneration, having regard to its business model and governance arrangements, and will provide updates as appropriate.

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	關鍵績效 Key Performance	章節 Section	備註 Remark
19(a) (續) (continued)	(iv) 該機構或個人如何監督有關氣候相關風險和機遇的目標制定並監察達標進度（見第37段至第40段），包括是否將相關績效指標納入薪酬政策以及如何納入（見第35段）；及 how the body(s) or individual(s) oversees the setting of, and monitors progress towards, targets related to climate-related risks and opportunities (see paragraphs 37 to 40), including whether and how related performance metrics are included in remuneration policies (see paragraph 35); and		
19(b)	管理層在用以監察、管理及監督氣候相關風險和機遇的管治流程、監控措施及程序中的角色，包括以下資訊： management's role in the governance processes, controls and procedures used to monitor, manage and oversee climate-related risks and opportunities, including information about: (i) 該角色是否被委託給特定的管理層人員或管理層委員會以及如何對該人員或委員會進行監督；及 whether the role is delegated to a specific management-level position or management-level committee and how oversight is exercised over that position or committee; and (ii) 管理層可有使用監控措施及程序協助監督氣候相關風險和機遇；如有，這些監控措施及程序如何與其他內部職能部門進行整合。 whether management uses controls and procedures to support the oversight of climate-related risks and opportunities and, if so, how these controls and procedures are integrated with other internal functions.	管治 Governance	
(II) 策略 Strategy			
20	發行人須披露其資訊，以讓人理解其合理預期可能在短期、中期或長期影響其現金流量、融資渠道或資本成本的氣候相關風險和機遇。具體而言，發行人須： An issuer shall disclose information to enable an understanding of climate-related risk and opportunities that could reasonably be expected to affect the issuer's cash flows, its access to finance or cost of capital over the short, medium or long term. Specifically, the issuer shall:		

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20(a)	描述合理預期可能在短期、中期或長期影響發行人的現金流量、融資渠道或資本成本的氣候相關風險和機遇； describe climate-related risks and opportunities that could reasonably be expected to affect the issuer's cash flows, its access to finance or cost of capital over the short, medium or long term;	策略 Strategy	根據本集團氣候情景分析的結果，並未發現任何重大的物理或轉型氣候相關風險。根據港交所氣候相關披露要求的重大性原則，本集團並未單獨披露經評估後認為對本集團營運及業務模式而言不重大的氣候相關機遇或定量財務影響。 Based on the results of the Group's climate scenario analysis, no material physical or transition climate-related risks were identified. In accordance with the materiality principle under the HKEx's climate-related disclosure requirements, the Group has not separately disclosed climate-related opportunities or quantitative financial impacts that were assessed to immaterial in the context of the Group's operations and business model.
20(b)	就發行人已識別的每項氣候相關風險，解釋發行人是否認為該風險是與氣候相關物理風險或與氣候相關轉型風險； explain, for each climate-related risk the issuer has identified, whether the issuer considers the risk to be a climate-related physical risk or climate-related transition risk;	策略 Strategy	
20(c)	就發行人已識別的每項氣候相關風險和機遇，具體說明其合理預期可能影響發行人的時間範圍（短期、中期或長期）；及 specify, for each climate-related risk and opportunity the issuer has identified, over which time horizons – short, medium or long term – the effects of each climate-related risk and opportunity could reasonably be expected to occur; and	策略 Strategy	
20(d)	解釋發行人如何定義短期、中期及長期，以及這些定義如何與其策略決定規劃範圍掛鉤。 explain how the issuer defines 'short term', 'medium term' and 'long term' and how these definitions are linked to the planning horizons used by the issuer for strategic decision-making.	策略 Strategy	
21	發行人須披露讓人了解氣候相關風險和機遇對其業務模式和價值鏈的當前和預期影響的資訊。具體而言，發行人須作如下披露： An issuer shall disclose information that enables an understanding of the current and anticipated effects of climate-related risks and opportunities on the issuer's business model and value chain. Specifically, the issuer shall disclose:		
21(a)	描述氣候相關風險和機遇對發行人的業務模式和價值鏈的當前和預期影響；及 a description of the current and anticipated effects of climate-related risks and opportunities on the issuer's business model and value chain; and	策略 Strategy	
21(b)	描述在發行人的業務模式和價值鏈中，氣候相關風險和機遇集中的地方（例如，地理區域、設施及資產類型）。 a description of where in the issuer's business model and value chain climate-related risks and opportunities are concentrated (for example, geographical areas, facilities and types of assets).	策略 Strategy	

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	關鍵績效 Key Performance	章節 Section	備註 Remark
22	發行人須披露讓人了解氣候相關風險和機遇對其策略和決策的影響的資訊。具體而言，發行人須披露： An issuer shall disclose information that enables an understanding of the effects of climate-related risks and opportunities on its strategy and decision-making. Specifically, the issuer shall disclose:		
22(a)	有關發行人已經及將來計劃在其策略和決策中如何應對氣候相關風險和機遇的資訊，包括發行人計劃如何實現任何其所設定的氣候相關目標，以及任何法律或法規要求達到的目標。具體而言，發行人須披露以下資訊： information about how the issuer has responded to, and plans to respond to, climate-related risks and opportunities in its strategy and decision-making, including how the issuer plans to achieve any climate-related targets it has set and any targets it is required to meet by law or regulation. Specifically, the issuer shall disclose information about:	策略 Strategy	
(i)	因應氣候相關風險和機遇而在當前及預期將來對發行人業務模式（包括資源配置）作出的變動； current and anticipated changes to the issuer's business model, including its resource allocation, to address climate-related risks and opportunities;	策略 Strategy	
(ii)	已經或預期將進行的任何適應或減緩工作（直接或間接）； current and anticipated adaptation and mitigation efforts (whether direct or indirect);	策略 Strategy	

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	關鍵績效 Key Performance	章節 Section	備註 Remark
(iii)	發行人任何與氣候相關轉型計劃（包括制定轉型計劃時使用的主要假設的資訊，以及該計劃所依賴的因素），或若發行人並未有這樣的計劃，則作適當的否定聲明；及 any climate-related transition plan the issuer has (including information about key assumptions used in developing its transition plan, and dependencies on which the issuer's transition plan relies), or an appropriate negative statement where the issuer does not have a climate-related transition plan; and	策略 Strategy	根據本集團氣候情景分析的結果，並未發現任何重大的物理或轉型氣候相關風險。根據港交所氣候相關披露要求的重大性原則，本集團並未單獨披露轉型計劃或經評估後認為對本集團營運及業務模式而言不重大的氣候相關機遇。 Based on the results of the Group's climate scenario analysis, no material physical or transition climate-related risks were identified. In accordance with the materiality principle under the HKEx's climate-related disclosure requirements, the Group has not separately disclosed transition plans or climate-related opportunities that were assessed to be immaterial to the Group's operations and business model.
(iv)	發行人計劃如何實現第37至40段所述的任何氣候相關目標（包括任何溫室氣體排放目標（如有））；及 how the issuer plans to achieve any climate-related targets (including any greenhouse gas emissions targets (if any)), described in accordance with paragraphs 37 to 40; and	指標及目標 Metrics and Targets	
22(b)	有關發行人當前及將來計劃如何為根據第22(a)段披露的行動提供資源。information about how the issuer is resourcing, and plans to resource, the activities disclosed in accordance with paragraph 22(a).	策略 Strategy	
23	發行人須披露先前各匯報期內按照第22(a)段所披露計劃的進度。An issuer shall disclose information about the progress of plans disclosed in previous reporting periods in accordance with paragraph 22(a).	指標及目標 Metrics and Targets	

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	關鍵績效 Key Performance	章節 Section	備註 Remark
24	發行人須披露以下定性和量化資料： An issuer shall disclose qualitative and quantitative information about:		
24(a)	氣候相關風險和機遇如何影響發行人在匯報期的財務狀況、財務表現及現金流量；及 how climate-related risks and opportunities have affected its financial position, financial performance and cash flows for the reporting period; and	策略 Strategy	根據本集團氣候情景分析的結果，並未發現任何重大的物理或轉型氣候相關風險。根據港交所氣候相關披露要求的重大性原則，本集團並未單獨披露經評估後認為對本集團營運及業務模式而言不重大的定量財務影響。 Based on the results of the Group's climate scenario analysis, no material physical or transition climate-related risks were identified. In accordance with the materiality principle under the HKEx's climate-related disclosure requirements, the Group has not separately disclosed quantitative financial impacts that were assessed to immaterial in the context of the Group's operations and business model.
24(b)	當存在將導致下一匯報年度相關財務報表中的資產和負債帳面價值發生重要調整的重大風險時，關於第24(a)段中識別的氣候相關風險和機遇的資訊。 the climate-related risks and opportunities identified in paragraph 24(a) for which there is a significant risk of a material adjustment within the next annual reporting period to the carrying amounts of assets and liabilities reported in the related financial statements.		
25(a)	發行人經考慮其管理氣候相關風險和機遇的策略後，並考慮到以下各項，預期其財務狀況在短期、中期及長期內將如何變化： how the issuer expects its financial position to change over the short, medium and long term, given its strategy to manage climate-related risks and opportunities, taking into consideration:		
(i)	其投資及處置計劃；及 its investment and disposal plans; and		
(ii)	其為實施策略所需的資金的計劃資金來源；及 its planned sources of funding to implement its strategy; and		
25(b)	基於發行人管理氣候相關風險和機遇的策略，其預計其財務業績及現金流量在短期、中期及長期的變化。 how the issuer expects its financial performance and cash flows to change over the short, medium and long term, given its strategy to manage climate-related risks and opportunities.		
26	在考慮發行人已識別的氣候相關風險和機遇後，發行人須披露資訊，使他人了解發行人的策略及業務模式對氣候相關變化、發展或不確定性的韌性。發行人須按與其情況相稱的做法，使用與氣候相關的情景分析來評估其氣候韌性。提供量化資訊時，發行人可披露單一數額或區間範圍。具體而言，發行人須披露： An issuer shall disclose information that enables an understanding of the resilience of the issuer's strategy and business model to climate-related changes, developments and uncertainties, taking into consideration the issuer's identified climate-related risks and opportunities. An issuer shall use climate-related scenario analysis to assess its climate resilience using an approach that is commensurate with an issuer's circumstances. In providing quantitative information, the issuer may disclose a single amount or a range. Specifically, the issuer shall disclose:		

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26(a)	發行人截至匯報日對其氣候韌性的評估，其有助於了解： the issuer's assessment of its climate resilience as at the reporting date, which shall enable an understanding of:		
(i)	發行人的分析結果對其策略和業務模式的影響（如有），包括發行人需要如何應對氣候相關情景分析中確定的影響； the implications, if any, of the issuer's assessment for its strategy and business model, including how the issuer would need to respond to the effects identified in the climate-related scenario analysis;	策略 Strategy	
(ii)	發行人對氣候韌性的評估中考慮的重大不確定因素的範疇；及 the significant areas of uncertainty considered in the issuer's assessment of its climate resilience; and	策略 Strategy	
(iii)	發行人根據氣候發展調整其短期、中期和長期策略和業務模式的能力； the issuer's capacity to adjust, or adapt its strategy and business model to climate change over the short, medium or long term;	策略 Strategy	
26(b)	如何及何時進行氣候相關情景分析，包括： how and when the climate-related scenario analysis was carried out, including:		
(i)	使用的輸入數據，包括： information about the inputs used, including: (1) 發行人在分析中使用的氣候相關情景及其來源； which climate-related scenarios the issuer used for the analysis and the sources of such scenarios; (2) 分析是否涵蓋多種不同的氣候相關情景； whether the analysis included a diverse range of climate-related scenarios; (3) 分析所使用的氣候相關情景是否與氣候相關轉型風險或氣候相關物理風險有關； whether the climate-related scenarios used for the analysis are associated with climate-related transition risks or climate-related physical risks;	策略 Strategy	

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	關鍵績效 Key Performance	章節 Section	備註 Remark
(i) (續) (continued)	(4) 發行人在其情景中是否使用了與最新氣候變化國際協議相一致的情景； whether the issuer used, among its scenarios, a climate-related scenario aligned with the latest international agreement on climate change; (5) 發行人為何認為所選擇的氣候相關情景與評估其氣候相關變化、發展或不確定性的韌性相關； why the issuer decided that its chosen climate-related scenarios are relevant to assessing its resilience to climate-related changes, developments or uncertainties; (6) 發行人在分析中所使用的時間範圍；及 time horizons the issuer used in the analysis; and (7) 發行人分析所涵蓋的營運範圍（例如分析所涵蓋的營運地點及業務單位）； what scope of operations the issuer used in the analysis (for example, the operation, locations and business units used in the analysis);		
(ii)	發行人在分析中所作的關鍵假設；及 the key assumptions the issuer made in the analysis; and	策略 Strategy	
(iii)	進行氣候相關情景分析的匯報期。 the reporting period in which the climate-related scenario analysis was carried out.	策略 Strategy	
(III) 風險管理 Risk Management			
27	發行人須披露以下資訊： An issuer shall disclose information about:		
27(a)	發行人用於識別、評估氣候相關風險，以及釐定當中輕重緩急並保持監察的流程及相關政策，包括有關以下方面的資訊： the processes and related policies it uses to identify, assess, prioritise and monitor climate-related risks, including information about:		
(i)	發行人使用的輸入資料及參數（例如資料來源及程序所涵蓋的業務範圍）； the inputs and parameters the issuer uses (for example, information about data sources and the scope of operations covered in the processes);	策略 Strategy	
(ii)	發行人可有及如何使用氣候相關情景分析來識別氣候相關風險； whether and how the issuer uses climate-related scenario analysis to inform its identification of climate-related risks;	策略 Strategy	

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(iii)	發行人如何評估有關風險的影響的性質、可能性及程度（例如發行人可有考慮定性因素、量化門檻或其他所用標準）； how the issuer assesses the nature, likelihood and magnitude of the effects of those risks (for example, whether the issuer considers qualitative factors, quantitative thresholds or other criteria);	策略 Strategy	
(iv)	發行人可有及如何就氣候相關風險相對於其他類型風險的優次排列； whether and how the issuer prioritises climate-related risks relative to other types of risks;	策略 Strategy	
(v)	發行人如何監察其氣候相關風險；及 how the issuer monitors climate-related risks; and	管治 Governance	
(vi)	與上一個匯報期相比，發行人可有及如何改變其使用的流程； whether and how the issuer has changed the processes it uses compared with the previous reporting period;	管治 Governance	與上一報告期相比，報告期內的流程並無任何變更。 There were no changes to the processes during the reporting period compared with the previous reporting period.
27(b)	發行人用於識別、評估氣候相關機遇，以及釐定當中輕重緩急並保持監察的流程（包括發行人可有及如何使用氣候相關情景分析來確定氣候相關機遇的資訊）；及 the processes the issuer uses to identify, assess, prioritise and monitor climate-related opportunities (including information about whether and how the issuer uses climate-related scenario analysis to inform its identification of climate-related opportunities); and	管治 Governance	在目前的評估階段，氣候相關機遇尚未被認為重大事項，因此未進行單獨分析。隨著本集團的分析能力及數據可用性持續提升，下一步將考慮對氣候相關機遇進行進一步分析。 Climate-related opportunities have not been identified as material at the current stage of assessment and have therefore not been separately analysed. The Group will consider further analysis of climate-related opportunities as a next step as its analytical capabilities and data availability continue to evolve.

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D部分：氣候相關披露 Part D: Climate-related Disclosures			
	關鍵績效 Key Performance	章節 Section	備註 Remark
27(c)	氣候相關風險和機遇的識別、評估、優次排列和監察流程，是如何融入發行人的整體風險管理流程，以及融入的程度如何。 the extent to which, and how, the processes for identifying, assessing, prioritizing and monitoring climate-related risks and opportunities are integrated into and inform the issuer's overall risk management process.	管治 Governance	
(IV) 指標及目標 Metrics and Targets			
28	發行人須披露匯報期內的溫室氣體絕對總排放量（以公噸二氧化碳當量表示），並分為： An issuer shall disclose its absolute gross greenhouse gas emissions generated during the reporting period, expressed as metric tons of CO ₂ equivalent, classified as:	量化披露 Quantitative disclosure	
28(a)	範圍1溫室氣體排放： Scope 1 greenhouse gas emissions;	量化披露 Quantitative disclosure	
28(b)	範圍2溫室氣體排放；及 Scope 2 greenhouse gas emissions; and	量化披露 Quantitative disclosure	
28(c)	範圍3溫室氣體排放。 Scope 3 greenhouse gas emissions.	量化披露 Quantitative disclosure	

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D部分：氣候相關披露 Part D: Climate-related Disclosures			
	關鍵績效 Key Performance	章節 Section	備註 Remark
29	發行人須： An issuer shall:		
29(a)	除非管轄機關或發行人上市之另一交易所另有要求，否則發行人須根據《溫室氣體核算體系：企業核算與報告標準（2004年）》計量其溫室氣體排放： measure its greenhouse gas emissions in accordance with the Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (2004) unless required by a jurisdictional authority or another exchange on which the issuer is listed to use a different method for measuring greenhouse gas emissions;	量化披露 Quantitative disclosure	
29(b)	披露其用於計量溫室氣體排放的方法，包括： disclose the approach it uses to measure its greenhouse gas emissions including:		
(i)	發行人用於計量其溫室氣體排放的計量方法、輸入資料及假設； the measurement approach, inputs and assumptions the issuer uses to measure its greenhouse gas emissions;		
(ii)	發行人為何選擇該計量方法、輸入資料及假設計量溫室氣體排放；及 the reason why the issuer has chosen the measurement approach, inputs and assumptions it uses to measure its greenhouse gas emissions; and		
(iii)	發行人在匯報期對計量方法、輸入資料及假設進行的任何變更以及變更原因； any changes the issuer made to the measurement approach, inputs and assumptions during the reporting period and the reasons for those changes;		
29(c)	就根據第28(b)段披露的範圍2溫室氣體排放，披露其以地域為基準的範圍2溫室氣體排放，並提供有助於了解該排放的任何所需合約文書的資訊；及 for Scope 2 greenhouse gas emissions disclosed in accordance with paragraph 28(b), disclose its location-based Scope 2 greenhouse gas emissions, and provide information about any contractual instruments that is necessary to enable an understanding of the issuer's Scope 2 greenhouse gas emissions; and		

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D部分：氣候相關披露 Part D: Climate-related Disclosures			
	關鍵績效 Key Performance	章節 Section	備註 Remark
29(d)	就根據第28(c)段披露的範圍3溫室氣體排放，根據《溫室氣體核算體系：企業價值鏈（範圍3）核算與報告標準（2011年）》所述的範圍3類別披露發行人計量範圍3溫室氣體排放中包含的類別。 for Scope 3 greenhouse gas emissions disclosed in accordance with paragraph 28(c), disclose the categories included within the issuer's measure of Scope 3 greenhouse gas emissions, in accordance with the Scope 3 categories described in the Greenhouse Gas Protocol Corporate Value Chain (Scope 3) Accounting and Reporting Standard (2011).	量化披露 Quantitative disclosure	
30	發行人須披露容易受氣候相關轉型風險影響的資產或業務活動的金額及百分比。 An issuer shall disclose the amount and percentage of assets or business activities vulnerable to climate-related transition risks.	策略 Strategy	根據本集團氣候情景分析的結果，並未發現任何重大的物理或轉型氣候相關風險。根據港交所氣候相關披露要求的重大性原則，本集團並未單獨披露經評估後認為對本集團營運及業務模式而言不重大的定量財務影響。 Based on the results of the Group's climate scenario analysis, no material physical or transition climate-related risks were identified. In accordance with the materiality principle under the HKEx climate-related disclosure requirements, the Group has not separately disclosed quantitative financial impacts that were assessed to be immaterial in the context of the Group's operations and business model.
31	發行人須披露容易受氣候相關物理風險影響的資產或業務活動的金額及百分比。 An issuer shall disclose the amount and percentage of assets or business activities vulnerable to climate-related physical risks.	策略 Strategy	
32	發行人須披露涉及氣候相關機遇的資產或業務活動的金額及百分比。 An issuer shall disclose the amount and percentage of assets or business activities aligned with climate-related opportunities.	策略 Strategy	
33	發行人須披露用於氣候相關風險和機遇的資本開支、融資或投資的金額。 An issuer shall disclose the amount of capital expenditure, financing or investment deployed towards climate-related risks and opportunities.	策略 Strategy	

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D部分：氣候相關披露 Part D: Climate-related Disclosures			
	關鍵績效 Key Performance	章節 Section	備註 Remark
34	發行人須披露如下： An issuer shall disclose: (a) 闡釋發行人可有及如何在決策中應用碳定價（例如投資決策、轉移定價及情景分析）；及 an explanation of whether and how the issuer is applying a carbon price in decision-making (for example, investment decisions, transfer pricing, and scenario analysis); and (b) 發行人用於評估其溫室氣體排放成本的每公噸溫室氣體排放量定價； the price of each metric tonne of greenhouse gas emissions the issuer uses to assess the costs of its greenhouse gas emissions; 或適當的否定聲明，確認發行人沒有在決策中應用碳定價。 or an appropriate negative statement that the issuer does not apply a carbon price in decision-making.	不適用 Not applicable	於報告期內，本集團並未在其決策過程中採用內部碳定價。在適當的情況下，本集團將探討採用內部碳定價，以支持對氣候相關風險與機遇的財務評估，並促進向低碳經濟的轉型。 During the reporting period, the Group did not apply an internal carbon price in its decision-making processes. Where appropriate, the Group will explore the application of internal carbon pricing to support the financial assessment of climate-related risks and opportunities and to facilitate the transition to a low-carbon economy.

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D部分：氣候相關披露 Part D: Climate-related Disclosures			
	關鍵績效 Key Performance	章節 Section	備註 Remark
35	發行人須披露氣候相關考慮因素可有及如何納入薪酬政策，或提供適當的否定聲明。這可能構成根據第19(a)(iv)段作出的披露的一部分。 An issuer shall disclose whether and how climate-related considerations are factored into remuneration policy, or an appropriate negative statement. This may form part of the disclosure under paragraph 19(a)(iv).	管治 Governance	於報告期內，本集團並未將氣候相關因素納入其薪酬政策。本公司將在考量其業務模式及管治安排後定期評估將氣候相關目標與薪酬及業務模式掛鈎的適相容性，並將適時提供最新資訊。 During the reporting period, the Group did not incorporate climate-related factors into its remuneration policies. The Company will regularly assess the compatibility of linking climate-related targets to remuneration with its business model by taking into account its business model and governance arrangements, and provide updates as appropriate.
36	本交易所鼓勵發行人披露與一項或多項特定的業務模式和活動有關的行業指標，或與參與有關行業常見特徵有關的行業指標。在決定披露哪些行業指標時，本交易所鼓勵發行人參考《〈國際財務報告可持續披露準則S2號〉行業披露指南》和其他國際環境、社會及管治報告框架規定的行業披露要求所述的與披露主題相關的行業指標，並考慮其是否適用。 An issuer is encouraged to disclose industry-based metrics that are associated with one or more particular business models, activities or other common features that characterise participation in an industry. In determining the industry-based metrics that the issuer discloses, an issuer is encouraged to refer to and consider the applicability of the industry-based metrics associated with disclosure topics described in the IFRS S2 Industry-based Guidance on implementing Climate-related Disclosures and other industry-based disclosure requirements prescribed under other international ESG reporting frameworks.	不適用 Not applicable	目前，本集團尚未採用行業指標。本集團將繼續審慎評估有關指標的適用性。 At present, the Group has not adopted industry-based metrics. The Group will continue to prudently assess the applicability of such metrics.

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D部分：氣候相關披露 Part D: Climate-related Disclosures			
	關鍵績效 Key Performance	章節 Section	備註 Remark
37	發行人須披露(a)其為監察實現其策略目標的進展而設定的與氣候相關的定性及量化目標；及(b)法律或法規要求發行人達到的任何目標，包括任何溫室氣體排放目標。發行人須就每個目標逐一披露： An issuer shall disclose (a) the qualitative and quantitative climate-related targets the issuer has set to monitor progress towards achieving its strategic goals; and (b) any targets the issuer is required to meet by law or regulation, including any greenhouse gas emissions targets. For each target, the issuer shall disclose:	指標及目標 Metrics and Targets	
37(a)	用以設定目標的指標； the metric used to set the target;		
37(b)	目標的目的（例如減緩、適應或以科學為基礎的舉措）； the objective of the target (for example, mitigation, adaptation or conformance with science-based initiatives);		
37(c)	目標的適用範圍（例如目標是適用於發行人整個集團還是部分（如僅適用於某個業務單位或地理區域））； the part of the issuer to which the target applies (for example, whether the target applies to the issuer in its entirety or only a part of the issuer, such as a specific business unit or geographic region);		
37(d)	目標的適用期間； the period over which the target applies;		
37(e)	衡量進度的基準期間； the base period from which progress is measured;		
37(f)	階段性目標或中期目標（如有）； milestones or interim targets (if any);		本集團將持續監察目標進展，並適時訂立階段或中期目標。 The Group will continue to monitor progress against its targets and, where appropriate, establish phased or interim targets in due course.
37(g)	如屬量化目標，其屬絕對目標還是強度目標；及 if the target is quantitative, whether the target is an absolute target or an intensity target; and		強度目標 Intensity target
37(h)	最新氣候變化國際協議（包括該協議產生的司法承諾）如何幫助發行人設定目標。 how the latest international agreement on climate change, including jurisdictional commitments that arise from that agreement, has informed the target.		

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D部分：氣候相關披露 Part D: Climate-related Disclosures			
	關鍵績效 Key Performance	章節 Section	備註 Remark
38	發行人須披露其設定及審核每項目標的方法，以及其如何監察達標進度，包括： An issuer shall disclose information about its approach to setting and reviewing each target, and how it monitors progress against each target, including:	指標及目標 Metrics and Targets	
38(a)	目標本身及設定目標的方法是否經第三方驗證： whether the target and the methodology for setting the target has been validated by a third party;	不適用 Not applicable	於報告期內，本集團並未委聘任何第三方設定或驗證其目標。 The Group did not engage any third party to set or validate its targets during the reporting period.
38(b)	發行人審核目標的程序： the issuer's processes for reviewing the target;	管治 Governance	
38(c)	用於監察達標進度的指標；及 the metrics used to monitor progress towards reaching the target; and	指標及目標 Metrics and Targets	
38(d)	任何修訂目標的內容及原因。 any revisions to the target and an explanation for those revisions.		
39	發行人須披露有關每項氣候相關目標的績效的資訊以及對發行人績效的趨勢或變化分析。 An issuer shall disclose information about its performance against each climate-related target and an analysis of trends or changes in the issuer's performance.	指標及目標 Metrics and Targets	
40	就按第37至39段披露的每一項溫室氣體排放目標，發行人須披露： For each greenhouse gas emissions target disclosed in accordance with paragraphs 37 to 39, an issuer shall disclose:		
40(a)	目標涵蓋哪些溫室氣體： which greenhouse gases are covered by the target;	指標及目標 Metrics and Targets	二氧化碳 (CO ₂)、甲烷 (CH ₄) 及一氧化二氮 (N ₂ O) Carbon Dioxide (CO ₂), Methane (CH ₄), and Nitrous Oxide (N ₂ O)

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D部分：氣候相關披露 Part D: Climate-related Disclosures			
	關鍵績效 Key Performance	章節 Section	備註 Remark
40(b)	目標是否涵蓋範圍1、範圍2或範圍3溫室氣體排放； whether Scope 1, Scope 2 or Scope 3 greenhouse gas emissions are covered by the target;	指標及目標 Metrics and Targets	目前，目標涵蓋範圍1及2。本集團將持續改善數據質量，並將考慮於未來擴大目標範圍的可行性。 At present, the targets cover Scope 1 and 2. The Group will continue to improve data quality and will consider applicability of expanding the scope of the targets in the future.
40(c)	此目標是溫室氣體排放總量目標還是溫室氣體排放淨額目標。如為溫室氣體排放淨額目標，發行人須另外披露相關的溫室氣體排放總量目標； whether the target is a gross greenhouse gas emissions target or a net greenhouse gas emissions target. If the issuer discloses a net greenhouse gas emissions target, the issuer is also required to separately disclose its associated gross greenhouse gas emissions target;	量化披露 Quantitative disclosure	根據《碳排放權交易管理暫行條例》（中華人民共和國國務院令775號），本集團位於深圳的廠房被指定為深圳碳市場的重點排放單位，因此須依照相關規定購買額外的碳信用。除此之外，本集團並未採用任何其他碳抵銷機制。 Pursuant to the Interim Regulations on the Administration of Carbon Emissions Trading (State Council Order No. 775 of the People's Republic of China), the Group's Shenzhen facility is designated as a key emission unit under the Shenzhen carbon market and is therefore required to procure additional carbon credits in accordance with the relevant requirements. Other than this, the Group did not use any other carbon offset mechanisms.

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D部分：氣候相關披露 Part D: Climate-related Disclosures			
	關鍵績效 Key Performance	章節 Section	備註 Remark
40(d)	目標是否是採用行業脫碳方法得出的；及 whether the target was derived using a sectoral decarbonisation approach; and	不適用 Not applicable	目前，該目標尚未採用行業脫碳方法得出。本集團將繼續審慎評估有關方法及相關指標的適用性。 At present, the target has not been derived using a sectoral decarbonisation approach. The Group will continue to prudently assess the applicability of such approaches and related metrics.
40(e)	發行人計劃使用碳信用抵銷溫室氣體排放以實現任何溫室氣體排放淨額目標。關於使用碳信用的計劃，發行人須披露： the issuer's planned use of carbon credits to offset greenhouse gas emissions to achieve any net greenhouse gas emissions target. In explaining its planned use of carbon credits, the issuer shall disclose: (i) 依賴使用碳信用以實現任何溫室氣體排放淨額目標的程度及方式； the extent to which, and how, achieving any net greenhouse gas emissions target relies on the use of carbon credits; (ii) 該碳信用將由哪些第三方計劃驗證或認證； which third-party scheme(s) will verify or certify the carbon credits; (iii) 碳信用的類型，包括相關抵消是否是基於自然還是基於科技的碳消除，以及相關抵消是通過減碳還是碳消除實現；及 the type of carbon credit, including whether the underlying offset will be nature-based or based on technological carbon removals, and whether the underlying offset is achieved through carbon reduction or removal; and	排放及節約能源 Emissions and Energy Conservation	根據《碳排放權交易管理暫行條例》（中華人民共和國國務院令第775號），本集團位於深圳的廠房被指定為深圳碳市場的重點排放單位，因此須購買及清繳碳排放配額以符合監管規定。 Pursuant to the Interim Regulations on the Administration of Carbon Emissions Trading (State Council Order No. 775 of the People's Republic of China), the Group's Shenzhen facility is designated as a key emission unit under the Shenzhen carbon market and is required to procure and surrender carbon emission allowances for regulatory compliance.

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D部分：氣候相關披露 Part D: Climate-related Disclosures			
	關鍵績效 Key Performance	章節 Section	備註 Remark
40(e) （續） (continued)	(iv) 為讓人了解發行人計劃使用的碳信用的可信度和完整性所必需的任何其他重要因素（例如，對碳抵消效果的假設）。 any other factors necessary to enable an understanding of the credibility and integrity of the carbon credits the issuer plans to use (for example, assumptions regarding the permanence of the carbon offset).		於報告期內，本集團透過深圳市碳排放權(SZEA)現貨交易系統購買所需配額。有關配額僅用於遵守深圳排放交易計劃的規定，並不構成自願性碳抵消或營運減排。 During the reporting period, the Group procured the required allowances through the Shenzhen Carbon Emissions Allowance (SZEA) Spot Trading System. Such allowances were used solely for compliance purposes under the Shenzhen Emissions Trading Scheme and do not represent voluntary carbon offsets or operational emission reductions. 報告期內共清繳總計2,840噸二氧化碳當量的合規工具。 A total of 2,840 tCO ₂ e of compliance instruments were surrendered during the reporting period.
41	在編制披露內容以符合第21至26及37至38段的規定時，發行人須參考(i) 跨行業指標（見第28至35段）及(ii)行業指標（見第36段）並考慮其是否適用。 In preparing disclosures to meet the requirements in paragraphs 21 to 26 and 37 to 38, an issuer shall refer to and consider the applicability of (i) cross-industry metrics (see paragraphs 28 to 35) and (ii) industry-based metrics (see paragraph 36).	不適用 Not applicable	目前，本集團並未採用跨行業指標或行業指標。本集團將繼續審慎評估有關指標的適用性。 At present, the Group does not apply cross-industry metrics or industry-based metrics. The Group will continue to prudently assess the applicability of such metrics.

香港，二零二六年三月二十六日

Hong Kong, 26 March 2026

企業管治報告書

Corporate Governance Report

本公司致力制定良好的企業管治常規及程序，所遵行的企業管治原則著重高質素之董事會、有效之風險管理及內部監控，以及對全體股東之透明度及問責性。

The Company is committed to the establishment of good corporate governance practices and procedures. The corporate governance principles of the Company emphasise a quality Board, effective risk management and internal control, transparency and accountability to all shareholders.

董事認為，於截至二零二五年十二月三十一日止年度內，本公司已遵守香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）附錄C1第二部分所載企業管治守則（「企業管治守則」）之守則條文，惟以下除外：(a)主席及行政總裁之職位由同一人兼任，這與守則條文C.2.1條有偏離；(b)本公司現有的舉報政策不接受不具名舉報，這與守則條文D.2.3條有偏離；及(c)本公司薪酬委員會現行的職權範圍並未包括審閱及／或批准上市規則第十七章所述有關股份計劃的事宜之職責，這與守則條文E.1.2(i)條有偏離。詳情分別於本報告書「主席兼行政總裁」、「風險管理及內部監控」及「薪酬委員會」各段內闡述。

In the opinion of the Directors, during the year ended 31 December 2025, the Company has complied with the code provisions of the Corporate Governance Code (the “CG Code”) as set out in Part 2 of Appendix C1 to the Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”), except that (a) the positions of Chairman and Chief Executive Officer are occupied by the same person, which deviates from code provision C.2.1; (b) the existing Whistleblowing Policy of the Company does not accept anonymous reporting, which deviates from code provision D.2.3; and (c) the current Terms of Reference of the Remuneration Committee of the Company do not include the responsibility to review and/or approve matters relating to share schemes under Chapter 17 of the Listing Rules, which deviates from code provision E.1.2(i). Details are explained in this Report under the paragraphs “Chairman and Chief Executive Officer”, “Risk Management and Internal Control” and “Remuneration Committee”, respectively.

二零二五年期間及直至本報告書日期，為確保持續遵守企業管治守則之守則條文（上述若干偏離除外），董事會已檢討本公司企業管治常規及在適當情況下作出所須修改。詳情於本報告書內披露。

During the year of 2025 and up to the date of this Report, the Board had reviewed and, where appropriate, made necessary changes to the corporate governance practices of the Company in order to ensure continued compliance with the code provisions of the CG Code (other than certain deviations mentioned above). Details are disclosed in this Report.

企業管治報告書 Corporate Governance Report

董事之證券交易

本公司已採納上市規則附錄C3所載上市發行人董事進行證券交易的標準守則（「標準守則」）。經向全體董事作出具體查詢後，所有董事已確認於截至二零二五年十二月三十一日止年度內已遵守標準守則所載的規定標準。

董事會及行政委員會

董事會已擬備一份保留予董事會批准之事務清單。根據清單，董事會對本集團企業管治常規的制定和實施、本公司的可持續發展表現、貫徹達成業務計劃及遵守法定與企業義務負最終責任。董事會會議上討論之事項包括制定本集團策略及政策；批准重大業務、管理及財政事宜、主要收購事項、出售事項及資本承擔；批准有關本公司組織章程及股本之事宜，以及更換董事會成員及核數師；成立董事會轄下委員會以進行授權；審閱企業管治及維持適當的風險管理及內部監控系統。

本公司已成立行政委員會，委員會獲董事會授予一般權力，以處理本公司之行政及日常營運，惟載於上述保留予董事會批准之事務清單內之事項除外。行政委員會現由五名執行董事組成，分別為王忠秣先生（行政委員會主席）、王賢敏女士、陳子華博士、熊永順先生及陳偉明先生。

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix C3 to the Listing Rules. Having made specific enquiry to all Directors, all Directors confirmed that they had complied with the required standard set out in the Model Code during the year ended 31 December 2025.

BOARD OF DIRECTORS & ADMINISTRATIVE COMMITTEE

The Board has a schedule of matters reserved for its approval. Pursuant to the schedule, the Board is ultimately responsible for the development and implementation of the Group's corporate governance practices, sustainable performance of the Company, consistent achievement of business plans and compliance with statutory as well as corporate obligations. Matters which may be discussed in Board meetings include the formulation of the Group's strategies and policies; approval of significant business, management and financial matters, major acquisitions, disposals and capital commitments; approval of matters relating to the Company's constitution and share capital, and change of board members and auditors; delegation of powers by establishment of board committees; review of corporate governance and the maintenance of appropriate risk management and internal control systems.

The Company has established an Administrative Committee which has all the general powers delegated by the Board to deal with administration and daily operation of the Company save as those matters set out in the schedule of matters reserved to the Board mentioned above. The Administrative Committee currently comprises five Executive Directors, namely Mr. Wong Chung Mat, Ben (Chairman of the Administrative Committee), Ms. Wong Yin Man, Ada, Dr. Chan Tsze Wah, Gabriel, Mr. Hung Wing Shun, Edmund and Mr. Chan Wai Ming, Hermes.

董事會及行政委員會（續）

行政委員會亦向管理層指派多項特定工作，當中包括編製賬目；執行董事會所批准之策略及政策；日常監控預算；執行特定業務及工作項目；執行企業管治、風險管理及內部監控程序以及其他合規事宜。管理層在有需要時向行政委員會（及其他獲授權之董事會轄下委員會）提呈報告以供其審閱及作出指引。

本公司已列載其願景、使命及核心價值。本公司致力於成為先進技術的領導者及服務供應商，為人類、社會、客戶、股東及僱員作出貢獻。董事會於高層及中層管理人員的協助下負責在本公司各個層級貫徹發展及推廣符合其預期的企業文化，包括以道德、客戶渴求、尊重、團隊合作、開放、實效管理、能力、對成功的承諾、功績及卓越為重點的核心價值觀。

為確保根據證券及期貨條例第XIVA部及上市規則之規定，以平等、適時、有效、準確且恰當之方式發佈內幕消息，本公司已委派具備相關知識及專長之高級職員與行政人員，協助董事會評估潛在內幕消息之性質及重要性，及判定是否須經董事會批准後向公眾披露。相關程序及文件須由本公司之內控合規部審閱。有可能管有內幕消息之高級職員及相關僱員會持續接受有關處理及匯報潛在內幕消息之培訓。此外，為減低擅自披露或不一致披露之風險，只有經授權人士方可與投資者、分析員、傳媒及其他公眾人士討論本公司之企業事宜。

BOARD OF DIRECTORS & ADMINISTRATIVE COMMITTEE (continued)

The Administrative Committee also delegates specific tasks to the management, which includes the preparation of accounts; implementation of strategies and policies approved by the Board; day-to-day monitoring of budgets; implementation of specific business and work projects; implementation of corporate governance, risk management and internal control procedures and other compliance matters. Management presents reports to the Administrative Committee (and other delegated Board Committee) for its review and guidance whenever necessary.

The vision, mission and core values of the Company have been set out. The Company is committed to becoming an advanced technology leader and service provider to contribute to our humanity, society, customers, shareholders and employees. The Board, assisted by senior and middle management, is responsible to develop and promote a desired company culture in alignment therewith throughout all levels of the Company, including the core values focus on ethics, customer passion, respect, teamwork, openness, managing for results, competence, commitment to success, merit and excellence.

In order to ensure equal, timely, effective, accurate and proper disclosure of inside information under the requirements of Part XIVA of the Securities and Futures Ordinance and the Listing Rules, the Company has identified a team of officers and executives with knowledge and expertise to assist the Board for assessing the nature and materiality of potential inside information and determining whether public disclosure is required subject to Board approval. The procedures and documentation in this relation are under review of the Company's Internal Compliance Control Department. Continuous training shall be provided to officers and relevant employees (who are likely to be in possession of inside information) for handling and reporting potential inside information. Also, to minimise the risk of unauthorised or inconsistent disclosure, only designated persons are authorised to discuss the Company's corporate matters with investors, analysts, the media and other members of the public.

企業管治報告書 Corporate Governance Report

董事會及行政委員會（續）

本公司制定了各種機制，以確保董事會獲得獨立的觀點和意見。該等機制包括(i)就提名及委任董事會成員而採納正式、合宜及透明的程序，以確保提名及委任的權力歸屬提名委員會及董事會整體；(ii)執行董事及獨立非執行董事的組成平衡且符合上市規則項下之獨立性標準；(iii)強調董事會成員多元化為作出客觀決定之重要推動因素；(iv)提倡董事會會議進行開放性討論的文化；(v)於有需要時建立董事會轄下委員會，專責從事董事會授權明確界定的職能；及(vi)董事會及其委員會可通過其他渠道獲得獨立的觀點和意見（如外部獨立專業建議）以協助其履行職責，費用由本公司支付。

董事會現時由五名執行董事及四名獨立非執行董事組成。董事之個人資料（包括董事會成員間之關係）刊載於本年報第21至25頁內。

董事會於二零二五年曾舉行四次定期會議，會議大約每季舉行一次，以討論本公司之整體策略、經營、財務表現、股息支付、風險管理及內部監控系統、董事薪酬、企業管治常規以及環境、社會及管治和氣候相關事宜。

BOARD OF DIRECTORS & ADMINISTRATIVE COMMITTEE (continued)

To ensure independent views and input are available to the Board, various mechanisms have been established by the Company. Such mechanisms include (i) adoption of a formal, considered and transparent procedure for nomination and appointment of Board members to ensure that the power to nominate and appoint is rested on the Nomination Committee and the Board as a whole; (ii) a balanced composition of Executive and Independent Non-executive Directors fulfilling the independence criteria under the Listing Rules; (iii) emphasis on board diversity as an important driver to enable objective decisions to be made; (iv) promote a culture of openness during discussion at board meetings; (v) establishment of Board Committees to specialize in clearly-defined functions delegated by the Board whenever necessary, and (vi) the Board and its Committees may access to other channels where independent views and input are available (e.g. external independent professional advice) at the Company's expense in order to assist the performance of their duties.

The Board currently comprises five Executive Directors and four Independent Non-executive Directors. The biographical details of the Directors (including relationships among the members of the Board) are set out on pages 21 to 25 of this Annual Report.

The Board held four regular Board meetings in 2025 at approximately quarterly intervals to discuss the overall strategy, operation, financial performance, dividend payments, risk management and internal control systems, Directors' remuneration, corporate governance practices as well as ESG and climate-related matters.

董事會及行政委員會（續）

BOARD OF DIRECTORS & ADMINISTRATIVE COMMITTEE (continued)

董事於該四次董事會定期會議及本公司二零二五年股東週年大會之出席率如下：

The attendance of the Directors at the four regular Board meetings and the 2025 annual general meeting of the Company was as follows:

		董事會會議出席率 Attendance at Board meetings	股東大會出席率 Attendance at general meeting
執行董事	Executive Directors		
王忠秣先生 (主席兼行政總裁)	Mr. Wong Chung Mat, Ben (Chairman and Chief Executive Officer)	4/4	1/1
王賢敏女士	Ms. Wong Yin Man, Ada	4/4	1/1
陳子華博士	Dr. Chan Tsze Wah, Gabriel	4/4	1/1
熊永順先生	Mr. Hung Wing Shun, Edmund	4/4	1/1
陳偉明先生	Mr. Chan Wai Ming, Hermes	4/4	1/1
獨立非執行董事	Independent Non-executive Directors		
李家祥博士	Dr. Li Ka Cheung, Eric	4/4	1/1
楊孫西博士	Dr. Yu Sun Say	4/4	1/1
葉天養先生	Mr. Alfred Donald Yap	4/4	1/1
羅偉浩先生	Mr. Lo Wai Ho, Ashley	4/4	1/1

於舉行董事會會議前，董事會獲提供所有所需資料以考慮將予討論之事項。所有董事會會議按正式議程進行。於董事會會議處理之所有事務均載入有關會議之會議記錄。董事會若干決定乃以全體董事通過書面決議案之方式作出。所有董事會成員可向公司秘書尋求意見及獲取服務。倘有需要，董事亦可向外尋求專業意見，費用由本公司支付。

Before holding of a Board meeting, the Board is supplied with all necessary information to enable it to consider the matters to be discussed. A formal agenda is followed in all Board meetings. All business transacted at the Board meetings is documented in the minutes of such meeting. Some Board decisions are made by way of written resolutions of all Directors. All Board members have access to the advice and services of the Company Secretary. If necessary, Directors also have access to external professional advice at the expense of the Company.

企業管治報告書 Corporate Governance Report

董事培訓

本公司鼓勵所有董事參與持續專業發展，以發展並更新彼等作為上市公司董事之知識及技能。本公司不時向董事介紹及推薦相關培訓課程及閱讀材料。

每位董事均已向本公司提供其於二零二五年內接受培訓之記錄，有關培訓之方式如下：

DIRECTORS' TRAINING

All Directors are encouraged to participate in continuous professional development to develop and refresh their knowledge and skills as Directors of a listed company. The Company introduces and recommends relevant training courses and reading materials to the Directors from time to time.

Each of the Directors has provided to the Company a record of training received during the year of 2025. The means of such training are as follows:

培訓方式		Means of Training	
執行董事		Executive Directors	
王忠秣先生 (主席兼行政總裁)	閱讀材料	Mr. Wong Chung Mat, Ben (Chairman and Chief Executive Officer)	reading material
王賢敏女士	閱讀材料	Ms. Wong Yin Man, Ada	reading material
陳子華博士	閱讀材料	Dr. Chan Tsze Wah, Gabriel	reading material
熊永順先生	閱讀材料	Mr. Hung Wing Shun, Edmund	reading material
陳偉明先生	培訓課程／ 閱讀材料／ 網絡研討會	Mr. Chan Wai Ming, Hermes	training course/ reading material/ webinar
獨立非執行董事		Independent Non-executive Directors	
李家祥博士	座談會／閱讀材料／ 研討會／網絡研討會／ 工作坊	Dr. Li Ka Cheung, Eric	forum/reading material/ seminar/webinar/workshop
楊孫西博士	研討會／ 網絡研討會	Dr. Yu Sun Say	seminar/webinar
葉天養先生	座談會／閱讀材料／ 網絡研討會	Mr. Alfred Donald Yap	forum/reading material/ webinar
羅偉浩先生	座談會／閱讀材料／ 研討會／網絡研討會	Mr. Lo Wai Ho, Ashley	forum/reading material/ seminar/webinar

主席兼行政總裁

王忠秣先生為本集團主席兼行政總裁，自二零零三年二月起一直兼任這兩個職位。在容許兩個職位由同一人擔任時，本公司已考慮以下事項：

- (a) 兩個職位均須對本集團業務具備透徹了解及豐富經驗。本集團內外均難以遇到同時具備合適知識、經驗及領導才能之人選。倘任何一個職位由不符合資格之人士擔任，可能會拖累本集團之表現。
- (b) 本公司相信，董事會及其獨立非執行董事之監察可提供一個有效之制衡機制，並確保可足夠代表股東利益。

獨立非執行董事

本公司認為獨立非執行董事由工業、財務、法律及資訊科技專才組成，能夠就制定策略及其他財政或監管規定向董事會及管理層提供意見。根據上市規則之規定，獨立非執行董事已分別向本公司提供有關其獨立性之年度確認書。本公司視所有獨立非執行董事為獨立。

本公司現任獨立非執行董事概無指定任期，惟須根據本公司之公司細則第112條在本公司股東週年大會上輪值告退並接受重新選舉。

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Mr. Wong Chung Mat, Ben is the Group's Chairman and Chief Executive Officer and has occupied these two positions since February 2003. In allowing the two positions to be occupied by the same person, the Company has considered the following:

- (a) Both positions require in-depth knowledge and considerable experience of the Group's business. Candidates with the suitable knowledge, experience and leadership are difficult to find both within and outside the Group. If either of the positions is occupied by an unqualified person, the Group's performance could be gravely compromised.
- (b) The Company believes that the supervision of the Board and its Independent Non-executive Directors can provide an effective check and balance mechanism and ensures that the interests of the shareholders are adequately represented.

INDEPENDENT NON-EXECUTIVE DIRECTORS

The Company is satisfied that its Independent Non-executive Directors comprise a good mix of industrial, financial, legal and information technology expertise to advise the Board and the management team on strategy formulation and other financial or regulatory requirements. Pursuant to the requirement in the Listing Rules, each of the Independent Non-executive Directors has provided an annual confirmation of independence to the Company. The Company considers all of the Independent Non-executive Directors as independent.

The existing Independent Non-executive Directors of the Company are not appointed for a specific term but subject to retirement by rotation and re-election at the annual general meeting of the Company under Bye-law 112 of the Bye-laws of the Company.

企業管治報告書 Corporate Governance Report

薪酬委員會

本公司已成立薪酬委員會，由兩名獨立非執行董事，包括楊孫西博士（薪酬委員會主席）及葉天養先生，以及一名執行董事，即陳子華博士所組成。

根據企業管治守則，薪酬委員會已採納一種顧問模式，據此，薪酬委員會將擔當向董事會提供建議之角色，而批准執行董事及高級管理層薪酬之最終權力，則保留予董事會。薪酬委員會之主要責任包括就本公司全體董事及高級管理層之薪酬政策及架構提供建議、因應董事會所訂企業方針及目標而檢討及批准管理層之薪酬建議，並就董事及高級管理層之薪酬提供建議。薪酬委員會現行的職權範圍並未包括守則條文E.1.2(i)條項下所載審閱及／或批准上市規則第十七章所述有關股份計劃的事宜之職責。本公司現有購股權計劃（「該計劃」）是一項以僱員及其他合資格參與者為受益人的傳統計劃。該計劃的實施受本公司股東所採納的計劃規則內之正式及具透明度的程序所規管，包括在必要時須取得董事會、獨立非執行董事或股東明確批准的規定。董事會整體被視為可更切實有效地履行監督該計劃相關事宜的職責。授予董事或高級管理人員的任何購股權將構成其個人薪酬待遇的一部分，因此屬於薪酬委員會範圍。

REMUNERATION COMMITTEE

The Company has established a Remuneration Committee which comprises two Independent Non-executive Directors, namely Dr. Yu Sun Say (Chairman of the Remuneration Committee) and Mr. Alfred Donald Yap, and one Executive Director, namely Dr. Chan Tsze Wah, Gabriel.

Pursuant to the CG Code, an advisory model has been adopted by the Remuneration Committee under which the Remuneration Committee shall perform an advisory role to the Board, with the Board retaining the final authority to approve Executive Directors' and senior management's remuneration. The principal responsibilities of the Remuneration Committee include making recommendations on the Company's policy and structure for all Directors' and senior management's remuneration, reviewing and approving the management's remuneration proposals with reference to the Board's corporate goals and objectives, and making recommendations on the remuneration of Directors and senior management. The current Terms of Reference of the Remuneration Committee do not include the responsibility under code provision E.1.2(i) to review and/or approve matters relating to share schemes under Chapter 17 of the Listing Rules. The existing share option scheme (the "Scheme") of the Company is a traditional scheme for the benefit of the employees and other eligible participants. Implementation of such Scheme is governed by formal and transparent procedures under the scheme rules adopted by the shareholders of the Company, including the requirements for specific approval from the Board, Independent Non-executive Directors or shareholders where necessary. It is considered that the Board as a whole is more efficient and effective for discharging the responsibility to oversee matters relating to the Scheme. Any share options granted to a Director or senior management will form part of the individual remuneration package and therefore fall under the scope of the Remuneration Committee.

薪酬委員會（續）

於截至二零二五年十二月三十一日止年度，薪酬委員會已審閱付予董事及高級管理層之薪酬；及批准二零二六年個別董事薪酬待遇之提案，並向董事會作出建議。

薪酬委員會於二零二五年曾舉行一次會議。薪酬委員會委員於該次會議之出席率如下：

REMUNERATION COMMITTEE (continued)

During the year ended 31 December 2025, the Remuneration Committee reviewed the remuneration paid to the Directors and senior management; and approved the proposal of the 2026 remuneration packages of individual Directors for recommendation to the Board.

The Remuneration Committee held one meeting in 2025. The attendance of the Remuneration Committee members at this meeting was as follows:

		出席率 Attendance
獨立非執行董事	Independent Non-executive Directors	
楊孫西博士（主席）	Dr. Yu Sun Say (<i>Chairman</i>)	1/1
葉天養先生	Mr. Alfred Donald Yap	1/1
 執行董事	 Executive Director	
陳子華博士	Dr. Chan Tsze Wah, Gabriel	1/1

本公司之薪酬政策乃設立並維持合適及具競爭力之酬金以吸引、挽留及激勵董事成功推動本集團業務。於釐定執行董事之薪酬待遇時，須參考其於本公司的職務與責任、市場基準以及個人及業務表現。獨立非執行董事之薪酬須反映其職務與責任、預計所需的時間和努力以及對本公司的承擔。

The Company's Directors' Remuneration Policy is to establish and maintain an appropriate and competitive level of remuneration to attract, retain and motivate Directors to run the Group successfully. In determining the remuneration packages of Executive Directors, reference should be made to their duties and responsibilities with the Company, market benchmark as well as individual and business performance. The remuneration of Independent Non-executive Directors should reflect their duties and responsibilities, anticipated time and effort required and their commitment to the Company.

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提名委員會

本公司已成立提名委員會，由董事會主席王忠秣先生（提名委員會主席）、執行董事王賢敏女士及三名獨立非執行董事，包括楊孫西博士、葉天養先生與羅偉浩先生組成。

提名委員會的主要職責包括檢討董事會架構、人數及組成、就任何擬對董事會作出的變動提出建議；評估獨立非執行董事的獨立性；以及就董事委任或重新委任及董事繼任計劃向董事會提出建議。

於截至二零二五年十二月三十一日止年度內，提名委員會已評估獨立非執行董事的獨立性；審閱董事會之組成；及考慮就於股東週年大會上重選退任董事向董事會提出建議。

提名委員會於二零二五年曾舉行一次會議。提名委員會委員於該次會議之出席率如下：

NOMINATION COMMITTEE

The Company has established a Nomination Committee which comprises the Chairman of the Board, Mr. Wong Chung Mat, Ben (Chairman of the Nomination Committee), an Executive Director, namely Ms. Wong Yin Man, and three Independent Non-executive Directors, namely Dr. Yu Sun Say, Mr. Alfred Donald Yap and Mr. Lo Wai Ho, Ashley.

The principal duties of the Nomination Committee include reviewing the structure, size and composition of the Board, making recommendations on any proposed changes to the Board; assessing the independence of Independent Non-executive Directors; and making recommendations to the Board on the appointment or re-appointment of Directors and succession planning for Directors.

During the year ended 31 December 2025, the Nomination Committee assessed the independence of Independent Non-executive Directors; reviewed the composition of the Board; and considered making recommendation to the Board on re-election of retiring Directors at the annual general meeting.

The Nomination Committee held one meeting in 2025. The attendance of the Nomination Committee members at this meeting was as follows:

		出席率 Attendance
執行董事		
Executive Director		
王忠秣先生 (主席)	Mr. Wong Chung Mat, Ben (Chairman)	1/1
王賢敏女士	Ms. Wong Yin Man, Ada	0/0
(於二零二五年六月二十五日獲委任) (appointed on 25 June 2025)		
獨立非執行董事		
Independent Non-executive Directors		
楊孫西博士	Dr. Yu Sun Say	0/0
(於二零二五年六月二十五日獲委任) (appointed on 25 June 2025)		
葉天養先生	Mr. Alfred Donald Yap	1/1
羅偉浩先生	Mr. Lo Wai Ho, Ashley	1/1

提名委員會 (續)

本公司之提名政策旨在作為指引，以確保在提名具備合適經驗及能力之董事時有正式、合宜及透明的程序可循，以維持及改善本公司之競爭力。按照該政策，倘需要新董事或替任董事，須根據來自現任董事會成員、管理團隊、認識候選人的其他人士及（如適合）專業獵頭公司的推薦意見或推介，編製一份候選董事名單。提名委員會須按候選董事之品格、誠信、承諾、知識及能力、觀點多元化（參考本公司董事會成員多元化政策）、於其領域之成就、專業或個人聲譽、與董事會現行需要相關之特定經驗或專業知識進行初步評估，而倘為新候選獨立董事，則須評估其是否被視為獨立。提名委員會其後須篩選及推薦一名或以上候選人進行面試。最後，須推薦最合適的人選予全體董事會以作考慮。於釐定退任董事是否符合資格於本公司股東大會上重選連任時，提名委員會須考慮該退任董事之貢獻及上文所載之其他相關標準；隨後向董事會作出建議以供考慮。

NOMINATION COMMITTEE (continued)

The Company's Nomination Policy is to serve as a guideline in order to ensure that there is a formal, considered and transparent procedure for nomination of Directors with suitable experience and capabilities to maintain and improve the competitiveness of the Company. According to the Policy, where a need is identified and arises for a new Director or replacement Director, a list of potential candidates should be compiled based on recommendations or referrals from existing Board members, management team, other individuals who know the candidates and, if it deems appropriate, a professional search firm. The Nomination Committee shall conduct an initial evaluation of the potential candidates based on the character, integrity, commitment, knowledge and ability, diversity of perspectives (with reference to the Board Diversity Policy of the Company), accomplishment in his/her own field, professional or personal reputation, particular experience or expertise relevant to the current needs of the Board, and in case of a new Independent Director candidate, whether he would be considered as independent. The Nomination Committee shall then select and recommend one or more candidates for interview. Lastly, the best available candidate shall be recommended for consideration by the Board as a whole. For determining whether a retiring Director is eligible for re-election at a general meeting of the Company, the Nomination Committee shall consider the contribution of such retiring Director and other relevant criteria set out above; and then make recommendation to the Board for consideration.

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多元化

本公司深明董事會成員多元化之裨益，並相信均衡的董事會成員組成將提升董事會之表現及推動本公司之成功。有見於此，董事會已採納董事會成員多元化政策。該政策應與上文所述提名政策一併閱讀。

董事會成員多元化政策規定，設計董事會成員組成時，應從多方面考慮董事會成員多元化，以支持本公司實現策略性目標及維持可持續發展。甄選人選時將以一系列多樣的觀點為基準，包括（但不限於）性別、年齡、種族、文化及教育背景、專業經驗、技能及知識。董事會亦將考慮本身的業務模式及具體需要。最終將取決於所挑人選的長處及可為董事會提供的貢獻。

董事會認為本公司現任董事會大致達到觀點多元化，包括性別、年齡、教育背景、專業經驗、技能及知識。避免董事會成員性別單一的目標已達成。董事會現由各自於工業、財務、法律及資訊科技領域擁有獨特知識及經驗之個別董事所組成。本公司將繼續保持其董事會成員多元化，並當有需要填補空缺時，在不損害董事會質素的前題下，提升性別及年齡多元化為特定目標。

DIVERSITY

The Company recognises the benefits of having a diverse Board and believes that a balanced Board composition will contribute towards the performance of the Board and success of the Company. In view of this, a Board Diversity Policy has been adopted by the Board. Such Policy should be read in conjunction with the Nomination Policy mentioned above.

The Board Diversity Policy provides that, in designing the Board's composition, Board diversity shall be considered from a number of aspects in supporting the attainment of the strategic objectives and sustainable development of the Company. Selection of candidates will be based on a range of diversity perspectives, including but not limited to gender, age, ethnicity, cultural and educational background, professional experience, skills and knowledge. The Board will also take into account factors based on its own business model and specific needs. The ultimate decision will be based on merit and contribution that the prospective candidate will bring to the Board.

The Board considers that considerable diversity perspectives exist in the existing Board of the Company, including gender, age, educational background, professional experience, skills and knowledge. The target to avoid a single gender Board has been met. The Board is now made up of individual Directors who each bring with them unique knowledge and experience in the industrial, financial, legal and information technology sectors. The Company shall continue to maintain its Board diversity and, when there is any vacancy to fill, to promote the specific objective of gender and age diversity without compromising the quality of the Board.

多元化（續）

於二零二五年期間，本公司已採納適用於本公司及本集團全球所有其他附屬公司的全體員工多元化與包容性政策，惟地方法律及／或監管要求另有規定者除外。本公司認為，多元、平等及包容性的工作環境是推動創新、提升決策質素並實現可持續發展的基石。該政策旨在闡明本公司對全體僱員（包括高級管理層）在多元化與包容性方面的承諾及實踐框架。我們的承諾為：

- (a) 我們致力於構建及維持一個在僱傭相關實踐中真正體現多元化與包容性的工作環境。
- (b) 多元化涵蓋以下方面的差異：
 - i. 性別及性別認同
 - ii. 年齡
 - iii. 族裔、種族及文化背景
 - iv. 國籍及宗教
- (c) 包容性指創造一個尊重並融合上述差異的環境，以實現本公司的集體成功。
- (d) 本公司致力於通過加強在招聘、培訓及晉升方面的管治，將多元化與包容性融入全體員工隊伍，包括但不限於：
 - i. 消除在招聘、晉升、學習與發展、績效評估、調職方面的無意識偏見，從而吸引多元化的全球人才；

DIVERSITY (continued)

During 2025, the Company has adopted a Workforce Diversity and Inclusion Policy which is applicable to the Company and all other Group subsidiaries worldwide, except where local legal and/or regulatory requirements prescribe otherwise. The Company believes that a diverse, equitable, and inclusive work environment is the cornerstone for driving innovation, enhancing decision-making quality, and achieving sustainable growth. This Policy aims to clarify the Company's commitment and practical framework for diversity and inclusion for all employees (including senior management). Our commitments are:

- (a) We are dedicated to build and maintain a working environment that genuinely reflects diversity and inclusion in our employment-related practices.
- (b) Diversity encompasses differences in:
 - i. Gender and gender identity
 - ii. Age
 - iii. Ethnicity, racial and cultural background
 - iv. Nationality and religion
- (c) Inclusion refers to creating an environment where the aforementioned differences are respected and put together to achieve collective success in the Company.
- (d) Our Company is committed to embedding diversity and inclusion across its workforce by enhancing our governance in recruitment, training and promotion including but not limited to:
 - i. Eliminating unconscious bias in recruitment, promotion, learning and development, performance evaluation, promotion, transferal to attract diverse global talent;

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多元化 (續)

(d) (續)

- ii. 提倡平等機會的工作環境，對基於性別、年齡、性取向、婚姻狀況、懷孕、家庭狀況、殘疾、種族、膚色、血統、民族或族裔、國籍或宗教等任何形式的歧視或騷擾持零容忍態度；
- iii. 確保僱員資歷、經驗、技能、能力及表現為所有僱傭相關決策及安排的關鍵考量因素；
- iv. 營造一種企業文化，使每位員工都能感受到被尊重、重視，並能安心地表達其獨特見解；
- v. 著重在高級管理層及繼任規劃中推行多元化與包容性，以培育多元化的未來人才；
- vi. 運用多元化觀點及經驗，提升公司決策的全面性與創新能力，從而更好地服務我們的全球客戶；
- vii. 為員工提供舉報渠道，以表達他們的疑慮；
- viii. 確保所有舉報均會得到嚴肅、保密且迅速的調查。任何違反該政策的行為，均可能會導致紀律處分；
- ix. 定期檢討該政策的內容及落實情況，以確保其有效性及符合適用法律及／或法定規例。

DIVERSITY (continued)

(d) (continued)

- ii. Promoting equal opportunities working environment with zero tolerance in any form of discrimination and harassment on the grounds of as gender, age, sexual orientation, marital status, pregnancy, family status, disability, race, color, descent, national or ethnic origin, nationality or religion;
- iii. Ensuring employee's qualifications, experience, skills, capability and performance are the key factors in all employment-related decisions and arrangements;
- iv. Cultivating a company culture where every employee feels respected, valued, and safe to contribute their unique perspectives;
- v. Paying special attention to promote diversity and inclusion within senior management and succession planning to cultivate diverse future talent;
- vi. Leveraging diverse viewpoints and experiences to improve the comprehensiveness of corporate decision-making and innovation capabilities, thereby better serving our global clientele;
- vii. Providing the whistleblowing channel for staff to raise their concerns;
- viii. Ensuing that all reports will be investigated seriously, confidentially, and promptly. Behavior that is inconsistent with this Policy may result in disciplinary action;
- ix. Carrying out periodical review the contents and implementation of this Policy to ensure its effectiveness and compliance with the applicable laws and/or statutory regulations.

多元化 (續)

- (e) 本公司深知董事會多元化對於提升管治及監督效能的重要性。董事會的任命將會考慮技能、行業經驗、性別、年齡及文化背景的多樣性，從而確保董事會的構成屬客觀公正。

本公司致力於發展性別平等，將其作為全集團不同部門間組織文化的一部分。於二零二五年十二月三十一日，在本集團全體員工（包括高級管理層）中男性佔47%及女性佔53%。

企業管治職能

本公司致力達到良好企業管治，以保障股東利益，提升企業價值及問責性。

本公司已採納職權範圍，以列出董事會在企業管治方面之職責，包括（但不限於）完善本公司之企業管治政策及常規，並提出修改和更新之建議、檢討董事和高級管理層之培訓及持續專業發展，並監察本公司在遵守法律及監管規定方面之政策及常規。

於截至二零二五年十二月三十一日止年度內，董事會已對本公司企業管治之政策及常規進行年度審閱。

DIVERSITY (continued)

- (e) Our Company recognizes the importance of Board diversity in enhancing governance and oversight. Board appointments consider diversity of skills, industry experience, gender, age and cultural background, harnessing an unbiased basis of the constitution of the Board.

The Company is dedicated to develop gender equality as a part of the organization culture across different divisions of the entire Group. As at 31 December 2025, the workforce (including senior management) of the Group was composed of 47% male and 53% female.

CORPORATE GOVERNANCE FUNCTIONS

The Company is committed to achieving high standards of corporate governance to safeguard the interests of shareholders and to enhance corporate value and accountability.

A Terms of Reference has been adopted for the purpose of setting out the corporate governance duties to be performed by the Board, including (but not limited to) development of the Company's policies and practices on corporate governance and making recommendations on changes and updating, review of the training and continuous professional development of Directors and senior management, and monitor the Company's policies and practices on compliance with legal and regulatory requirements.

During the year ended 31 December 2025, the Board has conducted an annual review of the policies and practices on corporate governance of the Company.

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企業管治職能（續）

於本年度舉行之四次董事會會議中，兩次與企業管治職能事宜相關。董事於該等會議之出席率如下：

CORPORATE GOVERNANCE FUNCTIONS (continued)

Amongst the four Board meetings held during the year, two were related to matters concerning corporate governance functions. The attendance of the Directors at these meetings was as follows:

		出席率 Attendance
執行董事	Executive Directors	
王忠秣先生 (主席兼行政總裁)	Mr. Wong Chung Mat, Ben (Chairman and Chief Executive Officer)	2/2
王賢敏女士	Ms. Wong Yin Man, Ada	2/2
陳子華博士	Dr. Chan Tsze Wah, Gabriel	2/2
熊永順先生	Mr. Hung Wing Shun, Edmund	2/2
陳偉明先生	Mr. Chan Wai Ming, Hermes	2/2
獨立非執行董事	Independent Non-executive Directors	
李家祥博士	Dr. Li Ka Cheung, Eric	2/2
楊孫西博士	Dr. Yu Sun Say	2/2
葉天養先生	Mr. Alfred Donald Yap	2/2
羅偉浩先生	Mr. Lo Wai Ho, Ashley	2/2

風險管理及內部監控

董事會對維持本集團適當而有效之風險管理及內部監控系統負有整體責任，並分別透過風險管理委員會及審核委員會檢討該等系統之有效性。

RISK MANAGEMENT AND INTERNAL CONTROL

The Board has overall responsibility for maintaining appropriate and effective risk management and internal control systems of the Group and reviewing their effectiveness through the Risk Management Committee and the Audit Committee, respectively.

風險管理及內部監控（續）

董事會以持續識別、分析、評估及管理風險為基礎，建立一套全面的風險管理系統。集團內各部門須自行負責及管理其本身之風險，另外亦已成立多個向風險管理委員會匯報之管理委員會，負責監察本集團不同的風險管理範疇。該等工作有助獨立查核個別部門之風險管理系統之成效。本公司之獨立內控合規部（「內控合規部」）獲指派專責內部審核職能，定期對本集團風險管理及內部監控系統進行內部檢討及測試，涵蓋財務、營運、合規、風險評估及風險應對措施的監控。由本集團行政人員組成之各個管理團隊及委員會定期開會，檢討內控合規部進行內部審核工作之發現及意見，並提出相關建議。管理團隊及委員會之行政人員亦確保監控弱點已向有關部門有效溝通，並監察有關部門其後就其建議作出之行動。內控合規部定期向風險管理委員會及審核委員會匯報其主要發現並提出意見，以助該等委員會分別評核本集團風險管理及內部監控系統是否有效。風險管理委員會及審核委員會再向董事會作出匯報，以供董事會每年從中作出本身之見解。

審核委員會每年檢討本集團在會計、財務匯報及內部審核職能方面的資源是否充足，相關員工的資歷、經驗及培訓又是否足夠，從而確保監控程序得以持續實施且行之有效。

RISK MANAGEMENT AND INTERNAL CONTROL (continued)

The Board has established a comprehensive risk management system based on identification, analysis, evaluation and management of risks on an ongoing basis. Each department under the Group is required to own and manage its own risks. A number of management committees reporting to the Risk Management Committee have been established to monitor different aspects of risk management for the Group. Such work serves to provide an independent checking of the effectiveness of the risk management system of individual departments. The independent Internal Compliance Control Department (“ICC”) of the Company is delegated with the internal audit function to conduct regular internal reviews and testings of the Group’s risk management and internal control systems covering financial, operational, compliance, risk assessment and risk response implementation controls. The respective management teams and committees which comprise relevant executives of the Group meet regularly to review the findings and opinions of internal audits conducted by the ICC and make relevant recommendations. The executives from the management teams and committees also ensure the control weaknesses are effectively communicated to the relevant departments and monitor the follow-up actions in response to their recommendations. The ICC regularly reports its major findings and advice to the Risk Management Committee and the Audit Committee and assists them to evaluate the effectiveness of the Group’s risk management and internal control systems, respectively. The Risk Management Committee and the Audit Committee report back to the Board for forming its own view on an annual basis.

The Audit Committee annually reviews the adequacy of resources and qualifications, experience and training of the staff responsible for accounting, financial reporting and internal audit functions to ensure that ongoing control process are in place and functioning effectively.

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風險管理及內部監控（續）

本集團風險管理及內部監控系統旨在提供合理而非絕對之保障，以防範出現重大錯誤陳述或損失，並管理而非消除營運系統失效之風險，從而令本集團可達到其目標。於二零二五年度，董事會已分別透過風險管理委員會及審核委員會檢討本集團之風險管理及內部監控系統，並認為該等系統為有效且足夠。

本公司致力達致及維持最高水平的透明度、廉潔與問責。與本公司反貪污政策相輔相成，舉報政策已獲採納以公平公正地管治及處理僱員及業務夥伴就財務申報、內部監控或與本集團有關之其他事宜的任何可疑不當行為或瀆職行為提出之關注。本公司現有的舉報政策不接受不具名舉報，因為本公司認為不具名舉報難以跟進及獲得資料以進行有效調查。此外，根據本公司工廠的經驗，倘本公司接受不具名舉報，則其預計將收到大量不具名舉報，這將對本公司的管理資源造成過度負擔。然而，本公司將盡一切努力對所有舉報嚴格保密。調查人員與舉報人之間的所有溝通均受到嚴格保護，以確保舉報人不會遭受報復或指責。除非本公司有法律義務向任何政府部門透露舉報人的身份及其他資料，否則未經舉報人同意，將不會披露其身份。

RISK MANAGEMENT AND INTERNAL CONTROL (continued)

The purpose of the Group's risk management and internal control systems is to provide reasonable, but not absolute assurance against material misstatement or loss and to manage rather than eliminate risks of failure in operational system in order to achieve the Group's objectives. For the year of 2025 under review, the Board, through the Risk Management Committee and the Audit Committee, has reviewed the Group's risk management and internal control systems, respectively and considered them effective and adequate.

The Company is committed to achieving and maintaining the highest standards of openness, probity and accountability. Complementary with the Anti-Corruption Policy of the Company, the Whistleblowing Policy has been adopted to govern and deal with fairly and properly concerns raised by our employees and business partners about any suspected misconduct or malpractice regarding financial reporting, internal controls or other matters related to the Group. The existing Whistleblowing Policy of the Company does not accept anonymous reporting because the Company believes it will be difficult to follow up and obtain information for an effective investigation. Also, based on experience in the Company's factories, the Company would expect an abundance of anonymous reporting if anonymous reporting was to be accepted and this would unduly burden the Company's management resources. Nevertheless, the Company will make every effort to treat all reporting in a strictly confidential manner. All communications between the investigator and the whistleblowers are strictly protected to ensure that no reprisal or blame would be directed against the whistleblowers. The identity of the whistleblower will not be disclosed without his/her consent, unless the Company is legally obliged to reveal the whistleblower's identity and other information to any government authorities.

風險管理委員會

風險管理委員會由三名執行董事組成，包括王賢敏女士（風險管理委員會主席）、陳子華博士及熊永順先生。

風險管理委員會之主要職責包括監察本集團的整體風險管理框架；審批風險政策及風險容忍度以及審視其違規情況；檢討及評估風險管理系統的成效；及就風險相關事宜向董事會提供意見。

於截至二零二五年十二月三十一日止年度，風險管理委員會已監督風險管理框架；評估風險嚴重程度；監察及更新本集團之風險政策；討論主要風險之風險報告；及檢討風險管理系統是否有效及足夠。

風險管理委員會於二零二五年曾舉行十四次會議。風險管理委員會委員於該等會議之出席率如下：

RISK MANAGEMENT COMMITTEE

The Risk Management Committee comprises three Executive Directors, namely Ms. Wong Yin Man, Ada (Chairperson of the Risk Management Committee), Dr. Chan Tsze Wah, Gabriel and Mr. Hung Wing Shun, Edmund.

The principal duties of the Risk Management Committee include the oversight of the Group's overall risk management framework; approval of risk policies and tolerances and reviewing the breaches thereof; review and assessment of the effectiveness of the risk management systems; and advising the Board on risk-related issues.

During the year ended 31 December 2025, the Risk Management Committee overseen the risk management framework; assessed materiality of risks; monitored and updated the Group's risk policies; discussed risk reports on key risks; and reviewed the effectiveness and adequacy of the risk management system.

The Risk Management Committee held fourteen meetings in 2025. The attendance of the Risk Management Committee members at these meetings was as follows:

		出席率 Attendance
執行董事	Executive Directors	
王賢敏女士 (主席)	Ms. Wong Yin Man, Ada (Chairperson)	14/14
陳子華博士	Dr. Chan Tsze Wah, Gabriel	14/14
熊永順先生	Mr. Hung Wing Shun, Edmund	14/14

附註：

Note:

本集團相關行政人員亦有出席上述之風險管理委員會會議。

Relevant executives of the Group also attended the Risk Management Committee meetings above.

企業管治報告書
Corporate Governance Report

審核委員會

審核委員會由三名獨立非執行董事組成，包括李家祥博士（審核委員會主席）、楊孫西博士及葉天養先生。

審核委員會之主要職責包括監察本集團之財務報告及內部監控系統；審閱本集團之財務資料；及檢討本公司與外聘核數師之關係。

於截至二零二五年十二月三十一日止年度內，審核委員會已檢討本集團採納之會計政策及常規；討論核數、內部監控及財務報告事宜，當中包括審閱本集團二零二四年末期業績及二零二五年中期業績；審閱外聘核數師之聘用函件；就續聘外聘核數師作出建議；及檢討會計、財務報告及內部審核功能及相關職員。

審核委員會於二零二五年曾舉行兩次會議並單獨與外聘核數師會面。審核委員會委員於該等會議之出席率如下：

AUDIT COMMITTEE

The Audit Committee comprises three Independent Non-executive Directors, namely Dr. Li Ka Cheung, Eric (Chairman of the Audit Committee), Dr. Yu Sun Say and Mr. Alfred Donald Yap.

The principal duties of the Audit Committee include the oversight of the Group's financial reporting and internal control systems; review of the Group's financial information; and review of the relationship with the external auditor of the Company.

During the year ended 31 December 2025, the Audit Committee reviewed the accounting principles and practices adopted by the Group; discussed the auditing, internal control and financial reporting matters including review of the 2024 final results and 2025 interim results of the Group; reviewed the external auditor's engagement letter; recommended the re-appointment of the external auditor; and reviewed the accounting, financial reporting and internal audit functions and their staffs.

The Audit Committee held two meetings and met separately with the external auditors in 2025. The attendance of the Audit Committee members at these meetings was as follows:

		出席率 Attendance
獨立非執行董事	Independent Non-executive Directors	
李家祥博士（主席）	Dr. Li Ka Cheung, Eric (<i>Chairman</i>)	2/2
楊孫西博士	Dr. Yu Sun Say	2/2
葉天養先生	Mr. Alfred Donald Yap	2/2

核數師酬金及核數師相關事宜

AUDITOR'S REMUNERATION AND AUDITOR RELATED MATTERS

截至二零二五年十二月三十一日止年度，已付或應付外聘核數師羅兵咸永道會計師事務所之酬金載列如下：

For the year ended 31 December 2025, the remuneration paid or payable to the external auditor, PricewaterhouseCoopers, is set out as follows:

		總額（港幣元） Amount (HK\$)
核數服務	Audit services	3,277,000
非核數服務	Non-audit services	
– 香港利得稅合規	– Hong Kong profits tax compliance	180,000
– 轉讓定價稅務諮詢	– transfer pricing tax consultation	456,000
– 新加坡稅務諮詢	– Singapore tax consultation	60,000
總額	Total	3,973,000

董事及核數師對財務報表之責任

DIRECTORS' AND AUDITOR'S RESPONSIBILITIES FOR FINANCIAL STATEMENTS

有關董事及核數師編製本集團綜合財務報表之責任刊載於本年報第149至157頁之「獨立核數師報告」內。

The responsibilities of the Directors and the auditor for preparing the consolidated financial statements of the Group are set out in the “Independent Auditor’s Report” on pages 149 to 157 of this Annual Report.

股東權益

SHAREHOLDERS' RIGHTS

為保障股東權益及權利，在股東大會上，每項實際獨立的事宜，均以個別決議案提呈。

To safeguard the shareholders’ interest and rights, separate resolutions are proposed at shareholders’ meetings on each substantial issue.

此外，股東受以下程序保護，該等程序受制於本公司之公司細則、一九八一年百慕達公司法及適用法律和規例。

In addition, shareholders are protected by the following procedures as governed by the Company’s Bye-laws, the Bermuda Companies Act 1981 and applicable legislation and regulation.

企業管治報告書 Corporate Governance Report

股東權益 (續)

股東召開股東特別大會 (「股東特別大會」) 的程序

1. 一名或以上於遞呈要求當日持有不少於本公司實繳股本 (附有按每股一票基準於本公司股東大會投票之權利) 十分之一 (1/10) 之股東有權於任何時間透過向董事會或公司秘書發出書面要求，送交至本公司註冊辦事處 (地址為Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda) 及其總辦事處 (地址為香港九龍觀塘偉業街108號絲寶國際大廈17樓)，要求董事會召開股東特別大會，以處理該要求中指明之任何事務或決議案；且該大會應於遞呈該要求後兩(2)個月內以董事會可能根據本公司細則第67條釐定之形式舉行。
2. 書面要求須列明股東特別大會之目的、經有關股東簽署，並可由多份相同格式之文件組成，而每份文件須由一名或多名該等股東簽署。
3. 倘要求適當，公司秘書將要求董事會根據法例規定向全體登記股東送達充分通知後召開股東特別大會。倘於遞呈該要求後二十一(21)日內，董事會未能召開股東特別大會，則呈請人可自行根據一九八一年百慕達公司法第74(3)條之條文召開有關會議。

SHAREHOLDERS' RIGHTS (continued)

Procedures for shareholder(s) to convene a special general meeting ("SGM")

1. One or more shareholders holding at the date of deposit of the requisition not less than one-tenth (1/10) of the paid-up capital of the Company carrying the right of voting at general meetings of the Company on one vote per share basis, shall at all times have the right, by written requisition sent to the Board of Directors or Company Secretary at the Company's registered office at Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda and its principal office at 17/F, C-Bons International Center, No. 108 Wai Yip Street, Kwun Tong, Kowloon, Hong Kong, to require a SGM to be called by the Board of Directors for the transaction of any business or resolution specified in such requisition; and such meeting shall be held (in the form as may be determined by the Board in accordance with Bye-law 67 of the Company) within two (2) months after the deposit of such requisition.
2. The written requisition must state the purposes of the SGM, signed by the shareholder(s) concerned and may consist of several documents in like form, each signed by one or more of those shareholders.
3. If the requisition is in order, the Company Secretary will ask the Board of Directors to convene a SGM by serving sufficient notice in accordance with the statutory requirements to all the registered shareholders. If within twenty-one (21) days of the deposit of such requisition the Board fails to proceed to convene the SGM, the requisitionists themselves may do so in accordance with the provisions of Section 74(3) of the Bermuda Companies Act 1981.

股東權益 (續)

股東召開股東特別大會 (「股東特別大會」) 的程序 (續)

4. 相反，倘要求無效，則向有關股東告知此結果，且因此將不會應要求召開股東特別大會。

股東於股東大會提出建議 (提名他人參選董事除外) 的程序

1. 本公司每年舉行一次股東週年大會 (「股東週年大會」)，並可於必要時舉行稱為股東特別大會之股東大會。
2. 持有(i)有權於股東大會上投票之全體股東總投票權不少於二十分之一(1/20)之股東，或(ii)不少於100名股東，可提交擬於股東週年大會上所動議決議案之書面要求；或就於特定股東大會上任何所動議決議案所述事項或將處理之事務提交不超過1,000字之陳述。
3. 書面要求／陳述須由有關股東簽署，並於股東週年大會舉行前不少於六(6)個星期 (倘要求提供決議案通知) 或於股東大會舉行前不少於一(1)個星期 (倘為任何其他要求) 送交至本公司註冊辦事處 (地址為Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda) 及其總辦事處 (地址為香港九龍官塘偉業街108號絲寶國際大廈17樓)，並註明收件人為本公司之公司秘書。

SHAREHOLDERS' RIGHTS (continued)

Procedures for shareholder(s) to convene a special general meeting ("SGM") (continued)

4. On the contrary, if the requisition is invalid, the shareholder(s) concerned will be advised of this outcome and accordingly, a SGM will not be convened as requested.

Procedures for shareholder(s) to make proposals at general meeting other than a proposal of a person for election as director

1. The Company holds an annual general meeting ("AGM") every year, and may hold a general meeting known as a special general meeting whenever necessary.
2. Shareholder(s) of the Company holding (i) not less than one-twentieth (1/20) of the total voting rights of all shareholders having the right to vote at the general meeting; or (ii) not less than 100 shareholders, can submit a written request stating the resolution intended to be moved at the AGM; or a statement of not more than 1,000 words with respect to the matter referred to in any proposed resolution or the business to be dealt with at a particular general meeting.
3. The written request/statements must be signed by the shareholder(s) concern and deposited at the Company's registered office at Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda and its principal office at 17/F, C-Bons International Center, No. 108 Wai Yip Street, Kwun Tong, Kowloon, Hong Kong, for the attention of the Company Secretary of the Company, not less than six (6) weeks before the AGM in the case of a requisition requiring notice of a resolution and not less than one (1) week before the general meeting in the case of any other requisition.

企業管治報告書 Corporate Governance Report

股東權益（續）

股東於股東大會提出建議（提名他人參選董事除外）的程序（續）

4. 倘書面要求適當，公司秘書將要求本公司董事會(i)將決議案列入股東週年大會議程；或(ii)就股東大會傳閱陳述，惟有關股東須已支付經董事會釐定之合理金額之費用，足以支付本公司根據法例規定向全體登記股東送達決議案通知及／或傳閱有關股東提交之陳述。相反，倘要求無效，或有關股東並無支付足夠金額以支付本公司就上述目的所需費用，則向有關股東告知此結果，且因此所建議決議案將不會列入股東週年大會議程，亦將不會就股東大會傳閱陳述。

另一份載有關於股東提名董事候選人的程序之文件，亦已刊登於本公司網址。

SHAREHOLDERS' RIGHTS (continued)

Procedures for shareholder(s) to make proposals at general meeting other than a proposal of a person for election as director (continued)

4. If the written request is in order, the Company Secretary will ask the Board of Directors of the Company (i) to include the resolution in the agenda for the AGM; or (ii) to circulate the statement for the general meeting, provided that the shareholder(s) concerned have deposited a sum of money reasonably determined by the Board of Directors sufficient to meet the Company's expenses in serving the notice of the resolution and/or circulating the statement submitted by the shareholder(s) concerned in accordance with the statutory requirements to all the registered shareholders. On the contrary, if the requisition is invalid or the shareholder(s) concerned have failed to deposit sufficient money to meet the Company's expenses for the said purposes, the shareholder(s) concerned will be advised of this outcome and accordingly, the proposed resolution will not be included in the agenda for the AGM; or the statement will not be circulated for the general meeting.

A separate document containing the procedures for a shareholder to propose a person for election as a director is also published on the website of the Company.

股東權益 (續)

股東向董事會提出查詢的程序

一九八一年百慕達公司法或本公司之公司細則概無條文規定股東向本公司董事會提出查詢之程序。股東理應可於任何時間透過以下任何一種渠道以書面方式向本公司董事會送交其查詢：

郵寄地址： 香港九龍官塘
偉業街108號
絲寶國際大廈17樓
(註明收件人為公司秘書或
董事會主席)

傳真： (852) 2797 8076

電郵： enquiry@wih.com.hk

股東通訊政策

本公司之股東通訊政策旨在促進與股東及其他持份者之有效溝通；鼓勵股東積極參與本公司事務；及使股東有效行使股東權利。本公司主要通過以下方式與股東聯繫：(i)本公司根據上市規則之規定及時和一致地發佈之公司通訊（包括但不限於年報、中期報告、大會通告、通函及公佈）；(ii)本公司刊載於本公司網站之資料及文件；(iii)作為本公司與其股東溝通之主要平台的本公司股東週年大會及其他股東大會；(iv)股東查詢可送交予本公司或本公司之香港股份過戶登記分處；及(v)其他投資者關係通訊平台（如適用）。

SHAREHOLDERS' RIGHTS (continued)

Procedures by which enquiries may be put to the Board of Directors by shareholder(s)

There are no provisions in the Bermuda Companies Act 1981 or in the Bye-laws of the Company that provide for a procedure by which shareholder(s) may put forward an enquiry to the Board of Directors of the Company. Shareholder(s) may, of course, at any time send their enquiries in writing to the Board of Directors of the Company via one of the following channels:

Mailing Address: 17/F, C-Bons International Center,
No. 108 Wai Yip Street,
Kwun Tong, Kowloon, Hong Kong
(For the attention of the Company
Secretary or Chairman of the Board)

Fax: (852) 2797 8076

Email: enquiry@wih.com.hk

SHAREHOLDERS' COMMUNICATION POLICY

The Shareholders' Communication Policy of the Company aims at promoting effective communication with the shareholders and other stakeholders, encouraging shareholders to engage actively with the Company; and enabling shareholders to exercise their rights as shareholders effectively. The Company communicates with the shareholders mainly in the following ways: (i) corporate communications of the Company (including, but not limited to, annual reports, interim reports, notice of meetings, circulars and announcements) to be published in a timely and consistent manner as required by the Listing Rules; (ii) information and documents of the Company posted on the Company's website; (iii) annual general meetings and other general meetings of the Company which serve as the primary forum for communication by the Company with its shareholders; (iv) shareholders' enquiries may be sent to the Company or the Company's branch share registrar in Hong Kong; and (v) other investor relations communication platforms, if appropriate.

企業管治報告書 Corporate Governance Report

股東通訊政策（續）

為支持環保及根據上市規則，鼓勵股東以電子方式於本公司或聯交所網站閱覽本公司的公司通訊。股東如希望收取公司通訊的印刷本，可向本公司的香港股份過戶登記分處發出書面要求，則本公司將免費向股東發送公司通訊的印刷本。股東可不時更改其對收取方式的偏好。此外，本公司鼓勵股東參與股東大會，倘股東不能出席股東大會，則可委任代表代其出席大會並於會上投票。董事會主席及其他董事會成員、董事會轄下委員會主席或其委託人及外聘核數師應出席股東週年大會以處理及回答股東問題。董事會於制定本公司之業務策略時將考慮股東之任何關注及意見。董事會已檢討該政策於年內之實施情況並認為該政策行之有效。

組織章程文件

於二零二五年度，本公司之組織章程文件概無變動。本公司現行之公司細則可於本公司及聯交所網站查閱。

香港，二零二六年三月二十六日

SHAREHOLDERS' COMMUNICATION POLICY (continued)

In support of environmental protection and pursuant to the Listing Rules, shareholders are recommended to read the Company's corporate communications electronically on the website of the Company or the Stock Exchange. A shareholder who wishes to receive printed copies of corporate communications may send a written request to the Company's Hong Kong branch share registrar and the Company will send corporate communications to the shareholder in printed form, free of charge. Shareholders are able to change their preference for the means of receipt from time to time. Also, shareholders are encouraged to participate in general meetings or to appoint proxies to attend and vote at the meetings for and on their behalf if they are unable to attend the meetings. Chairman of the Board and other Board members, chairmen of board committees or their delegates, and the external auditor shall attend annual general meetings to address and answer any questions from the shareholders. Any concerns and views of the shareholders will be taken into consideration by the Board when formulating the business strategies of the Company. The Board has reviewed the implementation of the Policy during the year and considered the Policy effective.

CONSTITUTIONAL DOCUMENTS

There was no change in the constitutional documents of the Company in the year of 2025. The current Bye-laws of the Company is available on the websites of the Company and the Stock Exchange.

Hong Kong, 26 March 2026

獨立核數師報告 Independent Auditor's Report



羅兵咸永道

致王氏國際集團有限公司股東

(於百慕達註冊成立的有限公司)

**TO THE SHAREHOLDERS OF WONG'S
INTERNATIONAL HOLDINGS LIMITED**

(incorporated in Bermuda with limited liability)

意見

OPINION

我們已審計的內容

What we have audited

王氏國際集團有限公司(以下簡稱「貴公司」)及其附屬公司(以下統稱「貴集團」)列載於第158至295頁的綜合財務報表,包括:

The consolidated financial statements of Wong's International Holdings Limited (the "Company") and its subsidiaries (the "Group"), which are set out on pages 158 to 295, comprise:

- 於二零二五年十二月三十一日的綜合財務狀況表;
 - 截至該日止年度的綜合收益表;
 - 截至該日止年度的綜合全面收入表;
 - 截至該日止年度的綜合權益變動表;
 - 截至該日止年度的綜合現金流量表;及
 - 綜合財務報表附註,包括重大會計政策信息及其他解釋信息。
- the consolidated statement of financial position as at 31 December 2025;
 - the consolidated income statement for the year then ended;
 - the consolidated statement of comprehensive income for the year then ended;
 - the consolidated statement of changes in equity for the year then ended;
 - the consolidated cash flow statement for the year then ended; and
 - the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

獨立核數師報告 Independent Auditor's Report



羅兵咸永道

我們的意見

我們認為，該等綜合財務報表已根據香港會計師公會頒佈的香港財務報告準則會計準則真實而中肯地反映了貴集團於二零二五年十二月三十一日的綜合財務狀況及其截至該日止年度的綜合財務表現及綜合現金流量，並已遵照香港《公司條例》的披露規定妥為擬備。

意見的基礎

我們已根據香港會計師公會頒佈的《香港審計準則》進行審計。我們在該等準則下承擔的責任已在本報告「核數師就審計綜合財務報表承擔的責任」部分中作進一步闡述。

我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

獨立性

根據香港會計師公會頒佈的《專業會計師道德守則》（以下簡稱「守則」），我們獨立於貴集團，並已履行守則中的其他專業道德責任。

Our opinion

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") as issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the "Code"), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code.



羅兵咸永道

關鍵審計事項

關鍵審計事項是根據我們的專業判斷，認為對本期綜合財務報表的審計最為重要的事項。這些事項是在我們審計整體綜合財務報表及出具意見時進行處理的。我們不會對這些事項提供單獨的意見。

我們在審計中識別的關鍵審計事項為有關投資物業估值。

關鍵審計事項 Key Audit Matter

投資物業估值 Valuation of investment properties

請參閱綜合財務報表附註16及18。

Refer to Notes 16 and 18, to the consolidated financial statements.

貴集團的投資物業組合包括附屬公司及合營企業所持的投資物業。於二零二五年十二月三十一日，貴集團持有附屬公司所持的投資物業港幣1,340,000,000元及合營企業所持的投資物業港幣4,609,000,000元（均按公允價值列賬），且截至二零二五年十二月三十一日止年度，附屬公司確認貴集團投資物業的公允價值虧損為港幣134,000,000元及合營企業確認貴集團投資物業的公允價值虧損為港幣474,000,000元（乃按比例計入分佔合營企業虧損）。

The Group's investment properties portfolio included investment properties held by subsidiaries and joint ventures. As at 31 December 2025, the Group held investment properties of HK\$1,340 million by its subsidiaries and HK\$4,609 million by its joint ventures, which were stated at fair values and there was a fair value loss from the Group's investment properties of HK\$134 million recognised by its subsidiaries and HK\$474 million by its joint ventures which was proportionally included in share of losses of joint ventures during the year ended 31 December 2025.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

The key audit matter identified in our audit is related to valuation of investment properties.

我們的審計如何處理關鍵審計事項 How our audit addressed the Key Audit Matter

我們為處理投資物業估值而執行的程序包括：
Our procedures to address valuation of investment properties included:

- 了解及評估管理層對投資物業估值的控制及流程，並通過考慮估計不確定性的程度及釐定將運用的假設時涉及的判斷，對重大錯誤陳述的固有風險進行評估；
- Understood and evaluated management's controls and processes over the classification and valuation of investment properties and assessed the inherent risk of material misstatement by considering the degree of estimation uncertainty and the judgement involved in determining assumptions to be applied;
- 評估獨立估值師的資歷、能力及客觀性；
- Evaluated the independent valuer's competence, capabilities and objectivity;

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羅兵咸永道

關鍵審計事項 (續) Key Audit Matter (continued)

管理層已委聘一名獨立估值師以根據直接比較法及收入資本化法估計 貴集團及合營企業於二零二五年十二月三十一日的投資物業的公允價值。我們專注於投資物業的估值，原因為公允價值估計存在估計不確定性。由於各項物業的個別性質、其位置、當前市場回報及特定物業的預期未來租金等因素，有關估值存在固有主觀性。Management engaged an independent valuer to estimate the fair value of investment properties of the Group and the joint ventures as at 31 December 2025 based on the direct comparison method and income capitalisation method. We focused on the valuation of investment properties because the estimation of fair value is subject to estimation uncertainty. It is inherently subjective due to, among other factors, the individual nature of each property, its location, prevailing market returns and the expected future rentals for that particular property.

由於所涉及的重大判斷及估計，我們已將投資物業估值確定為一項關鍵審計事項。We have identified the valuation of investment properties as a key audit matter due to the significant judgement and estimation involved.

我們的審計如何處理關鍵審計事項 (續) How our audit addressed the Key Audit Matter (continued)

- 獲取估值報告並與獨立估值師（連同我們的內部物業估值專家）會面，以討論並了解估計投資物業的公允價值時所採納的估值方法及關鍵假設；
- Obtained the valuation reports and held meetings with the independent valuer, together with our internal expert in property valuation, to discuss and understand the valuation methodologies and the key assumptions adopted in estimating the fair value of the investment properties;
- 評估所使用的估值方法是否適當及所應用的假設是否合理，及（如適用）按抽樣基準將估值模型所使用的輸入數據及假設（例如市場可比數據、復歸收益率及租值）與市場及行業數據作比較；及
- Assessed the appropriateness of the valuation methodologies used and the reasonableness of assumptions applied, and where applicable, compared, on a sample basis, the data inputs and assumptions used in the valuation models, such as market comparables, reversionary yields and rental values to market and industry data; and
- 根據香港財務報告準則會計準則披露規定，評估與投資物業估值有關的披露是否充足。
- Assessed the adequacy of the disclosures related to the valuation of investment properties in the context of HKFRS Accounting Standards disclosure requirements.

基於所執行的工作，我們發現投資物業估值所使用的判斷及關鍵假設獲得了現有證據的支持。

Based on the work performed, we found the judgement and key assumptions used in the valuation of investment properties were supported by the available evidence.



羅兵咸永道

其他信息

貴公司董事須對其他信息負責。其他信息包括年報內的所有信息，但不包括綜合財務報表及我們的核數師報告。

我們對綜合財務報表的意見並不涵蓋其他信息，我們亦不對該等其他信息發表任何形式的鑒證結論。

結合我們對綜合財務報表的審計，我們的責任是閱讀其他信息，在此過程中，考慮其他信息是否與綜合財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。

基於我們已執行的工作，如果我們認為其他信息存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

董事及審核委員會就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒佈的香港財務報告準則會計準則及香港《公司條例》的披露規定擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises all of the information included in the annual report other than the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF DIRECTORS AND THE AUDIT COMMITTEE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRS Accounting Standards as issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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羅兵咸永道

董事及審核委員會就綜合財務報表 須承擔的責任（續）

在擬備綜合財務報表時，董事負責評估 貴集團持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營為會計基礎，除非董事有意將 貴集團清盤或停止經營，或別無其他實際的替代方案。

審核委員會須負責監督 貴集團的財務報告過程。

核數師就審計綜合財務報表承擔的 責任

我們的目標，是對綜合財務報表整體是否存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具包括我們意見的核數師報告。我們僅按照百慕達一九八一年《公司法》第90條向閣下（作為整體）報告我們的意見，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。合理保證是高水平的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或滙總起來可能影響綜合財務報表使用者依賴綜合財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

RESPONSIBILITIES OF DIRECTORS AND THE AUDIT COMMITTEE FOR THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

In preparing the consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

The Audit Committee is responsible for overseeing the Group's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, in accordance with Section 90 of the Companies Act 1981 of Bermuda, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.



羅兵咸永道

核數師就審計綜合財務報表承擔的
責任（續）

在根據《香港審計準則》進行審計的過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部控制，以設計適當的審計程序，但目的並非對貴集團內部控制的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。
- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致貴集團不能持續經營。

AUDITOR'S RESPONSIBILITIES FOR THE
AUDIT OF THE CONSOLIDATED FINANCIAL
STATEMENTS (continued)

As part of an audit in accordance with HKSAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

獨立核數師報告 Independent Auditor's Report



羅兵咸永道

核數師就審計綜合財務報表承擔的責任（續）

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。
- 計劃及執行集團審計以就貴集團內實體或業務單位的財務信息獲取充足、適當的審計憑證，作為對綜合財務報表形成意見的基礎。我們負責指導、監督和覆核為集團審計而執行的審計工作。我們為審計意見承擔全部責任。

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

除其他事項外，我們與審核委員會溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部控制的任何重大缺陷。

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

我們還向審核委員會提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及在適用的情況下，用以消除對獨立性產生威脅的行動或採取的防範措施。

We also provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.



羅兵咸永道

核數師就審計綜合財務報表承擔的
責任（續）

從與審核委員會溝通的事項中，我們確定哪些事項對本期綜合財務報表的審計最為重要，因而構成關鍵審計事項。我們在核數師報告中描述這些事項，除非法律法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在我們報告中溝通某事項造成的負面後果超過產生的公眾利益，我們決定不應在報告中溝通該事項。

出具本獨立核數師報告的審計項目合夥人是蘇承偉（執業證書編號：P07311）。

羅兵咸永道會計師事務所
執業會計師

香港，二零二六年三月二十六日

**AUDITOR'S RESPONSIBILITIES FOR THE
AUDIT OF THE CONSOLIDATED FINANCIAL
STATEMENTS (continued)**

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is So Sing Wai, Donald (practising certificate number: P07311).

PricewaterhouseCoopers
Certified Public Accountants

Hong Kong, 26 March 2026

綜合收益表

Consolidated Income Statement

截至二零二五年十二月三十一日止年度 For the year ended 31 December 2025

			二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
		附註 Notes		
收益	Revenue	5	2,530,067	2,664,674
其他收入	Other income	6	3,329	4,371
製成品及在製品存貨之變動	Changes in inventories of finished goods and work in progress		(2,988)	(62,431)
所使用之原料及消耗品	Raw materials and consumables used		(1,814,802)	(1,824,064)
僱員福利開支	Employee benefit expenses	7	(335,608)	(367,424)
折舊	Depreciation	8	(41,875)	(49,874)
其他經營支出	Other operating expenses	8	(146,291)	(151,160)
其他(虧損)/收益—淨額	Other (losses)/gains – net	9	(18,165)	11,939
投資物業公允價值變動	Change in fair value of investment properties	16	(133,979)	(472,741)
已完成物業存貨之撇減撥備	Provision for write-down of stock of completed properties	23	(14,700)	(41,258)
應收貿易賬款之減值虧損 (撥備)/撥備撥回	(Provision for)/reversal of provision for impairment losses on trade receivables	3.1 (b)(ii)	(369)	1,887
營運利潤/(虧損)	Operating profit/(loss)		24,619	(286,081)
融資收入	Finance income	11	22,769	23,022
融資成本	Finance costs	11	(66,802)	(73,022)
應佔合營企業虧損	Share of losses of joint ventures	18	(104,380)	(446,747)
除所得稅前虧損	Loss before income tax		(123,794)	(782,828)
所得稅開支	Income tax expense	12	(41,280)	(54,636)
除所得稅後虧損	Loss after income tax		(165,074)	(837,464)
本公司擁有人應佔虧損	Loss attributable to owners of the Company		(165,074)	(837,464)
本公司擁有人應佔年度每股虧損	Losses per share attributable to owners of the Company during the year			
基本	Basic	14	(港幣0.34元) (HK\$0.34)	(港幣1.75元) (HK\$1.75)
攤薄	Diluted	14	(港幣0.34元) (HK\$0.34)	(港幣1.75元) (HK\$1.75)

上述綜合收益表應與隨附附註一併閱讀。

The above consolidated income statements should be read in conjunction with the accompanying notes.

綜合全面收入表

Consolidated Statement of Comprehensive Income

截至二零二五年十二月三十一日止年度 For the year ended 31 December 2025

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
	附註 Notes		
年度虧損	Loss for the year	(165,074)	(837,464)
其他全面收入：	Other comprehensive income:		
可能重新分類至綜合收益表之項目：	Items that may be reclassified to consolidated income statement:		
現金流量對沖—年度公允價值虧損	Cash flow hedge – fair value losses for the year	(19,949)	(10,871)
現金流量對沖—重新分類至損益—總額	Cash flow hedge – reclassification to profit or loss – gross	(4,584)	16,594
現金流量對沖—已確認遞延所得稅	Cash flow hedge – deferred income tax recognised	4,048	(944)
貨幣換算差額	Currency translation differences	111,662	(75,424)
其後不會重新分類至綜合收益表之項目：	Items that will not be reclassified subsequently to consolidated income statement:		
按公允價值計入其他全面收入的金融資產公允價值變動	Changes in fair value of financial assets at fair value through other comprehensive income	(9,888)	(21,243)
年度其他全面收入／（虧損），已扣稅	Other comprehensive income/(loss) for the year, net of tax	81,289	(91,888)
本公司擁有人應佔年度全面虧損總額	Total comprehensive loss for the year attributable to the owners of the Company	(83,785)	(929,352)

上述綜合全面收入表應與隨附附註一併閱讀。

The above consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

綜合財務狀況表

Consolidated Statement of Financial Position

於二零二五年十二月三十一日 As at 31 December 2025

			二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
	附註 Notes			
資產		ASSETS		
非流動資產		Non-current assets		
物業、廠房及設備	15	Property, plant and equipment	185,415	190,494
投資物業	16	Investment properties	1,340,260	1,473,317
使用權資產	17	Right-of-use assets	114,635	79,977
合營企業的權益	18	Interests in joint ventures	1,448,634	1,591,570
按公允價值計入其他全面 收入的金融資產	20	Financial assets at fair value through other comprehensive income	43,125	71,185
遞延所得稅資產	21	Deferred income tax assets	12,331	15,164
訂金及其他應收賬款	25	Deposits and other receivables	20,287	27,050
衍生金融工具	28	Derivative financial instruments	–	11,541
受限制現金	27	Restricted cash	–	531
			3,164,687	3,460,829
流動資產		Current assets		
存貨	22	Inventories	249,035	258,714
已完成物業存貨	23	Stock of completed properties	145,444	160,144
應收貿易賬款	24	Trade receivables	723,167	865,107
預付款項、訂金及其他 應收賬款	25	Prepayments, deposits and other receivables	64,553	76,070
按公允價值計入其他全面 收入的金融資產	20	Financial assets at fair value through other comprehensive income	17	31
按公允價值計入損益的 金融資產	26	Financial assets at fair value through profit or loss	15,934	–
衍生金融工具	28	Derivative financial instruments	–	1,987
當期可收回所得稅		Current income tax recoverable	935	1,009
受限制現金	27	Restricted cash	121,972	116,814
短期銀行存款	27	Short-term bank deposits	552,079	498,285
現金及現金等價物	27	Cash and cash equivalents	793,683	719,846
			2,666,819	2,698,007
總資產		Total assets	5,831,506	6,158,836

綜合財務狀況表

Consolidated Statement of Financial Position

於二零二五年十二月三十一日 As at 31 December 2025

		附註 Notes	二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
權益	EQUITY			
歸屬於本公司擁有人之權益	Equity attributable to owners of the Company			
股本	Share capital	32	47,848	47,848
其他儲備	Other reserves	33	458,104	376,815
保留盈利	Retained earnings	33		
— 擬派股息	— Proposed dividend		9,570	14,355
— 其他	— Others		2,890,582	3,078,384
總權益	Total equity		3,406,104	3,517,402
負債	LIABILITIES			
非流動負債	Non-current liabilities			
衍生金融工具	Derivative financial instruments	28	11,005	—
應計費用及其他應付賬款	Accruals and other payables	30	9,373	6,120
租賃負債	Lease liabilities	17	24,438	—
遞延所得稅負債	Deferred income tax liabilities	21	75,882	81,523
貸款	Borrowings	31	588,850	876,430
			709,548	964,073
流動負債	Current liabilities			
應付貿易賬款	Trade payables	29	450,974	548,021
應計費用及其他應付賬款	Accruals and other payables	30	220,917	222,369
合約負債	Contract liabilities	5	124,208	133,620
租賃負債	Lease liabilities	17	12,053	1,714
當期所得稅負債	Current income tax liabilities		12,956	29,139
貸款	Borrowings	31	894,746	742,498
			1,715,854	1,677,361
總負債	Total liabilities		2,425,402	2,641,434
總權益及負債	Total equity and liabilities		5,831,506	6,158,836

綜合財務報表已於二零二六年三月二十六日獲董事會批准及授權刊發，並由下列董事代表簽署：

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 26 March 2026 and are signed on its behalf by:

王忠秣
主席兼行政總裁

王賢敏
董事

WONG CHUNG MAT, BEN
Chairman and Chief Executive Officer

WONG YIN MAN, ADA
Director

上述綜合財務狀況表應與隨附附註一併閱讀。

The above consolidated statement of financial position should be read in conjunction with the accompanying notes.

綜合權益變動表

Consolidated Statement of Changes in Equity

截至二零二五年十二月三十一日止年度 For the year ended 31 December 2025

		本公司擁有人應佔 Attributable to owners of the Company			
		其他儲備 Other reserves			總計 Total
		股本 Share capital (附註32) (Note 32) 港幣千元 HK\$'000	股份溢價 Share premium (附註33) (Note 33) 港幣千元 HK\$'000	其他 Others (附註33) (Note 33) 港幣千元 HK\$'000	
於二零二四年一月一日	As at 1 January 2024	47,848	153,025	4,273,394	4,474,267
全面收入	Comprehensive income				
年度虧損	Loss for the year	-	-	(837,464)	(837,464)
其他全面收入	Other comprehensive income				
按公允價值計入其他全面收入的 金融資產公允價值變動	Changes in fair value of financial assets at fair value through other comprehensive income	-	-	(21,243)	(21,243)
貨幣換算差額	Currency translation differences	-	-	(75,424)	(75,424)
現金流量對沖—年度公允價值 虧損	Cash flow hedge – fair value losses for the year	-	-	(10,871)	(10,871)
現金流量對沖—重新分類至 損益—總額	Cash flow hedge – reclassification to profit or loss – gross	-	-	16,594	16,594
現金流量對沖—已確認遞延所得稅	Cash flow hedge – deferred income tax recognised	-	-	(944)	(944)
其他全面虧損總額	Total other comprehensive loss	-	-	(91,888)	(91,888)
全面虧損總額	Total comprehensive loss	-	-	(929,352)	(929,352)
與擁有人之交易	Transactions with owners				
已付本公司擁有人之股息	Dividend paid to owners of the Company	-	-	(27,513)	(27,513)
與擁有人之交易總額	Total transactions with owners	-	-	(27,513)	(27,513)
於二零二四年十二月三十一日	As at 31 December 2024	47,848	153,025	3,316,529	3,517,402

綜合權益變動表

Consolidated Statement of Changes in Equity

截至二零二五年十二月三十一日止年度 For the year ended 31 December 2025

		本公司擁有人應佔			
		Attributable to owners of the Company			
		其他儲備			
		Other reserves			
		股本	股份溢價	其他	總計
		Share capital	Share premium	Others	Total
		(附註32)	(附註33)	(附註33)	
		(Note 32)	(Note 33)	(Note 33)	
		港幣千元	港幣千元	港幣千元	港幣千元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
於二零二五年一月一日	As at 1 January 2025	47,848	153,025	3,316,529	3,517,402
全面收入	Comprehensive income				
年度虧損	Loss for the year	-	-	(165,074)	(165,074)
其他全面收入	Other comprehensive income				
按公允價值計入其他全面收入的 金融資產公允價值變動	Changes in fair value of financial assets at fair value through other comprehensive income	-	-	(9,888)	(9,888)
貨幣換算差額	Currency translation differences	-	-	111,662	111,662
現金流量對沖－年度公允價值 虧損	Cash flow hedge – fair value losses for the year	-	-	(19,949)	(19,949)
現金流量對沖－重新分類至 損益－總額	Cash flow hedge – reclassification to profit or loss – gross	-	-	(4,584)	(4,584)
現金流量對沖－已確認遞延所得稅	Cash flow hedge – deferred income tax recognised	-	-	4,048	4,048
其他全面收入總額	Total other comprehensive income	-	-	81,289	81,289
全面虧損總額	Total comprehensive loss	-	-	(83,785)	(83,785)
與擁有人之交易	Transactions with owners				
已付本公司擁有人之股息	Dividend paid to owners of the Company	-	-	(27,513)	(27,513)
與擁有人之交易總額	Total transactions with owners	-	-	(27,513)	(27,513)
於二零二五年十二月三十一日	As at 31 December 2025	47,848	153,025	3,205,231	3,406,104

上述綜合權益變動表應與隨附附註一併閱讀。

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

綜合現金流量表

Consolidated Cash Flow Statement

截至二零二五年十二月三十一日止年度 For the year ended 31 December 2025

		附註 Notes	二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
營運活動所得現金流量	Cash flows from operating activities			
營運產生的現金淨額	Net cash generated from operations	35(a)	334,155	324,157
已付香港利得稅	Hong Kong profits tax paid		(5,253)	(4,925)
已付境外稅款	Overseas tax paid		(52,169)	(51,461)
已付利息	Interest paid		(69,165)	(72,145)
營運活動產生的現金淨額	Net cash generated from operating activities		207,568	195,626
投資活動所得現金流量	Cash flows from investing activities			
購入物業、廠房及設備	Purchase of property, plant and equipment		(28,860)	(12,958)
出售物業、廠房及設備所得款項	Proceeds from disposal of property, plant and equipment	35(b)	1,781	1,786
已收股息	Dividend received		-	252
出售按公允價值計入其他全面收入的金融資產	Proceeds from disposal of investment in financial assets at fair value			
投資所得款項	through other comprehensive income		7,115	7,679
短期銀行存款增加	Increase in short-term bank deposits	35(c)	(36,441)	(228,395)
受限制現金減少／（增加）	Decrease/(increase) in restricted cash		1,114	(643)
合營企業還款	Repayment from joint ventures		38,556	33,200
收購金融資產	Acquisition of financial assets		(5,000)	-
已收利息	Interest received		24,937	20,748
投資活動所得／（所用）的現金淨額	Net cash generated from/(used in) investing activities		3,202	(178,331)
融資活動所得現金流量	Cash flows from financing activities			
信託收據銀行貸款減少－淨額	Decrease in trust receipt bank loans – net		(15,716)	(115,401)
新造銀行貸款	New bank loans		488,000	572,869
償還銀行貸款	Repayment of bank loans		(607,616)	(629,218)
支付租賃付款	Payment of lease payments	35(c)	(10,267)	(13,917)
已付股息	Dividends paid		(27,513)	(27,513)
融資活動所用的現金淨額	Net cash used in financing activities		(173,112)	(213,180)
現金及現金等價物之增加／（減少）淨額	Net increase/(decrease) in cash and cash equivalents		37,658	(195,885)
年初之現金及現金等價物	Cash and cash equivalents at beginning of the year		719,846	942,040
貨幣換算差額	Currency translation differences		36,179	(26,309)
年終之現金及現金等價物	Cash and cash equivalents at end of the year	27	793,683	719,846

上述綜合現金流量表應與隨附附註一併閱讀。

The above consolidated cash flow statements should be read in conjunction with the accompanying notes.

綜合財務報表附註

Notes to the Consolidated Financial Statements

1 一般資料

王氏國際集團有限公司(「本公司」)及其附屬公司(統稱「本集團」)主要從事開發、製造、推廣及分銷電子產品，以及物業持有。

本公司乃於百慕達註冊成立之獲豁免有限責任公司。註冊辦事處及主要營業地點分別位於Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda及香港九龍官塘偉業街108號絲寶國際大廈17樓。

本公司之股份主要於香港聯合交易所有限公司主板上市。

除另有指明外，綜合財務報表以港幣單位呈列。綜合財務報表已於二零二六年三月二十六日獲董事會批准刊發。

2 編製基準

(a) 遵守香港財務報告準則及香港公司條例

本集團之該等綜合財務報表已按照香港會計師公會頒佈之所有適用香港財務報告準則會計準則、香港普遍採用的會計原則及香港公司條例(「香港公司條例」)(第622章)之規定而編製。

1 GENERAL INFORMATION

Wong's International Holdings Limited (the "Company") and its subsidiaries (together, the "Group") are principally engaged in the development, manufacture, marketing and distribution of electronics products as well as property holding.

The Company is an exempted limited liability company incorporated in Bermuda. The address of its registered office and principal place of business are Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda and 17/F., C-Bons International Center, No.108 Wai Yip Street, Kwun Tong, Kowloon, Hong Kong, respectively.

The Company has its primary listing on the Main Board of The Stock Exchange of Hong Kong Limited.

These consolidated financial statements are presented in Hong Kong dollars, unless otherwise stated. These consolidated financial statements have been approved for issue by the Board of Directors on 26 March 2026.

2 BASIS OF PREPARATION

(a) Compliance with Hong Kong Financial Reporting Standards and Hong Kong Companies Ordinance

The consolidated financial statements of the Group have been prepared in accordance with all applicable HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants, accounting principles generally accepted in Hong Kong, and requirements of the Hong Kong Companies Ordinance ("HKCO") Cap. 622.

綜合財務報表附註

Notes to the Consolidated Financial Statements

2 編製基準 (續)

(a) 遵守香港財務報告準則及香港公司條例 (續)

編製符合香港財務報告準則會計準則之綜合財務報表要求使用若干關鍵會計估計，亦要求管理層於應用本集團會計政策之過程中行使判斷。涉及高度判斷或複雜的範疇，或對綜合財務報表有重大影響的假設及估計已於附註4披露。

(b) 歷史成本慣例

該等綜合財務報表已根據歷史成本基準（透過重估按公允價值計入其他全面收入的金融資產、衍生金融工具及投資物業（均按公允價值列賬）進行修正）編製。

(c) 本集團採納之經修訂準則

本集團已於二零二五年一月一日開始的年度報告期間首次應用以下經修訂準則：

準則	修訂主題
香港會計準則第21號之修訂版	缺乏可兌換性

上述經修訂準則對過往期間入賬之金額並無任何影響，預期亦不會對當期或未來期間產生重大影響。

2 BASIS OF PREPARATION (continued)

(a) Compliance with Hong Kong Financial Reporting Standards and Hong Kong Companies Ordinance (continued)

The preparation of the consolidated financial statements in conformity with HKFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 4.

(b) Historical cost convention

These consolidated financial statements have been prepared on historical cost basis, as modified by revaluation of financial assets at fair value through other comprehensive income and through profit or loss, derivative financial instruments and investment properties, which are carried at fair value.

(c) Amended standards adopted by the Group

The Group has applied the following amended standards for the first time for its annual reporting period commencing on 1 January 2025:

Standards	Subject of amendment
Amendments to HKAS 21	Lack of Exchangeability

The amended standard listed above did not have any impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

綜合財務報表附註

Notes to the Consolidated Financial Statements

2 編製基準 (續)

(d) 尚未採納之新訂及經修訂準則以及詮釋

若干新訂及經修訂準則以及詮釋已頒佈，但於二零二五年十二月三十一日之報告期間未強制生效且本集團並未提早採納。

2 BASIS OF PREPARATION (continued)

(d) New and amended standards and interpretation not yet adopted

Certain new and amended standards and interpretation have been published that are not mandatory for 31 December 2025 reporting periods and have not been early adopted by the Group.

準則	修訂主題	自以下日期或 之後開始之 年度期間生效 Effective for annual periods beginning on or after
Standards	Subject of amendment	
香港財務報告準則第9號及香港財務報告準則第7號之修訂版	金融工具分類及計量之修訂	二零二六年一月一日
Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
香港財務報告準則第1號、香港財務報告準則第7號、香港財務報告準則第9號、香港財務報告準則第10號及香港會計準則第7號	香港財務報告準則會計準則之年度改進 – 第11卷	二零二六年一月一日
HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7	Annual Improvements to HKFRS Accounting Standards – Volume 11	1 January 2026
香港財務報告準則第9號及香港財務報告準則第7號之修訂版	依賴自然能源生產電力的合約	二零二六年一月一日
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature – dependent Electricity	1 January 2026
香港財務報告準則第18號	財務報表中的列報及披露	二零二七年一月一日
HKFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
香港財務報告準則第19號	不具公眾問責性的附屬公司：披露	二零二七年一月一日
HKFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
香港財務報告準則第19號之修訂版	香港財務報告準則第19號之修訂版不具公眾問責性的附屬公司：披露	二零二七年一月一日
Amendments to HKFRS 19	Amendments to HKFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
香港詮釋第5號	香港詮釋第5號之修訂版財務報表的列報 – 借款人對含有按要付還條文的有期貨款的分類	二零二七年一月一日
Hong Kong Interpretation 5	Amendments to Hong Kong Interpretation 5 – Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause	1 January 2027
香港財務報告準則第10號及香港會計準則第28號之修訂版	投資者與其聯營公司或合營企業之間之資產出售或注資	待定
Amendments to HKFRS 10 and HKAS 28	Sale or contribution of Assets between an investor and its Associate or Joint Venture	To be determined

綜合財務報表附註

Notes to the Consolidated Financial Statements

2 編製基準 (續)

(d) 尚未採納之新訂及經修訂準則以及詮釋 (續)

本集團將於上述新訂及經修訂準則以及詮釋生效時採納有關準則及詮釋。有關預計將適用於本集團的該等香港財務報告準則會計準則的進一步資料於下文載述。

香港財務報告準則第18號引入有關在綜合全面收入表內列報的新規定，包括指明合計及小計。此外，要求各實體將綜合收益表內的所有收入及支出分為以下五類之一：營運、投資、融資、所得稅及已終止經營業務，其中前三類為新規定。其亦要求披露新界定的管理層界定的業績計量標準、收入及支出之小計，並載入根據確定的主要財務報表及附註的「作用」對財務資料進行匯總及分類的新規定。此外，對香港會計準則第7號現金流量表進行了小範圍修訂，包括將間接法下營運產生的現金流量的釐定起點由「損益」變更為「營運損益」，並取消了對股息及利息現金流量進行分類的選擇權。亦對其他幾項準則作出相應的修訂。香港財務報告準則第18號及其他準則之修訂版於二零二七年一月一日或之後開始之報告期間生效，惟允許提早應用，並須予以披露。香港財務報告準則第18號將追溯應用。新規定預計將影響本集團綜合收益表之呈列及本集團財務表現之披露。

2 BASIS OF PREPARATION (continued)

(d) New and amended standards and interpretation not yet adopted (continued)

The Group will adopt the above new and amended standards and interpretation as and when they become effective. Further information about those HKFRS Accounting Standards that are expected to be applicable to the Group is described below.

HKFRS 18 introduces new requirements for presentation within the consolidated statement of comprehensive income, including specified totals and subtotals. Furthermore, entities are required to classify all income and expenses within the consolidated income statement into one of five categories: operating, investing, financing, income taxes and discontinued operations, whereof the first three are new. It also requires disclosure of newly defined management-defined performance measures, subtotals of income and expenses, and includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements and the notes. In addition, narrow-scope amendments have been made to HKAS 7 Statement of Cash Flows, which include changing the starting point for determining cash flows from operations under the indirect method, from 'profit or loss' to 'operating profit or loss' and removing the optionality around classification of cash flows from dividends and interest. There are also consequential amendments to several other standards. HKFRS 18 and the amendments to the other standards, are effective for reporting periods beginning on or after 1 January 2027, but earlier application is permitted and must be disclosed. HKFRS 18 will apply retrospectively. The new requirements are expected to impact the Group's presentation of the consolidated income statement and disclosures of the Group's financial performance.

2 編製基準 (續)

(d) 尚未採納之新訂及經修訂準則以及詮釋 (續)

本集團正評估首次應用新訂準則、經修訂準則及詮釋的影響。迄今為止，本集團認為該等新訂準則、經修訂準則及詮釋可能導致會計政策變動，但不太可能對本集團的綜合財務表現及財務狀況造成重大影響。

3 財務風險管理

3.1 財務風險因素

本集團的業務承受著多類財務風險：市場風險（包括外匯風險、現金流量利率風險及價格風險）、信貸風險及流動資金風險。本集團的整體風險管理計劃專注於金融市場的不可預測性，並尋求盡量減低對本集團財務表現可能產生之不利影響。本集團利用衍生金融工具對沖若干風險。

在滿足所有相關條件的前提下，應用對沖會計以消除對沖工具與被對沖項目之間的會計錯配。這實際上將導致按固定利率確認所對沖浮動利率貸款的利息開支。

2 BASIS OF PREPARATION (continued)

(d) New and amended standards and interpretation not yet adopted (continued)

The Group is in the process of making an assessment of the impact of the new standards, amendments to standards and interpretations upon their initial application. So far, the Group considers that these other new standards, amendments to standards and interpretations may result in changes in accounting policies but are unlikely to have a significant impact on the Group's consolidated financial performance and financial position.

3 FINANCIAL RISK MANAGEMENT

3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, cash flow interest rate risk and price risk), credit 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 uses derivative financial instruments to hedge certain risk exposures.

Where all relevant criteria are met, hedge accounting is applied to remove the accounting mismatch between the hedging instrument and the hedged item. This will effectively result in recognising interest expense at a fixed interest rate for the hedged floating rate loans.

綜合財務報表附註

Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(a) 市場風險

(i) 外匯風險

本集團經營國際業務，故面對不同貨幣所產生之外匯風險。本集團之外幣資產、負債及交易主要以中國人民幣（「人民幣」）及美元（「美元」）計值。該等貨幣並非與該等結餘有關的本集團若干附屬公司之功能貨幣。外匯風險主要源自未來商業交易、已確認資產及負債以及以人民幣及美元計值之淨投資。

本集團於銀行賬戶內持有港幣、美元及人民幣存款，並用以支付以該等貨幣計值的交易。

本集團在中國內地設有業務營運，其資產淨值以人民幣計值。人民幣與外幣之兌換，須遵照中國內地政府頒佈之外匯管制規則和法規。

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(a) Market risk

(i) Foreign exchange risk

The Group operates internationally and is exposed to foreign exchange risk arising from various currency exposures. The Group's foreign currency assets, liabilities and transactions are principally denominated in Chinese renminbi ("RMB") and United States dollars ("US\$"). These currencies are not the functional currencies of certain subsidiaries of the Group to which these balances related. Foreign exchange risk mainly arises from future commercial transactions, recognised assets and liabilities and net investments denominated in RMB and US\$.

The Group maintains HK\$, US\$ and RMB balance in bank accounts which are used by the Group to pay for the transactions denominated in these currencies.

The Group has operations in Chinese Mainland, whose net assets are denominated in RMB. The conversion of RMB into foreign currencies is subject to the rules and regulations on the foreign exchange control promulgated by the Chinese Mainland government.

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(a) 市場風險 (續)

(i) 外匯風險 (續)

於二零二五年十二月三十一日，就以人民幣為其功能貨幣的集團公司而言，倘人民幣兌美元貶值／升值5%（二零二四年：5%），而所有其他可變因素保持不變，本年度除稅後虧損（二零二四年：除稅後虧損）將減少／增加港幣18,250,000元（二零二四年：減少／增加港幣16,550,000元），主要來自換算以美元計值的應收及應付貿易賬款以及現金及現金等價物的外匯收益／虧損。本集團認為，其對權益其他組成部分的外幣風險並不重大。

由於港幣與美元掛鈎，本集團管理層認為有關的外匯風險甚微。

由於以港幣為功能貨幣的集團實體的以人民幣計值的資產及負債並不重大，故本集團管理層認為有關的外匯風險甚微。

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(a) Market risk (continued)

(i) Foreign exchange risk (continued)

At 31 December 2025, for the group companies with RMB as their functional currency, if RMB had weakened/strengthened by 5% (2024: 5%) against US\$ with all other variables held constant, post-tax loss (2024: post-tax loss) for the year would have been HK\$18,250,000 lower/higher (2024: HK\$16,550,000 lower/higher), mainly as a result of foreign exchange gains/losses on translation of US\$-denominated trade receivables and payables and cash and cash equivalents. The Group consider its foreign currency exposure to other components of equity to be insignificant.

As the Hong Kong dollar is pegged to the US\$, the Group management considers that the relevant foreign exchange risks are minimal.

As the RMB-denominated assets and liabilities in group entities with HK\$ as functional currency is immaterial, the Group management considered that the relevant foreign exchange risks are minimal.

綜合財務報表附註

Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(a) 市場風險 (續)

(ii) 現金流量利率風險

本集團因計息資產及負債利率變動之影響而面臨利率風險。現金流量利率風險指市場利率變動而將影響可變利率金融工具產生之現金流量之風險。本集團之計息資產主要包括銀行存款。本集團之浮動利率借款將受當前市場利率波動影響，並將使本集團面臨現金流量利率風險。

本集團使用利率掉期管理其現金流量利率風險。一般而言，本集團以浮動利率籌措借款，並掉為假使本集團直接按固定利率借款可取得較低之固定利率。

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(a) Market risk (continued)

(ii) Cash flow interest rate risk

The Group is exposed to interest rate risk through the impact of rate changes on interest bearing assets and liabilities. Cash flow interest rate risk is the risk that changes in market interest rates will impact cash flows arising from variable rate financial instruments. The Group's interest bearing assets mainly include deposits at bank. The Group's floating rate borrowings will be affected by fluctuation of prevailing market interest rates and will expose the Group to cash flow interest rate risk.

The Group manages its cash flow interest rate risk by using interest rate swaps. Generally, the Group raises borrowings at floating rates and swaps them into fixed rates that are lower than those available if the Group borrowed at fixed rates directly.

綜合財務報表附註

Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 財務風險因素 (續)

3.1 Financial risk factors (continued)

(a) 市場風險 (續)

(a) Market risk (continued)

(ii) 現金流量利率風險 (續)

(ii) Cash flow interest rate risk (continued)

對沖會計對財務狀況及表現的影響

Effects of hedge accounting on the financial position and performance

利率掉期對本集團財務狀況及表現的影響如下：

The effects of the interest rate swaps on the Group's financial position and performance are as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
利率掉期	Interest rate swaps		
賬面值 (流動及非流動資產)	Carrying amount (current and non-current asset)	-	13,528
賬面值 (非流動負債)	Carrying amount (non-current liabilities)	(11,005)	-
名義金額	Notional amount	1,300,000	1,500,000
到期日	Maturity date	二零二七年至 二零二八年 2027 to 2028	二零二五年至 二零二七年 2025 to 2027
自一月一日以來未平倉對沖工具的公允價值變動	Change in fair value of outstanding hedging instruments since 1 January	(19,949)	(10,871)
用於釐定對沖有效性的被對沖項目價值變動	Change in value of hedged item used to determine hedge effectiveness	19,949	10,871

於截至二零二五年十二月三十一日止年度，與對沖浮息借款之利率掉期有效部分相關的虧損港幣4,584,000元 (二零二四年：收益港幣16,594,000元) 已於損益表內計入融資成本。

During the year ended 31 December 2025, loss of HK\$4,584,000 (2024: gain of HK\$16,594,000) relating to the effective portion of the interest rate swaps hedging variable rate borrowings is recognised in profit or loss within finance cost.

綜合財務報表附註 Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(a) 市場風險 (續)

(ii) 現金流量利率風險 (續)

敏感度

於二零二五年十二月三十一日，倘銀行貸款利率增加／減少1% (二零二四年：1%) 而所有其他可變因素保持不變，本年度除稅後虧損將增加／減少港幣1,533,000元 (二零二四年：港幣993,000元)，主要由於浮息銀行貸款 (其不與利率掉期合約對沖) 之利息開支增加／減少。本集團認為，其對權益其他組成部分的外幣風險並不重大。

敏感度分析已基於假設利率變動已於全年發生，並已應用於計算報告期末存有金融工具的利率風險敞口而釐定。

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(a) Market risk (continued)

(ii) Cash flow interest rate risk (continued)

Sensitivity

As at 31 December 2025, if interest rate on bank borrowings had been 1% (2024: 1%) higher/lower with all variables held constant, post-tax loss for the year would have been HK\$1,533,000 higher/lower (2024: HK\$993,000), mainly as a result of higher/lower interest expense on floating rate bank borrowings, which are not hedged with interest rate swap contracts. The Group consider its foreign currency exposure to other components of equity to be insignificant.

The sensitivity analysis has been determined assuming that the change in interest rates had occurred throughout the year and had been applied to calculate the exposure to interest rate risk for financial instruments in existence at the end of the reporting period.

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(a) 市場風險 (續)

(iii) 價格風險

風險敞口

本集團面臨的權益證券價格風險，源自本集團持有的投資，該等投資於財務狀況表中分別列為按公允價值計入其他全面收入及按公允價值計入損益。

為管理因投資權益證券而產生的價格風險，本集團採取投資組合分散策略。投資組合的分散配置乃依照董事會所訂定的限額進行。

本集團的部分股權投資屬公開交易性質，並於香港聯交所或倫敦證券交易所上市。

敏感度

於二零二五年十二月三十一日，倘權益證券的價值增加／減少5%（二零二四年：5%）而所有其他可變因素保持不變，本集團的權益將增加／減少約港幣2,109,000元（二零二四年：港幣2,694,000元）。本集團認為其價格風險所導致的稅後虧損並不重大。

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(a) Market risk (continued)

(iii) Price risk

Exposure

The Group's exposure to equity securities price risk arises from investments held by the Group and classified in the statement of financial position as at fair value through other comprehensive income and through the profit or loss.

To manage its price risk arising from investments in equity securities, the Group diversifies its portfolio. Diversification of the portfolio is done in accordance with the limits set by the Board of Directors.

Some of the Group's equity investments are publicly traded and they are included either in the Hong Kong Stock Exchange or the London Stock Exchange.

Sensitivity

At 31 December 2025, if there had been a 5% (2024: 5%) increase/decrease in the value of the equity securities with all other variables held constant, the Group's equity would have been approximately HK\$2,109,000 (2024: HK\$2,694,000) higher/lower. The Group consider its price risk exposure to post-tax loss to be insignificant.

綜合財務報表附註

Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(b) 信貸風險

本集團的信貸風險主要來自現金、受限制現金及銀行存款，以及對客戶的信貸風險敞口，例如應收貿易賬款、訂金及其他應收賬款。由於本集團主要將存款存放於信貸評級較高的銀行，且管理層預期不會因該等銀行違約而蒙受任何損失，故現金及現金等價物、受限制現金及銀行存款的信貸風險有限。

(i) 風險管理

為管理信貸風險，本集團已考慮相關擔保及與對手方之長期業務關係。本集團已制訂政策，確保按信貸條款獲銷售產品之客戶均具有良好信貸紀錄，而本集團亦會定期評估客戶的信貸狀況。本集團通常不要求貿易債務人提供抵押品。於二零二五年十二月三十一日，首五名（二零二四年：五名）客戶佔本集團年末應收貿易賬款總結餘72%（二零二四年：85%），故本集團面對信貸風險集中的情況。管理層經考慮該等客戶的財務狀況及過往經驗，認為有關該等客戶的信貸風險十分輕微。

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(b) Credit risk

Credit risk of the Group mainly arises from cash, restricted cash, and bank deposits as well as credit exposures to customers such as trade receivables, deposits and other receivables. The credit risk on cash and cash equivalent, restricted cash and bank deposits is limited because the Group mainly places the deposits in banks with high credit rating and management does not expect any losses from non-performance by these banks.

(i) Risk management

To manage credit risk, the Group has considered the underlying security and the long-established business relationship with the counterparty. The Group has policies in place to ensure that sales of products on credit terms are made to customers with an appropriate credit history and the Group performs periodic credit evaluations of its customers. Normally the Group does not require collaterals from trade debtors. As at 31 December 2025, the Group has a concentration of credit risk given that the top five (2024: five) customers account for 72% (2024: 85%) of the Group's total year end trade receivable balance. Management considers that the credit risk in respect of these customers is minimal after considering the financial position and past experience with these customers.

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(b) 信貸風險 (續)

(i) 風險管理 (續)

本集團其他金融資產 (包括受限制現金、短期銀行存款、現金及現金等價物、訂金及其他應收賬款) 之信貸風險來自對手方違約，而面臨的最大信貸風險相等於該等工具之賬面值。

(ii) 金融資產減值

應收貿易賬款以及訂金及其他應收賬款應用信貸虧損模型。

(1) 應收貿易賬款

本集團應用香港財務報告準則第9號計量預期信貸虧損之簡化方法，就所有應收貿易賬款使用年期預期虧損撥備。

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(b) Credit risk (continued)

(i) Risk management (continued)

The credit risk of the Group's other financial assets, which comprise, restricted cash, short-term bank deposits, cash and cash equivalents, deposits and other receivables, arises from default of the counterparty, with a maximum exposure equal to the carrying amounts of these instruments.

(ii) Impairment of financial assets

Trade receivables and deposits and other receivables are subject to the expected credit loss model.

(1) Trade receivables

The Group applies the HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables.

綜合財務報表附註

Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(b) 信貸風險 (續)

(ii) 金融資產減值 (續)

(1) 應收貿易賬款 (續)

為計量預期信貸虧損，應收貿易賬款會作個別評估以計提減值撥備。應收貿易賬款乃根據客戶的信貸評級、不同客戶的還款及違約記錄以及與相關客戶的持續業務關係進行評估。虧損率會進行進一步調整，以反映當前和前瞻性的宏觀經濟因素的資料以影響客戶結清應收賬款能力。本集團已經將客戶所在國家的本地生產總值指數及全年居民消費價格指數識別為最相關的因素，並根據該等因素的預期變化相應調整歷史虧損率。

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(b) Credit risk (continued)

(ii) Impairment of financial assets (continued)

(1) Trade receivables (continued)

To measure the expected credit losses, trade receivables are assessed individually for provision for impairment allowance. Trade receivables have been assessed based on credit rating of the customers, the repayment and default histories of different customers and on-going business relationship with the relevant customers. The loss rates are further adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has identified the Gross Domestic Product index and annual consumer price index of the countries where the customers located to be the most relevant factor, and accordingly adjust the historical loss rate based on expected changes in these factors.

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(b) 信貸風險 (續)

(ii) 金融資產減值 (續)

(1) 應收貿易賬款 (續)

於二零二五年十二月三十一日，根據預期虧損率約0.03%至1.26% (二零二四年：0.01%至0.39%) 計算，有關應收貿易賬款的虧損撥備約為港幣807,000元 (二零二四年：港幣438,000元)，乃主要基於個人評估。

當無法合理預期可收回應收貿易賬款時，則將其進行撇銷。無法合理預期可收回的指標包括 (其中包括) 債務人無法與本集團達成還款計劃。

應收貿易賬款之減值虧損呈列為營運利潤內減值虧損淨額。其後收回之先前已撇銷金額於同一個項目計入。

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(b) Credit risk (continued)

(ii) Impairment of financial assets (continued)

(1) Trade receivables (continued)

Loss allowance in respect of the trade receivables amounted to approximately HK\$807,000 (2024: HK\$438,000) based on an expected loss rate of approximately 0.03% to 1.26% (2024: 0.01% to 0.39%) as at 31 December 2025, primarily based on individual assessment.

Trade receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery includes, amongst other, the failure of a debtor to engage in a repayment plan with the Group.

Impairment losses on trade receivables are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.

綜合財務報表附註
Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(b) 信貸風險 (續)

(ii) 金融資產減值 (續)

(1) 應收貿易賬款 (續)

於二零二五年及二零二四年十二月三十一日，應收貿易賬款的虧損撥備變動如下：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
於一月一日的期初虧損撥備	Opening loss allowance at 1 January	(438)	(2,325)
虧損撥備 (撥備) / 撥備撥回	(Provision for)/reversal of provision for loss allowance	(369)	1,887
於十二月三十一日的期末虧損撥備	Closing loss allowance at 31 December	(807)	(438)

應收貿易賬款減值虧損撥備港幣369,000元 (二零二四年：撥備撥回港幣1,887,000元) 計入綜合收益表。

3 FINANCIAL RISK MANAGEMENT
(continued)

3.1 Financial risk factors (continued)

(b) Credit risk (continued)

(ii) Impairment of financial assets
(continued)

(1) Trade receivables (continued)

The movement of loss allowance for trade receivables as at 31 December 2025 and 2024 are as follows:

Provision for impairment losses on trade receivables amounted to HK\$369,000 (2024: reversal of provision for HK\$1,887,000) is included in the consolidated income statement.

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(b) 信貸風險 (續)

(ii) 金融資產減值 (續)

(2) 以攤銷成本列賬之其他金融資產

以攤銷成本列賬之其他金融資產包括訂金及其他應收賬款。經參考交易對手方的歷史違約率以及當前財務狀況後，管理層認為，該等結餘的信貸風險自初始確認後並未顯著增加。減值撥備乃根據十二個月預期信貸虧損釐定，金額不大。

儘管現金及現金等價物、短期銀行存款及受限制現金亦須遵守香港財務報告準則第9號的減值規定，但已識別的減值虧損並不重大。

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(b) Credit risk (continued)

(ii) Impairment of financial assets (continued)

(2) Other financial assets at amortised cost

Other financial assets at amortised cost include deposits and other receivables. Management considers that the credit risk of these balances has not increased significantly since initial recognition with reference to the counterparty historical default rate and current financial position. The impairment provision is determined based on the twelve months expected credit losses which was immaterial.

While cash and cash equivalents, short-term bank deposits and restricted cash are also subject to the impairment requirements of HKFRS 9, the identified impairment loss was immaterial.

綜合財務報表附註

Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(c) 流動資金風險

審慎的流動資金風險管理包括保持充裕現金和透過可得信用額度獲取充足資金的能力。董事之目標是通過信貸額度以保持資金的靈活性。

本集團之政策為定期監察其流動資金需要、有否履行借貸責任及與往來銀行的關係，以確保具有足夠現金儲備、可隨時套現的有價證券及來自主要金融機構的資金來源，以應付短期及長期流動資金需要。

下表展示本集團非衍生金融負債於報告期末之餘下合約年期，其根據未折現現金流（包括按合約利率或（如屬浮息）按結算日利率計算之利息付款）及本集團最早須還款日期。

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(c) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and the availability of funding through an adequate amount of available credit facilities. The directors aim to maintain flexibility in funding by keeping credit lines available.

The Group's policy is to regularly monitor its liquidity requirements, its compliance with lending covenants and its relationship with its bankers to ensure that it maintains sufficient reserves of cash and readily realisable marketable securities and adequate committed lines of funding from major financial institutions to meet its liquidity requirements in the short and longer term.

The following tables show the remaining contractual maturities at the end of the reporting period of the Group's non-derivative financial liabilities, based on undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on rates current at the balance sheet date) and the earliest date the Group can be required to pay.

綜合財務報表附註

Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 財務風險因素 (續)

3.1 Financial risk factors (continued)

(c) 流動資金風險 (續)

(c) Liquidity risk (continued)

有關分析列示實體須還款的最早期間 (即貸款人行使其無條件權力要求即時還款) 的現金外流。其他銀行貸款的到期日分析乃根據預定還款期編製。

The analysis shows the cash outflow based on the earliest period in which the Group can be required to pay, that is if the lenders were to invoke their unconditional rights to call the loans with immediate effect. The maturity analysis for other bank borrowings is prepared based on the scheduled repayment dates.

		到期日分析 Maturity Analysis			總額 Total
		1年內或 按要求償還 Less than 1 year or repayable on demand 港幣千元 HK\$'000	1至2年 Between 1 and 2 years 港幣千元 HK\$'000	2至5年 Between 2 and 5 years 港幣千元 HK\$'000	
於二零二五年十二月三十一日	At 31 December 2025				
應付貿易賬款	Trade payables	450,974	-	-	450,974
應計費用及其他應付賬款	Accruals and other payables	115,922	-	-	115,922
租賃負債	Lease liabilities	13,236	12,901	12,587	38,724
信託收據銀行貸款	Trust receipt bank loans	209,674	-	-	209,674
其他銀行貸款	Other bank borrowings	936,520	316,839	298,656	1,552,015
		1,726,326	329,740	311,243	2,367,309
於二零二四年十二月三十一日	At 31 December 2024				
應付貿易賬款	Trade payables	548,021	-	-	548,021
應計費用及其他應付賬款	Accruals and other payables	121,631	-	-	121,631
租賃負債	Lease liabilities	1,714	-	-	1,714
信託收據銀行貸款	Trust receipt bank loans	226,381	-	-	226,381
其他銀行貸款	Other bank borrowings	574,777	560,599	379,373	1,514,749
		1,472,524	560,599	379,373	2,412,496

綜合財務報表附註 Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.2 資本風險管理

本集團的資金管理目標是確保本集團能持續營運，繼續為股東提供回報並為其他持份者帶來利益，同時維持最佳的資本結構以減低資金成本。

為維持或調整資本結構，本集團可能會調整支付予股東的股息金額、向股東退回資本、發行新股份或出售資產以降低債務。

與其他同業一致，本集團以淨資產負債比率作為監控資本的基準。該比率按淨負債除以總權益計算。淨負債按總貸款及租賃負債減受限制現金、短期銀行存款以及現金及現金等價物計算。

3 FINANCIAL RISK MANAGEMENT (continued)

3.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

Consistent with others in the industry, the Group monitors capital on the basis of net gearing ratio. The ratio is calculated as net debt divided by total equity. Net debt is calculated as total borrowings and lease liabilities less restricted cash, short-term bank deposits and cash and cash equivalents.

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
總貸款	Total borrowings	1,483,596	1,618,928
租賃負債	Lease liabilities	36,491	1,714
		1,520,087	1,620,642
受限制現金	Restricted cash	121,972	117,345
短期銀行存款	Short-term bank deposits	552,079	498,285
現金及現金等價物	Cash and cash equivalents	793,683	719,846
		1,467,734	1,335,476
淨借貸	Net debt	52,353	285,166
總權益	Total equity	3,406,104	3,517,402
淨借貸對總權益比率	Net debt to total equity ratio	2%	8%

3 財務風險管理 (續)

3.2 資本風險管理 (續)

本集團於二零二五年十二月三十一日之淨資產負債比率為2% (二零二四年:8%)。淨資產負債比率減少乃由於逐步償還總貸款及租賃負債所致。

本集團若干實體須遵守貸款契諾。二零二五年及二零二四年兩個年度，均無嚴重違反該等貸款契諾的情況。誠如附註31所披露，銀行貸款的全部非流動部分均須遵守相關集團實體須遵守的若干契諾，有關契諾乃於與貸款人協定的日期獲評估。根據貸款協議的條款，本集團若干實體須遵守若干銀行貸款適用的財務契諾，包括利息覆蓋比率及貸款價值比率。本集團實體須遵守的非財務相關契諾乃以基於現行金融市場慣例普遍適用於借款人的條款訂立。並無跡象表明集團實體於報告期末後12個月內難以遵守該等契諾。

3 FINANCIAL RISK MANAGEMENT (continued)

3.2 Capital risk management (continued)

The Group's net gearing ratio was 2% (2024: 8%) as at 31 December 2025. The decrease in net gearing ratio was due to gradual repayments of total borrowings.

Certain entities of the Group are subject to loan covenants. For both 2025 and 2024, there is no material non-compliance with those loan covenants. As disclosed in Note 31, the entire non-current portion of bank loans is subject to certain covenants which the relevant group entities are required to comply with, which are assessed on the date agreed upon with the lenders. Under the terms of the loan agreements, certain entities of the Group are required to comply with financial covenants applicable to certain bank loans, which includes interest coverage ratio and loan-to-value ratio. Non-financial related covenants that the Group's entities must comply with are terms that commonly applicable to borrowers based on the prevalent financial market practice. There are no indications that the group entities would have difficulties complying with the covenants within 12 months after the end of the reporting period.

綜合財務報表附註

Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.3 公允價值估計

下列金融資產及負債之公允價值與其賬面值相若：

- 應收貿易賬款
- 訂金及其他應收賬款
- 受限制現金
- 短期銀行存款
- 現金及現金等價物
- 應付貿易賬款
- 應計費用及其他應付賬款
- 銀行貸款
- 租賃負債

3 FINANCIAL RISK MANAGEMENT (continued)

3.3 Fair value estimation

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

- Trade receivables
- Deposits and other receivables
- Restricted cash
- Short-term bank deposits
- Cash and cash equivalents
- Trade payables
- Accruals and other payables
- Bank borrowings
- Lease liabilities

綜合財務報表附註

Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.3 公允價值估計 (續)

下表載列以估值法計量按公允價值列賬之金融工具分析。不同等級之定義如下：

- 可識別資產或負債在活躍市場報價（未經調整）（第1級）。
- 除第1級計及的報價外，就資產或負債直接（即價格）或間接（即自價格所得）觀察所得參數（第2級）。
- 並非基於可觀察市場數據之資產或負債之參數（無法觀察參數）（第3級）。

下表呈列本集團於二零二五年十二月三十一日按公允價值計量之資產及負債。

3 FINANCIAL RISK MANAGEMENT (continued)

3.3 Fair value estimation (continued)

The table below analyses financial instruments carried at fair value by valuation method. The different levels have been defined as follows:

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

The following table presents the Group's assets and liabilities that are measured at fair value at 31 December 2025.

		第1級 Level 1 港幣千元 HK\$'000	第2級 Level 2 港幣千元 HK\$'000	第3級 Level 3 港幣千元 HK\$'000	總額 Total 港幣千元 HK\$'000
資產	Assets				
按公允價值計入其他全面收入 的金融資產	Financial assets at fair value through other comprehensive income	42,174	–	968	43,142
按公允價值計入損益 的金融資產	Financial assets at fair value through profit or loss	–	–	15,934	15,934
		42,174	–	16,902	59,076
負債	Liabilities				
衍生金融工具	Derivative financial instruments	–	11,005	–	11,005

綜合財務報表附註
Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.3 公允價值估計 (續)

下表呈列本集團於二零二四年十二月三十一日按公允價值計量之資產及負債。

		第1級	第2級	第3級	總額
		Level 1	Level 2	Level 3	Total
		港幣千元	港幣千元	港幣千元	港幣千元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
資產	Assets				
按公允價值計入其他全面收入	Financial assets at fair value through				
的金融資產	other comprehensive income	53,874	–	17,342	71,216
衍生金融工具	Derivative financial instruments	–	13,528	–	13,528

年內，第1級、第2級及第3級之間並無轉移。

年內，估值技巧並無其他變動。

(a) 第1級金融工具

在活躍市場買賣的金融工具之公允價值根據報告日的市場報價列賬。倘該報價可方便及定期自交易所、經銷商、經紀、行業集團、股價服務或監管機構獲得，而該等報價反映實際及定期按公平原則進行之市場交易，則該市場視為活躍市場。本集團持有的金融資產的市場報價為當時買盤價。該等工具計入第1級。

3 FINANCIAL RISK MANAGEMENT
(continued)

3.3 Fair value estimation (continued)

The following table presents the Group's assets and liabilities that are measured at fair value at 31 December 2024.

		第1級	第2級	第3級	總額
		Level 1	Level 2	Level 3	Total
		港幣千元	港幣千元	港幣千元	港幣千元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
資產	Assets				
按公允價值計入其他全面收入	Financial assets at fair value through				
的金融資產	other comprehensive income	53,874	–	17,342	71,216
衍生金融工具	Derivative financial instruments	–	13,528	–	13,528

There were no transfers between Levels 1, 2 and 3 during the year.

There were no other changes in valuation techniques during the year.

(a) Financial instruments in Level 1

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in Level 1.

3 財務風險管理 (續)

3.3 公允價值估計 (續)

(b) 第2級金融工具

並非在活躍市場買賣的金融工具(例如場外衍生工具)的公允價值乃使用估值技巧釐定。該等估值技巧盡量使用可取得之可觀察市場數據,並盡可能減少依賴實體特定估計。倘工具公允價值之全部所需重要參數均可觀察,該工具計入第2級。

第2級衍生金融工具包括利率掉期,其公允價值乃使用估值技巧釐定。該等估值技巧盡量使用可取得之可觀察市場數據,並盡可能減少依賴實體特定估計。

3 FINANCIAL RISK MANAGEMENT (continued)

3.3 Fair value estimation (continued)

(b) Financial instruments in Level 2

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Level 2 derivative financial instruments comprise interest rate swaps. The fair value of interest rate swaps is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates.

綜合財務報表附註 Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.3 公允價值估計 (續)

(c) 第3級金融工具

倘一項或多項重大參數並非基於可觀察市場數據，則工具計入第3級。

下表概述於二零二五年及二零二四年十二月三十一日用於非上市私營投資基金及實體之第3級公允價值計量所用的公允價值及重大無法觀察參數的定量資料：

描述	二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000	估值技巧	重大無法觀察參數	無法觀察參數與 公允價值之關係 Relationship of unobservable inputs to fair value
Description			Valuation technique	Significant unobservable inputs	
非上市私營投資資金			資產淨值 (二零二四年：相同)	資產淨值	投資基金的資產淨值越高， 公允價值越高
Unlisted private investment fund	10,934	11,073	Net asset value (2024: same)	Net asset value	The higher the net asset value of the investment fund, the higher the fair value
於非上市私營實體之 權益投資			折現現金流量 (二零二四年：相同)	折現率、銷售增長率	折現率／銷售增長率越高， 公允價值越低／越高
Equity investment in an unlisted private entity	-	5,402	Discounted cash flow (2024: same)	Discount rate, Sales growth rate	The higher the discount rate/ sales growth rate, the lower/higher the fair value
於非上市私營實體之 權益投資			近期交易價格 (二零二四年：相同)	近期交易價格	交易價格越高， 公允價值越高
Equity investment in an unlisted private entity	968	867	Recent transaction prices (2024: same)	Recent transaction prices	The higher the transaction prices, the higher the fair value
於優先股之投資			近期交易價格 (二零二四年：不適用)	近期交易價格	交易價格越高， 公允價值越高
Investment in preferred shares	5,000	-	Recent transaction prices (2024: N/A)	Recent transaction prices	The higher the transaction prices, the higher the fair value
	16,902	17,342			

3 FINANCIAL RISK MANAGEMENT (continued)

3.3 Fair value estimation (continued)

(c) Financial instruments in Level 3

If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

The following table summarises the fair value and quantitative information about the significant unobservable inputs used in Level 3 fair value measurements of investments in unlisted private investment fund and entities as at 31 December 2025 and 2024:

綜合財務報表附註

Notes to the Consolidated Financial Statements

3 財務風險管理 (續)

3.3 公允價值估計 (續)

(c) 第3級金融工具 (續)

下表呈列年內第3級工具之變動：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
年初結餘	Opening balance	17,342	26,878
添置	Addition	5,000	–
按公允價值計入損益的金融資產 公允價值變動	Changes in fair value of financial assets at fair value through profit or loss	(139)	–
按公允價值計入其他全面收入的 金融資產公允價值變動	Changes in fair value of financial assets at fair value through other comprehensive income	(5,301)	(9,536)
年終結餘	Closing balance	16,902	17,342

4 重大會計估計及判斷

估計及判斷須持續評估，並基於過往經驗及其他因素，包括依據當時情況相信屬未來事件的合理預期。

本集團就未來作出估計及假設。產生的會計估計顧名思義多數與有關實際結果不同。對下一財政年度有重大風險，造成資產與負債賬面值須作出重大調整的估計及假設載於下文。

3 FINANCIAL RISK MANAGEMENT (continued)

3.3 Fair value estimation (continued)

(c) Financial instruments in Level 3 (continued)

The following table presents the changes in Level 3 instruments for the year:

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

綜合財務報表附註

Notes to the Consolidated Financial Statements

4 重大會計估計及判斷（續）

(a) 存貨之估計撥備

本集團根據對存貨可變現程度的評估，將存貨撇減至可變現淨值。倘有事件或情況變化顯示結餘可能無法變現，則會將存貨撇減值入賬。識別撇減值時須運用判斷及估計。倘預期金額與原有估計有別，該差額將影響存貨賬面值及估計變更期間的存貨撇減值。

(b) 應收賬款之估計減值

金融資產之虧損撥備乃根據違約風險及預期損失率之假設釐定。本集團於作出該等假設及選擇減值計算輸入數據時，根據本集團過往歷史、現行市況及於各報告期末之前瞻性估計作出判斷。有關主要假設及所用之輸入數據之詳情披露於綜合財務報表附註3。

(c) 非金融資產之減值

倘有任何事件或情況變化顯示非金融資產之賬面值可能無法收回，則須作出減值檢討。可收回金額乃依據使用價值計算或市場估值而釐定。該等計算方法須運用判斷及估計。

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (continued)

(a) Estimated provision for inventories

Inventories are written down to net realisable value based on an assessment of the realisability of inventories. Write-downs on inventories are recorded where events or changes in circumstances indicate that the balances may not be realised. The identification of write-downs requires the use of judgement and estimates. Where the expectation is different from the original estimate, such difference will impact the carrying value of inventories and write-downs of inventories in the periods in which such estimate has been changed.

(b) Estimated impairment of receivables

The loss allowance for financial assets is based on assumptions about risk of default and expected loss rates. The Group uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Group's past history, existing market conditions as well as forward looking estimates at the end of each reporting period. Details of the key assumptions and inputs used are disclosed in Note 3 to the consolidated financial statements.

(c) Impairment of non-financial assets

Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. The recoverable amounts have been determined based on value-in-use calculations or market valuations. These calculations require the use of judgements and estimates.

4 重大會計估計及判斷（續）

(c) 非金融資產之減值（續）

倘管理層評估減值之假設有變（包括現金流量預測所採用之折現率或增長率假設），或會影響減值測試所使用的淨現值，因而影響本集團財務狀況及營運業績。

(d) 投資物業之公允價值

投資物業之估值乃根據香港測量師學會頒佈的「物業估值準則」進行。有關估值每半年由合資格估值師檢討，彼會考慮於相關市場可得之可資比較銷售交易。

計算估值時採用的假設如有變動，則可能會出現導致財務狀況表的賬面值須作出重大調整的重大風險。有關主要假設及所用之輸入數據之詳情披露於綜合財務報表附註16。

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (continued)

(c) Impairment of non-financial assets (continued)

Changing the assumptions selected by management in assessing impairment, including the discount rates or the growth rate assumptions in the cash flow projections, could affect the net present value used in the impairment test and as a result affect the Group's financial position and results of operations.

(d) Fair value of investment properties

The valuation of investment properties is performed in accordance with the "Valuation Standards on Valuation of Properties" published by the Hong Kong Institute of Surveyors. The valuation is reviewed semi-annually by qualified valuers by considering comparable sales transactions as available in the relevant market.

Changes to the assumptions used in deriving the valuation could have a significant risk of causing material adjustment to the carrying amounts in the statement of financial position. Details of the key assumptions and inputs used are disclosed in Note 16 to the consolidated financial statements.

綜合財務報表附註

Notes to the Consolidated Financial Statements

4 重大會計估計及判斷（續）

(e) 物業、廠房及設備之使用年限

本集團管理層釐定其物業、廠房及設備的估計使用年限與相關折舊開支。該估計乃根據同類性質及功能之物業、廠房及設備實際使用年限的過往經驗作出。倘使用年限早於先前估計之年限，管理層會增加折舊支出，或註銷或撇減已棄用或出售之技術過時或非戰略性資產。實際經濟年期或會與估計使用期限不同。定期檢討可能使可折舊年期出現變動，因而導致未來期間之折舊開支有所變動。

(f) 所得稅及遞延所得稅

本集團於多個司法權區須繳納所得稅。於釐定各地所得稅撥備時須作出重大判斷。日常業務過程中有多宗交易且計算釐定該等交易最終稅項尚不明確。本集團根據估計是否須繳納額外稅項而確認預計稅務審核事宜之負債。倘有關事宜之最終稅務結果與初步入賬款額有別，該差額將影響釐定有關數額期間之所得稅及遞延稅項撥備。

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (continued)

(e) Useful lives of property, plant and equipment

The Group's management determines the estimated useful lives, and related depreciation charges for its property, plant and equipment. This estimate is based on the historical experience of the actual useful lives of property, plant and equipment of similar nature and functions. Management will increase the depreciation charges where useful lives are less than previously estimated lives. It will write-off or write-down technically obsolete or non-strategic assets that have been abandoned or sold. Actual economic lives may differ from estimated useful lives. Periodic review could result in a change in depreciable lives and therefore depreciation expense in future periods.

(f) Income taxes and deferred income tax

The Group is subject to income taxes in various jurisdictions. Significant judgement is required in determining the worldwide provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be required. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

4 重大會計估計及判斷（續）

(f) 所得稅及遞延所得稅（續）

倘管理層認為相當可能出現未來應課稅利潤將可使用臨時差異或稅項虧損與之抵銷，則確認涉及若干臨時差異之遞延稅項資產及稅項虧損。遞延所得稅採用在報告日前已頒佈或實質頒佈，並在有關之遞延所得稅資產變現或遞延所得稅負債結算時預期將會採用之稅率（及法例）釐定。倘有關預測與原有估計有別，該差額將影響估計變動期間之遞延稅項資產及所得稅支出之確認。

(g) 已完成物業存貨撇減之撥備

於評估已完成物業存貨之可變現淨值時，管理層已參考獨立合資格專業估值。評估有賴於要求主觀假設及重大管理層估計的若干關鍵假設，包括進行已完成持作出售物業估值時所使用之可資比較市場交易調整因素。

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (continued)

(f) Income taxes and deferred income tax (continued)

Deferred tax assets relating to certain temporary differences and tax losses are recognised when management considers it is likely that future taxable profits will be available against which the temporary differences or tax losses can be utilised. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the reporting date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. When the expectations are different from the original estimates, such differences will impact the recognition of deferred tax assets and income tax charges in the period in which such estimates have been changed.

(g) Provision for write-down of stock of completed properties

In assessing the net realisable value of stock of completed properties, the management took reference to the independent qualified professional valuations. The assessment is dependent on certain key assumptions that require subjective assumptions and significant management estimates, including adjustment factors on comparable market transactions used in valuation of completed properties held for sale.

綜合財務報表附註

Notes to the Consolidated Financial Statements

4 重大會計估計及判斷（續）

(g) 已完成物業存貨撇減之撥備（續）

本集團根據已完成物業存貨的可變現淨值確認物業存貨的撇減撥備。當可變現淨值低於其賬面值時，已完成物業存貨須作出撇減撥備。可變現淨值的確認涉及判斷及估計。

倘新估計結果與現有估計存在差異，該差異將會影響相應期間的已完成物業存貨賬面值。

5 分部資料

本集團之高級行政管理層被視為主要營運決策者（「主要營運決策者」）。本集團目前分為兩個經營部門：

電子製造服務（「EMS」）－為EMS顧客製造及分銷電子產品。

物業持有一物業發展、銷售及租賃。

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (continued)

(g) Provision for write-down of stock of completed properties (continued)

The Group recognises provision for write-down of stock of properties according to net realisable value of the stock of completed properties. Provision for write-down of stock of completed properties is required when the net realisable value is lower than the carrying value. Recognition of net realisable value involves judgment and estimation.

If the result of new estimation differs from current estimation, such difference will impact the carrying value of stock of completed properties for the corresponding period.

5 SEGMENT INFORMATION

The Group's senior executive management is considered as the Chief Operating Decision Maker ("CODM"). The Group is currently organised into two operating divisions:

Electronic Manufacturing Service ("EMS") – manufacture and distribution of electronic products for EMS customers.

Property Holding – development, sale and lease of properties.

綜合財務報表附註

Notes to the Consolidated Financial Statements

5 分部資料 (續)

主要營運決策者定期審閱本集團表現及其內部報告，以評估表現及分配資源。主要營運決策者根據分部業績之計量評估營運分部表現。該計量基準包括未扣除其他收入、其他虧損／收益－淨額及融資成本－淨額之營運分部盈虧，惟不包括企業及未分配開支。向主要營運決策者提供之其他資料按與綜合財務報表所載方式一致者計量。

5 SEGMENT INFORMATION (continued)

The CODM reviews the performance of the Group on a regular basis and reviews the Group's internal reporting in order to assess performance and allocate resources. The CODM assesses the performance of the operating segments based on a measure of segment results. This measurement basis includes profit or loss of the operating segments before other income, other losses/gains – net and finance costs – net but excludes corporate and unallocated expenses. Other information provided to the CODM is measured in a manner consistent with that in the consolidated financial statements.

		EMS部門 EMS division 港幣千元 HK\$'000	物業持有部門 Property Holding division 港幣千元 HK\$'000	總額 Total 港幣千元 HK\$'000
截至二零二五年十二月三十一日止年度	For the year ended 31 December 2025			
對外收益	External revenue			
客戶合約收益	Revenue from contracts with customers			
收益確認時間	Timing of revenue recognition			
– 在某一時點	– At a point of time	2,467,196	–	2,467,196
其他收益來源	Revenue from other sources			
– 租金收入	– Rental income	–	62,871	62,871
		2,467,196	62,871	2,530,067
分部業績	Segment results	167,952	(207,818)	(39,866)
所使用之原料及消耗品	Raw materials and consumables used	(1,814,802)	–	(1,814,802)
折舊	Depreciation	(39,636)	(2)	(39,638)
應佔合營企業虧損	Share of losses of joint ventures	–	(104,380)	(104,380)
投資物業公允價值變動	Change in fair value of investment properties	–	(133,979)	(133,979)
已完成物業存貨之撇減撥備	Provision for write-down of stock of completed properties	–	(14,700)	(14,700)
資本開支	Capital expenditure	22,953	–	22,953

綜合財務報表附註 Notes to the Consolidated Financial Statements

5 分部資料 (續)

5 SEGMENT INFORMATION (continued)

		EMS部門 EMS division 港幣千元 HK\$'000	物業持有部門 Property Holding division 港幣千元 HK\$'000	總額 Total 港幣千元 HK\$'000
截至二零二四年十二月三十一日止年度	For the year ended 31 December 2024			
對外收益	External revenue			
客戶合約收益	Revenue from contracts with customers			
收益確認時間	Timing of revenue recognition			
– 在某一點點	– At a point of time	2,603,021	–	2,603,021
其他收益來源	Revenue from other sources			
– 租金收入	– Rental income	–	61,653	61,653
		2,603,021	61,653	2,664,674
分部業績	Segment results	189,777	(916,058)	(726,281)
所使用之原料及消耗品	Raw materials and consumables used	(1,824,064)	–	(1,824,064)
折舊	Depreciation	(47,610)	(26)	(47,636)
應佔合營企業虧損	Share of losses of joint ventures	–	(446,747)	(446,747)
投資物業公允價值變動	Change in fair value of investment properties	–	(472,741)	(472,741)
已完成物業存貨之撇減撥備	Provision for write-down of stock of completed properties	–	(41,258)	(41,258)
資本開支	Capital expenditure	21,364	–	21,364
		EMS部門 EMS division 港幣千元 HK\$'000	物業持有部門 Property Holding division 港幣千元 HK\$'000	總額 Total 港幣千元 HK\$'000
於二零二五年十二月三十一日	As at 31 December 2025			
分部資產	Segment assets	2,714,746	1,505,840	4,220,586
合營企業的權益	Interests in joint ventures	–	1,448,634	1,448,634
可呈報分部資產總額	Total reportable segment assets	2,714,746	2,954,474	5,669,220
		EMS部門 EMS division 港幣千元 HK\$'000	物業持有部門 Property Holding division 港幣千元 HK\$'000	總額 Total 港幣千元 HK\$'000
於二零二四年十二月三十一日	As at 31 December 2024			
分部資產	Segment assets	2,725,170	1,655,939	4,381,109
合營企業的權益	Interests in joint ventures	–	1,591,570	1,591,570
可呈報分部資產總額	Total reportable segment assets	2,725,170	3,247,509	5,972,679

綜合財務報表附註

Notes to the Consolidated Financial Statements

5 分部資料 (續)

分部資產主要包括物業、廠房及設備、投資物業、使用權資產、合營企業的權益、存貨、已完成物業存貨、應收貿易賬款、預付款項、訂金及其他應收賬款、受限制現金、短期銀行存款及現金及現金等價物，但不包括按公允價值計入損益的金融資產、按公允價值計入其他全面收入的金融資產、衍生金融工具、遞延所得稅資產、當期可收回所得稅及企業及未分配資產。

可呈報分部業績與除所得稅前虧損之對賬如下：

5 SEGMENT INFORMATION (continued)

Segment assets consist primarily of property, plant and equipment, investment properties, right-of-use assets, interests in joint ventures, inventories, stock of completed properties, trade receivables, prepayments, deposits and other receivables, restricted cash, short-term bank deposits and cash and cash equivalents, but exclude financial assets at fair value through profit or loss, financial assets at fair value through other comprehensive income, derivative financial instruments, deferred income tax assets, current income tax recoverable and corporate and unallocated assets.

A reconciliation of reportable segment results to loss before income tax is provided as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
可呈報分部業績	Reportable segment results	(39,866)	(726,281)
其他收入	Other income	3,329	4,371
其他(虧損)/收益—淨額	Other (losses)/gains – net	(18,165)	11,939
融資成本—淨額	Finance costs – net	(44,033)	(50,000)
企業及未分配開支	Corporate and unallocated expenses	(25,059)	(22,857)
除所得稅前虧損	Loss before income tax	(123,794)	(782,828)

綜合財務報表附註 Notes to the Consolidated Financial Statements

5 分部資料 (續)

可呈報分部資產與總資產之對賬如下：

5 SEGMENT INFORMATION (continued)

Reportable segment assets are reconciled to total assets as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
可呈報分部資產	Reportable segment assets	5,669,220	5,972,679
按公允價值計入其他全面收入 的金融資產	Financial assets at fair value through other comprehensive income	43,142	71,216
按公允價值計入損益的金融資產	Financial assets at fair value through profit or loss	15,934	–
衍生金融工具	Derivative financial instruments	–	13,528
遞延所得稅資產	Deferred income tax assets	12,331	15,164
當期可收回所得稅	Current income tax recoverable	935	1,009
企業及未分配資產	Corporate and unallocated assets	89,944	85,240
綜合財務狀況表內的總資產	Total assets per consolidated statement of financial position	5,831,506	6,158,836

其他重大項目之對賬如下：

Reconciliations of other material items are as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
折舊	Depreciation		
– 可呈報分部總額	– Reportable segment total	39,638	47,636
– 公司總部	– Corporate headquarters	2,237	2,238
		41,875	49,874
資本開支	Capital expenditure		
– 可呈報分部總額	– Reportable segment total	22,953	21,364

綜合財務報表附註

Notes to the Consolidated Financial Statements

5 分部資料 (續)

本公司於百慕達註冊。以下為本集團按地區市場劃分之收益分析 (按出具發票之地點決定)：

5 SEGMENT INFORMATION (continued)

The Company is domiciled in Bermuda. Analysis of the Group's revenue by geographical market, which is determined by the destination of the invoices billed, is as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
北美洲	North America	432,769	423,101
亞洲 (不包括香港)	Asia (excluding Hong Kong)	1,339,332	1,621,467
歐洲	Europe	586,523	477,682
香港	Hong Kong	171,443	142,424
		2,530,067	2,664,674

截至二零二五年十二月三十一日止年度，約港幣1,185,680,000元 (二零二四年：港幣1,176,805,000元) 及港幣282,809,000元 (二零二四年：港幣291,684,000元) 之收益分別來自兩大外部客戶。該等客戶各佔本集團收益之10%或以上。該等收益為EMS部門應佔收益。

For the year ended 31 December 2025, revenues of approximately HK\$1,185,680,000 (2024: HK\$1,176,805,000) and HK\$282,809,000 (2024: HK\$291,684,000) were derived from the top two external customers respectively. These customers individually account for 10% or more of the Group's revenue. These revenues are attributable to the EMS division.

以下為本集團按地區市場劃分之非流動資產分析：

Analysis of the Group's non-current assets by geographical market is as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
北美洲	North America	-	6
亞洲 (不包括香港)	Asia (excluding Hong Kong)	259,312	236,008
歐洲	Europe	10	9
香港	Hong Kong	2,846,509	3,110,314
		3,105,831	3,346,337

綜合財務報表附註 Notes to the Consolidated Financial Statements

5 分部資料 (續)

非流動資產包括物業、廠房及設備、投資物業、使用權資產、合營企業的權益及固定資產之按金，惟不包括金融工具及遞延所得稅資產。

本集團已確認下列與客戶合約有關的負債：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
合約負債－EMS部門	Contract liabilities – EMS division	124,208	133,620

下表列示與已於上一年度償付的承前合約負債有關的已確認收益金額：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
EMS部門	EMS division	133,620	136,502

收益確認的會計政策

(a) 貨品銷售

收益於產品的控制權在某個時間點轉移至客戶時確認，即產品已交付予客戶，客戶可全權酌情決定銷售產品的渠道及售價以及並無可能會影響客戶接納產品的未履行責任時確認。產品陳舊及遺失的風險於交付時，即當產品運送到指定地點時，轉移至客戶。

5 SEGMENT INFORMATION (continued)

Non-current assets comprise property, plant and equipment, investment properties, right-of-use assets, interests in joint ventures and deposits for fixed assets. They exclude financial instruments and deferred income tax assets.

The Group has recognised the following liabilities related to contracts with customers:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
合約負債－EMS部門	Contract liabilities – EMS division	124,208	133,620

The following table shows how much of the revenue recognised relates to carried-forward contract liabilities that were satisfied in prior year:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
EMS部門	EMS division	133,620	136,502

Accounting policy of revenue recognition

(a) Sales of goods

Revenue is recognised when the control of the products is transferred to the customers at a point in time, being products are delivered to the customers, the customers have full discretion over the channel and price to sell the products, and there is no unfulfilled obligation that could affect the customers' acceptance of the products. Delivery occurs when the products have been shipped to the specified location, the risks of obsolescence and loss have been transferred to the customers.

5 分部資料 (續)

收益確認的會計政策 (續)

(a) 貨品銷售 (續)

應收款項於貨品交付時確認，因付款到期前僅須待時間過去，於該時間點代價並無條件。

預先收取有關銷售並未交付的產品的付款確認為合約負債，並於綜合財務狀況表遞延。

(b) 利息收入

利息收入使用實際利率法按時間比例確認。

(c) 租金收入

租金收入於租賃期間以直線法確認。

(d) 股息收入

股息收入於收取款項的權利確定時確認。

5 SEGMENT INFORMATION (continued)

Accounting policy of revenue recognition (continued)

(a) Sales of goods (continued)

A receivable is recognised when the goods are delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

Payments received in advance that are related to sales of goods not yet delivered are recognised as contract liabilities and deferred in the consolidated statement of financial position.

(b) Interest income

Interest income is recognised on a time-proportion basis using the effective interest method.

(c) Rental income

Rental income is recognised on a straight-line basis over the lease periods.

(d) Dividend income

Dividend income is recognised when the right to receive payment is established.

綜合財務報表附註 Notes to the Consolidated Financial Statements

6 其他收入

6 OTHER INCOME

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
政府補助	Government grants	601	2,108
出售廢料及零部件	Sales of scrap and spare parts	993	685
按公允價值計入其他全面收入的 金融資產之股息收入	Dividend income from a financial asset at fair value through other comprehensive income	–	252
其他	Others	1,735	1,326
		3,329	4,371

7 僱員福利開支（包括董事酬金）

7 EMPLOYEE BENEFIT EXPENSES (INCLUDING DIRECTORS' EMOLUMENTS)

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
工資、薪金、津貼及其他離職福利	Wages, salaries, allowances and other termination benefits	293,568	324,542
退休金成本－界定供款計劃	Pension costs – defined contribution schemes	42,040	42,882
		335,608	367,424

本集團為香港所有合資格僱員設立強制性公積金計劃（「公積金計劃」）。公積金計劃之資產與本集團資產分開持有，以基金方式由受託人管理。根據公積金計劃，本集團及其僱員每月分別向計劃作出供款，金額為僱員相關收入（定義見香港強制性公積金計劃條例）之5%。本集團及僱員之供款上限均為每月港幣1,500元（二零二四年：每月港幣1,500元）。供款全部即時歸屬予僱員。

The Group operates a Mandatory Provident Fund Scheme (the “Fund Scheme”) for all qualifying employees in Hong Kong. The assets of the Fund Scheme are held separately from those of the Group, in funds under the control of trustees. Under the Fund Scheme, the Group and its employees make monthly contributions to the Scheme at 5% of the employees’ relevant income as defined in the Hong Kong Mandatory Provident Fund Scheme Ordinance. Both the Group’s and the employees’ contributions are subject to a cap of HK\$1,500 per month (2024: HK\$1,500 per month). The contributions are fully and immediately vested for the employees.

7 僱員福利開支（包括董事酬金）（續）

並無任何被沒收之供款（即僱員在有關供款歸其所有前退出該計劃，由僱主代僱員處理之供款）用以抵銷界定供款計劃之現有供款。

中華人民共和國（「中國」）及越南附屬公司之僱員為中國及越南政府設立之退休福利計劃成員。

有關附屬公司須在中國及越南向國家退休計劃供款。附屬公司須按薪酬的一定百分比向計劃供款。中國及越南政府負責退休僱員之退休金。該等計劃下被沒收的供款不得用作減少現有供款水平。

列入綜合收益表處理之總成本約港幣42,040,000元（二零二四年：港幣42,882,000元）指本集團就本財政年度向該等計劃應付之供款。

7 EMPLOYEE BENEFIT EXPENSES (INCLUDING DIRECTORS' EMOLUMENTS) (continued)

There were no forfeited contributions (by employers on behalf of employees who leave the scheme prior to vesting fully in such contributions) to offset existing contributions under the defined contribution schemes.

The employees of the subsidiaries in the People's Republic of China (the "PRC") and Vietnam are members of retirement benefits schemes operated by the PRC and Vietnam governments.

The relevant subsidiaries are required to make contributions to the state retirement schemes in the PRC and Vietnam. The subsidiaries are required to contribute a certain percentage of payroll to the schemes. The PRC and Vietnam governments are responsible for the pension liability to the retired staff. No forfeited contributions under these schemes can be used to reduce the existing level of contributions.

The total cost charged to the consolidated income statement of approximately HK\$42,040,000 (2024: HK\$42,882,000) represents contributions payable to the schemes by the Group in respect of the current financial year.

綜合財務報表附註 Notes to the Consolidated Financial Statements

8 除所得稅前虧損

除所得稅前虧損分析如下：

8 LOSS BEFORE INCOME TAX

Loss before income tax is analysed as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
物業、廠房及設備之折舊	Depreciation of property, plant and equipment	27,148	33,312
使用權資產之折舊	Depreciation of right-of-use assets	14,727	16,562
折舊	Depreciation	41,875	49,874
核數師酬金	Auditor's remuneration		
— 審計服務	– Audit service	3,277	3,158
— 非審計服務	– Non-audit services	696	363
銀行手續費	Bank charges	2,838	2,508
樓宇管理費	Building management fees	22,538	18,419
化學品及消耗品	Chemicals and consumables	27,526	33,555
佣金	Commission fees	758	24
清潔費	Cleaning expenses	2,246	2,244
交際費	Entertainment expenses	871	900
政府地租及差餉	Government rent and rates	2,996	3,193
政府附加費	Government surcharges	7,461	6,852
保險費	Insurance charges	2,646	2,419
法律及專業費用	Legal and professional fees	4,429	5,292
汽車開支	Motor vehicle expenses	3,375	3,879
辦公室及廠房開支	Office and factories expenses	4,788	4,590
短期租賃之經營租賃租金	Operating lease rental in respect of short-term leases	2,819	2,944
招聘、培訓及其他員工福利開支	Recruitment, training and other staff welfares expenses	3,560	4,593
維修及保養	Repairs and maintenances	9,708	10,604
保安費	Security expenses	1,753	1,789
差旅費	Travelling expenses	2,184	2,521
運輸費	Transportation	18,471	17,497
公用開支	Utility expenses	18,160	20,194
其他	Others	3,191	3,622
其他經營支出	Other operating expenses	146,291	151,160
總額	Total	188,166	201,034

9 其他（虧損）／收益－淨額

9 OTHER (LOSSES)/GAIN – NET

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
匯兌（虧損）／收益－淨額	Exchange (losses)/gains – net	(21,242)	5,154
出售物業、廠房及設備之收益	Gains on disposal of property, plant and equipment	1,314	1,275
撥回其他應付賬款	Write-back of other payables	1,902	5,510
其他	Other	(139)	–
		(18,165)	11,939

10 董事及高級管理層之酬金 10 DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS

(a) 董事酬金

(a) Directors' emoluments

於截至二零二五年十二月三十一日
止年度之董事酬金載列如下：

The emoluments of directors for the year ended 31 December 2025 are
set out below:

	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
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	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
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	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
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	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
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	袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職位 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
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10 董事及高級管理層之酬金 (續)

10 DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS (continued)

(a) 董事酬金 (續)

(a) Directors' emoluments (continued)

於截至二零二四年十二月三十一日
止年度之董事酬金載列如下：

The emoluments of directors for the year ended 31 December 2024 are
set out below:

袍金	薪金	酌情花紅	房屋津貼	其他福利之 估計現金值	退休福利計劃 之僱主供款	就接受 董事職任 之已付或 應收酬金	就管理本公司或 其附屬公司企業 的事務提供其他 董事服務之已付 或應收酬金	總酬金
Fees 港幣千元 HK\$'000	Salaries 港幣千元 HK\$'000	Discretionary bonus 港幣千元 HK\$'000	Housing allowance 港幣千元 HK\$'000	Estimated money value of other benefits 港幣千元 HK\$'000	Employer's contribution to a retirement benefit scheme 港幣千元 HK\$'000	Remuneration paid or receivable in respect of accepting office as director 港幣千元 HK\$'000	Emoluments paid or receivable in respect of director's other services in connection with the management of the affairs of the Company or its subsidiary undertaking 港幣千元 HK\$'000	Total emoluments 港幣千元 HK\$'000
執行董事								
Executive Directors								
王忠秣 (附註1)	70	2,682	-	-	-	-	-	7,349
Wong Chung Mat, Ben (Note 1)								
王賢敏	70	2,682	-	-	18	-	-	5,224
Wong Yin Man, Ada								
陳子華	70	270	-	-	-	-	-	1,159
Chan Tsze Wah, Gabriel								
熊永順	70	450	-	-	-	-	-	2,313
Hung Wing Shun, Edmund								
陳偉明	70	270	-	-	-	-	-	1,799
Chan Wai Ming, Hermes								
獨立非執行董事								
Independent Non-executive Directors								
李家祥	170	-	-	-	-	-	-	170
Li Ka Cheung, Eric								
楊孫西	170	-	-	-	-	-	-	170
Yu Sun Say								
葉天養	170	-	-	-	-	-	-	170
Alfred Donald Yap								
羅偉浩	170	-	-	-	-	-	-	170
Lo Wai Ho, Ashley								
總額	1,030	6,354	-	-	18	-	-	18,524

10 董事及高級管理層之酬金（續）

10 DIRECTORS' AND SENIOR
MANAGEMENT'S EMOLUMENTS
(continued)

(a) 董事酬金（續）

附註1： 王忠秣先生為本公司主席兼行政總裁，其薪酬已於上文披露。

截至二零二五年及二零二四年十二月三十一日止年度，概無董事放棄或同意放棄任何酬金。

年內，本集團概無支付酬金予董事，作為吸引彼等加入本集團或加入本集團後之獎勵或作為離職補償。

(b) 董事退休福利

並無任何董事退休福利於截至二零二五年及二零二四年十二月三十一日止年度內支付。

(c) 董事終止服務福利

並無任何董事終止服務福利於截至二零二五年及二零二四年十二月三十一日止年度內支付。

(d) 就提供董事服務向第三方作出的代價

於截至二零二五年及二零二四年十二月三十一日止年度內，本公司並無就提供董事服務向第三方支付任何代價。

(a) Directors' emoluments (continued)

Note 1: Mr. Wong Chung Mat, Ben is the Chairman and Chief Executive Officer of the Company and his remuneration has been disclosed above.

No directors waived or agreed to waive any emoluments in any of the years ended 31 December 2025 and 2024.

No emolument was paid by the Group to the directors as an inducement to join or upon joining the Group, or as compensation for loss of office during the year.

(b) Directors' retirement benefits

No directors' retirement benefits were paid during the years ended 31 December 2025 and 2024.

(c) Directors' termination benefits

No directors' termination benefits were paid during the years ended 31 December 2025 and 2024.

(d) Consideration provided to third parties for making available directors' services

The Company did not pay consideration to any third parties for making available Directors' services during the years ended 31 December 2025 and 2024.

綜合財務報表附註 Notes to the Consolidated Financial Statements

10 董事及高級管理層之酬金（續）

- (e) 向董事、受該等董事控制的法人團體及該等董事的關連主體提供的貸款、準貸款和其他交易的資料

於截至二零二五年及二零二四年十二月三十一日止年度年結時或年內任何時間，並無向董事、受該等董事控制的法人團體及該等董事的關連主體提供任何貸款、準貸款和作出其他交易。

- (f) 董事於交易、安排或合約中的重大權益

於截至二零二五年及二零二四年十二月三十一日止年度年結時或年內任何時間，本公司並無訂立關乎本集團業務而本公司董事直接或間接在其中取得重大權益的重要交易、安排或合約。

10 DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS (continued)

- (e) Information about loans, quasi-loans and other dealings in favour of directors, controlled bodies corporate by and connected entities with such directors

No loans, quasi-loans and other dealings were made available in favour of directors, body corporates controlled by and connected entities with such directors subsisted at the end of the year or at any time during the years ended 31 December 2025 and 2024.

- (f) Directors' material interests in transactions, arrangements or contracts

No significant transactions, arrangements and contracts in relation to the Group's business to which the Company was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the years ended 31 December 2025 and 2024.

綜合財務報表附註

Notes to the Consolidated Financial Statements

10 董事及高級管理層之酬金（續）

10 DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS (continued)

(g) 五名獲最高酬金人士

年內，本集團五名獲最高酬金人士，包括四名（二零二四年：三名）董事，彼等之酬金已載於上文呈列之分析。餘下一名（二零二四年：兩名）人士之應付酬金列載如下：

(g) Five highest paid individuals

The five individuals whose emoluments were the highest in the Group for the year include four (2024: three) directors whose emoluments are reflected in the analysis presented above. The emoluments payable to the remaining one (2024: two) individual is as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
薪金及其他福利	Salaries and other benefits	1,771	3,573
花紅	Bonus	248	228
退休金成本－界定供款計劃	Pension costs – defined contribution schemes	–	18
		2,019	3,819

		人數 Number of individual	
		二零二五年 2025	二零二四年 2024
酬金範圍	Emolument bands		
港幣1,500,001元－港幣2,000,000元	HK\$1,500,001– HK\$2,000,000	–	1
港幣2,000,001元－港幣2,500,000元	HK\$2,000,001– HK\$2,500,000	1	1

綜合財務報表附註 Notes to the Consolidated Financial Statements

10 董事及高級管理層之酬金（續）

(h) 高級管理層（不包括董事）酬金範圍

高級管理層（不包括董事）之酬金介乎以下範圍：

10 DIRECTORS' AND SENIOR MANAGEMENT'S EMOLUMENTS (continued)

(h) Senior management's (excluding Directors) emoluments by band

The emoluments of senior management (excluding Directors) fell within the following bands:

		人數 Number of individual	
		二零二五年 2025	二零二四年 2024
酬金範圍	Emolument bands		
港幣零元－港幣500,000元	HK\$nil – HK\$500,000	–	–
港幣500,001元－港幣1,000,000元	HK\$500,001 – HK\$1,000,000	2	1
港幣1,000,001元－港幣1,500,000元	HK\$1,000,001 – HK\$1,500,000	3	1
港幣1,500,001元－港幣2,000,000元	HK\$1,500,001 – HK\$2,000,000	–	1
港幣2,000,001元－港幣2,500,000元	HK\$2,000,001 – HK\$2,500,000	1	–

11 融資成本－淨額

11 FINANCE COSTS – NET

		二零二五年 2025	二零二四年 2024
		港幣千元 HK\$'000	港幣千元 HK\$'000
融資收入	Finance income		
－銀行存款之利息收入	－ Interest income on bank deposits	22,769	23,022
融資成本	Finance costs		
－租賃負債之利息開支	－ Interest expenses on lease liabilities	(1,851)	(749)
－銀行貸款之利息開支	－ Interest expenses on bank borrowings	(64,951)	(72,273)
合計融資成本	Total finance costs	(66,802)	(73,022)
融資成本－淨額	Finance costs – net	(44,033)	(50,000)

綜合財務報表附註

Notes to the Consolidated Financial Statements

12 所得稅開支

香港利得稅已就產生自或源於香港之估計應課稅利潤按稅率16.5%（二零二四年：16.5%）計提撥備。

本集團中國內地附屬公司須繳納中國企業所得稅（「企業所得稅」），稅率為估計利潤之25%（二零二四年：25%），惟本公司之全資附屬公司華高科技（蘇州）有限公司（「華高蘇州」）除外。華高蘇州以高新技術企業身份有權享有15%（二零二四年：15%）優惠企業所得稅率，直至二零二六年十二月三十一日。

計入綜合收益表的所得稅金額指：

12 INCOME TAX EXPENSE

Hong Kong profits tax has been provided at the rate of 16.5% (2024: 16.5%) on the estimated assessable profit arising in or derived from Hong Kong.

The Group's subsidiaries in Chinese Mainland are subject to the China Corporate Income Tax ("CIT") at a rate of 25% (2024: 25%) on the estimated profits, except for Welco Technology (Suzhou) Limited ("WTSZ"), a wholly-owned subsidiary of the Company. WTSZ is entitled to the preferential CIT rate of 15% (2024: 15%) under the New and High Technology Enterprises status until 31 December 2026.

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

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
當期所得稅	Current income tax		
– 香港利得稅	– Hong Kong profits tax	5,522	5,869
– 海外稅項	– Overseas taxation	31,159	38,063
– 過往年度超額撥備	– Over-provision in prior years	(4,929)	–
已付一間中國註冊成立附屬公司之已分派保留利潤之股息預扣稅	Dividend withholding tax paid on the distributed retained profits of a PRC incorporated subsidiaries	8,149	8,639
遞延所得稅（附註21）	Deferred income tax (Note 21)	1,379	2,065
		41,280	54,636

綜合財務報表附註 Notes to the Consolidated Financial Statements

12 所得稅開支（續）

有關本集團除所得稅前利潤之稅項有別於採用合併實體利潤適用的加權平均稅率所得出的理論金額如下：

12 INCOME TAX EXPENSE (continued)

The tax on the Group's profit before income tax differs from the theoretical amount that would arise using the weighted average tax rate applicable to profits of the consolidated entities as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
除所得稅前虧損	Loss before income tax	(123,794)	(782,828)
按適用於各地利潤之 國內稅率計算之稅項	Tax calculated at the domestic tax rates applicable to profits in the respective places	(20,309)	(132,827)
已呈報合營企業除稅後業績之 稅務影響	Tax effects of joint ventures' results reported, net of tax	17,223	73,713
不可扣稅開支	Expenses not deductible for tax purposes	53,266	96,413
毋須課稅收入	Income not subject to tax	(20,074)	(4,881)
已付或應付一間中國註冊 成立附屬公司之保留利潤 之股息預扣稅	Dividend withholding tax paid or payable on the retained profits of PRC incorporated subsidiary	6,919	11,481
並無確認遞延所得稅資產的 稅項虧損	Tax losses of which no deferred income tax asset was recognised	9,184	10,737
過往年度超額撥備	Over-provision in prior years	(4,929)	–
所得稅開支	Income tax expense	41,280	54,636

適用加權平均稅率為16%（二零二四年：17%）。

The weighted average applicable tax rate was 16% (2024: 17%).

儘管截至二零二五年十二月三十一日止年度本集團設有業務營運的若干地區已頒佈新的稅法以實施經濟合作與發展組織公佈的支柱二示範規則，但本集團毋須繳納新附加稅。

The Group is not subject to new top-up tax despite certain regions where the Group has business operations have enacted new tax laws to implement the Pillar Two model rules published by the Organization for Economic Co-operation and Development for the year ended 31 December 2025.

綜合財務報表附註

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13 股息

二零二五年及二零二四年已付的股息分別為約港幣27,513,000元（每股港幣0.0575元）及港幣27,513,000元（每股港幣0.0575元）。將於本公司應屆股東週年大會上建議宣派之截至二零二五年十二月三十一日止年度末期股息為每股港幣0.0200元，合共約港幣9,570,000元。此等財務報表並無反映是次應付之末期股息。

13 DIVIDENDS

The dividends paid in 2025 and 2024 were approximately HK\$27,513,000 (HK\$0.0575 per share) and HK\$27,513,000 (HK\$0.0575 per share) respectively. A final dividend in respect of the year ended 31 December 2025 of HK\$0.0200 per share, amounting to a total dividend of approximately HK\$9,570,000 will be proposed at the upcoming annual general meeting of the Company. These financial statements do not reflect this final dividend payable.

	二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
已付中期股息－每股港幣0.0275元 Interim dividend paid – HK\$0.0275 (二零二四年：港幣0.0275元) (2024: HK\$0.0275) per share	13,158	13,158
擬派末期股息－每股港幣0.0200元 Proposed final dividend – HK\$0.0200 (二零二四年：港幣0.0300元) (2024: HK\$0.0300) per share	9,570	14,355
	22,728	27,513

14 每股虧損

(a) 基本

每股基本虧損乃按本公司擁有人應佔虧損除以年內已發行普通股之加權平均數計算。

14 LOSSES PER SHARE

(a) Basic

Basic losses per share is calculated by dividing the loss attributable to owners of the Company by the weighted average number of ordinary shares in issue during the year.

		二零二五年 2025	二零二四年 2024
本公司擁有人應佔虧損 (港幣千元)	Loss attributable to owners of the Company (HK\$'000)	165,074	837,464
已發行普通股之加權平均數 (千股)	Weighted average number of ordinary shares in issue (in thousands)	478,484	478,484
每股基本虧損 (港幣元)	Basic losses per share (HK\$)	0.34	1.75

(b) 攤薄

概無就兩個年度呈報每股攤薄虧損，因為兩個年度內概無潛在之攤薄普通股。

(b) Diluted

No diluted losses per share is presented for both years because there is no dilutive potential ordinary shares outstanding throughout both years.

綜合財務報表附註 Notes to the Consolidated Financial Statements

15 物業、廠房及設備

15 PROPERTY, PLANT AND EQUIPMENT

		樓宇 Buildings 港幣千元 HK\$'000	廠房、機器及 設備 Plant, machinery and equipment 港幣千元 HK\$'000	傢俬及裝置 Furniture and fixtures 港幣千元 HK\$'000	汽車 Motor vehicles 港幣千元 HK\$'000	合計 Total 港幣千元 HK\$'000
於二零二四年一月一日	At 1 January 2024					
成本值	Cost	184,942	827,335	142,789	10,426	1,165,492
累計折舊及減值	Accumulated depreciation and impairment	(71,026)	(738,576)	(134,903)	(9,298)	(953,803)
賬面淨值	Net book amount	113,916	88,759	7,886	1,128	211,689
截至二零二四年十二月三十一日止年度	Year ended 31 December 2024					
年初賬目淨值	Opening net book amount	113,916	88,759	7,886	1,128	211,689
添置	Additions	9,332	10,810	7	1,215	21,364
出售	Disposals	–	(511)	–	–	(511)
折舊	Depreciation	(7,246)	(25,183)	(236)	(647)	(33,312)
貨幣換算差額	Currency translation differences	(4,488)	(4,239)	(4)	(5)	(8,736)
年末賬面淨值	Closing net book amount	111,514	69,636	7,653	1,691	190,494
於二零二四年十二月三十一日	At 31 December 2024					
成本值	Cost	187,340	803,586	142,651	10,150	1,143,727
累計折舊及減值	Accumulated depreciation and impairment	(75,826)	(733,950)	(134,998)	(8,459)	(953,233)
賬目淨值	Net book amount	111,514	69,636	7,653	1,691	190,494

		樓宇 Buildings 港幣千元 HK\$'000	廠房、機器及 設備 Plant, machinery and equipment 港幣千元 HK\$'000	傢俬及裝置 Furniture and fixtures 港幣千元 HK\$'000	汽車 Motor vehicles 港幣千元 HK\$'000	合計 Total 港幣千元 HK\$'000
截至二零二五年十二月三十一日止年度	Year ended 31 December 2025					
年初賬目淨值	Opening net book amount	111,514	69,636	7,653	1,691	190,494
添置	Additions	15,098	7,848	7	–	22,953
出售	Disposals	–	(463)	(4)	–	(467)
折舊	Depreciation	(7,185)	(19,369)	(193)	(401)	(27,148)
貨幣換算差額	Currency translation differences	(170)	22	1	(270)	(417)
年末賬面淨值	Closing net book amount	119,257	57,674	7,464	1,020	185,415
於二零二五年十二月三十一日	At 31 December 2025					
成本值	Cost	204,359	815,296	142,617	9,784	1,172,056
累計折舊及減值	Accumulated depreciation and impairment	(85,102)	(757,622)	(135,153)	(8,764)	(986,641)
賬目淨值	Net book amount	119,257	57,674	7,464	1,020	185,415

於二零二五年十二月三十一日，若干銀行貸款由賬面值為約港幣17,967,000元（二零二四年：港幣18,556,000元）之樓宇作抵押（附註31）。

As at 31 December 2025, certain bank borrowings are secured on buildings with carrying amount of approximately HK\$17,967,000 (2024: HK\$18,556,000) (Note 31).

15 物業、廠房及設備（續）

物業、廠房及設備的會計政策

樓宇主要包括廠房及辦公室。所有物業、廠房及設備均按歷史成本減折舊列賬。歷史成本包括收購項目直接應佔的開支。

僅在與該項目相關的未來經濟利益有可能流入本集團且能可靠計量該項目成本之情況下，其後成本方計入資產賬面值或確認為獨立資產（如適用）。重置部分之賬面值則終止確認。所有其他維修及保養成本於產生之財政期間於綜合收益表內扣除。

物業、廠房及設備之折舊按以下估計可使用年期，以直線法將成本分攤至剩餘價值計算：

樓宇	6至40年
物業、廠房及設備	5至7年
傢俬及裝置	5至7年
汽車	4年

資產剩餘價值及可使用年期會於各報告期末作出檢討及調整（如適用）。

15 PROPERTY, PLANT AND EQUIPMENT (continued)

Accounting policy of property, plant and equipment

Buildings comprise mainly factories and offices. All property, plant and equipment is stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged in the consolidated income statement during the financial period in which they are incurred.

Depreciation of property, plant and equipment is calculated using the straight-line method to allocate their costs to their residual values over their estimated useful lives, as follows:

Buildings	6 to 40 years
Plant, machinery and equipment	5 to 7 years
Furniture and fixtures	5 to 7 years
Motor vehicles	4 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

綜合財務報表附註 Notes to the Consolidated Financial Statements

15 物業、廠房及設備（續）

物業、廠房及設備的會計政策（續）

在建工程為建設中或待安裝的物業、廠房及設備，按成本減去減值虧損（如有）列賬。在建工程項下資產不計提折舊撥備，直至相關資產完成並可作擬定用途。於完成時，相關資產按公允價值或成本減去累計減值虧損轉移至物業、廠房及設備。

倘資產賬面值大於其估計可收回金額，則資產賬面值即時撇減至其可收回金額（附註39.4）。

出售盈虧經比較所得款項與賬面值而釐定，並於綜合收益表內確認。

15 PROPERTY, PLANT AND EQUIPMENT (continued)

Accounting policy of property, plant and equipment (continued)

Construction in progress represents property, plant and equipment under construction or pending installation and is stated at cost less impairment losses, if any. No provision for depreciation is made on assets under construction in progress until such time as the relevant assets are completed and available for their intended use. On completion, the relevant assets are transferred to property, plant and equipment at fair value or cost less accumulated impairment losses.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (Note 39.4).

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the consolidated income statement.

16 投資物業

16 INVESTMENT PROPERTIES

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
於一月一日	At 1 January	1,473,317	1,946,822
公允價值虧損	Fair value losses	(133,979)	(472,741)
貨幣換算差額	Currency translation differences	922	(764)
於十二月三十一日	At 31 December	1,340,260	1,473,317

本集團之投資物業權益按10至50年之中期租約持有。

The Group's interest in investment properties are on medium-term leases of 10 to 50 years.

16 投資物業（續）

於二零二五年十二月三十一日，若干銀行貸款由賬面總值為約港幣1,311,690,000元（二零二四年：港幣1,444,700,000元）之投資物業作抵押（附註31）。

上文所示投資物業價值包括：

16 INVESTMENT PROPERTIES (continued)

As at 31 December 2025, certain bank borrowings are secured on investment properties with an aggregate carrying amount of approximately HK\$1,311,690,000 (2024: HK\$1,444,700,000) (Note 31).

Value of investment properties shown above comprises:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
香港物業	Properties in Hong Kong	1,320,990	1,454,100
香港境外物業	Properties outside Hong Kong	19,270	19,217
		1,340,260	1,473,317

本集團之估值過程

投資物業每半年按直接比較法估值。投資物業於二零二五年及二零二四年十二月三十一日之估值由獨立測量師行羅馬國際評估有限公司進行，其為香港測量師學會資深會員。根據香港財務報告準則第13號，該等投資物業之公允價值計量資料現列載如下。

本集團之財務團隊就財務報告規定進行投資物業估值，其向管理層直接匯報。根據本集團之報告日，管理層與該團隊需就估值過程及結果每半年至少討論一次。

管理層與該團隊於各報告日估值討論中，分析第3級公允價值之變動。作為討論之一部分，該團隊提呈報告，以解釋公允價值變動之理由。

Valuation processes of the Group

The investment properties are valued semi-annually using the direct comparison approach. The valuations of the investment properties at 31 December 2025 and 2024 were carried out by an independent firm of surveyors, Roma Appraisals Limited, who is a fellow member of the Hong Kong Institute of Surveyors. The fair value measurement information for these investment properties in accordance with HKFRS 13 is given below.

The Group's finance team performs the valuations of investment properties required for financial reporting purposes. This team reports directly to the management. Discussions of valuation processes and results are held between the management and the team at least once bi-annually, in line with the Group's reporting dates.

Changes in Level 3 fair values are analysed at each reporting date valuation discussions between the management and the team. As part of this discussion, the team presents a report that explains the reasons for the fair value movements.

綜合財務報表附註
Notes to the Consolidated Financial Statements

16 投資物業（續）

本集團之估值過程（續）

16 INVESTMENT PROPERTIES (continued)

**Valuation processes of the Group
(continued)**

		公允價值計量		
		Fair value measurements		
		對等資產 於活躍市場 之報價 (第1級)	重大其他 觀察所得參數 (第2級)	重大無法 觀察參數 (第3級)
		Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Significant unobservable inputs (Level 3)
		港幣千元 HK\$'000	港幣千元 HK\$'000	港幣千元 HK\$'000
常規公允價值計量	Recurring fair value measurements			
於二零二五年十二月三十一日	As at 31 December 2025	-	-	1,340,260
於二零二四年十二月三十一日	As at 31 December 2024	-	-	1,473,317

年內，第1級、第2級及第3級之間並無轉移。

There were no transfers among Level 1, Level 2 and Level 3 during the year.

綜合財務報表附註

Notes to the Consolidated Financial Statements

16 投資物業（續）

使用重大無法觀察參數計量公允價值
（第3級）

16 INVESTMENT PROPERTIES (continued)

Fair value measurements using significant
unobservable inputs (Level 3)

		投資物業 Investment properties		總計
		香港 Hong Kong	香港境外 Outside Hong Kong	Total
		港幣千元 HK\$'000	港幣千元 HK\$'000	港幣千元 HK\$'000
於二零二四年一月一日	At 1 January 2024	1,925,000	21,822	1,946,822
公允價值虧損	Fair value losses	(470,900)	(1,841)	(472,741)
貨幣換算差額	Currency translation differences	–	(764)	(764)
於二零二四年十二月三十一日	At 31 December 2024	1,454,100	19,217	1,473,317
年內未變現虧損總額 （計入綜合收益表內「投資物業 公允價值變動」項下）	Total unrealised losses for the year included in the consolidated income statement, under 'Change in fair value of investment properties'	(470,900)	(1,841)	(472,741)
於二零二五年一月一日	At 1 January 2025	1,454,100	19,217	1,473,317
公允價值虧損	Fair value losses	(133,110)	(869)	(133,979)
貨幣換算差額	Currency translation differences	–	922	922
於二零二五年十二月三十一日	At 31 December 2025	1,320,990	19,270	1,340,260
年內未變現虧損總額 （計入綜合收益表內「投資物業 公允價值變動」項下）	Total unrealised losses for the year included in the consolidated income statement, under 'Change in fair value of investment properties'	(133,110)	(869)	(133,979)

投資物業之公允價值已使用直接比較法估值，當中假設可以交吉形式按現狀出售物業，並參考相關市場上可取得之可比較出售交易資料。

Fair values of investment properties have been valued by the direct comparison approach assuming sale of the properties in their existing states with the benefit of vacant possession and by making reference to comparable sales transactions as available in the relevant market.

綜合財務報表附註

Notes to the Consolidated Financial Statements

16 投資物業（續）

使用重大無法觀察參數計量公允價值 （第3級）（續）

估值時乃假設擁有人於公開市場出售物業，而並無憑藉遞延條款合約、售後租回、合營企業、管理協議或任何類似安排，以提升有關物業之價值。此外，估值時並無計及任何有關或影響出售該等物業之選擇權或優先購買權，亦並無就一次過出售或售予單一買家之該等物業提供折扣。

年內，估值技巧並無變動。

本集團根據經營租賃租出投資物業，初步為期3至6年，附有選擇權可按重新商定之條款續期。有關租賃概無包含或然租金。截至二零二五年十二月三十一日止年度，投資物業之租金收入總額約為港幣62,871,000元（二零二四年：港幣61,653,000元），而相關直接開支約為港幣15,626,000元（二零二四年：港幣16,113,000元）。

16 INVESTMENT PROPERTIES (continued)

Fair value measurements using significant unobservable inputs (Level 3) (continued)

The valuation has been made on the assumption that the owners sell the properties in the open market without the benefit of deferred term contracts, leasebacks, joint ventures, management agreements or any similar arrangements which would serve to increase the values of such properties. In addition, no account has been taken of any option or right of pre-emption concerning or affecting the sale of the properties and no allowance has been made for the properties to be sold in one lot or to a single purchaser.

There were no changes in valuation techniques during the year.

The Group leases out the investment properties under operating leases, for an initial period of 3 to 6 years, with an option to renew on renegotiated terms. None of the leases includes contingent rentals. During the year ended 31 December 2025, the gross rental income from investment properties amounted to approximately HK\$62,871,000 (2024: HK\$61,653,000) and related direct outgoings amounted to approximately HK\$15,626,000 (2024: HK\$16,113,000).

綜合財務報表附註

Notes to the Consolidated Financial Statements

16 投資物業（續）

使用重大無法觀察參數計量公允價值 （第3級）（續）

有關使用重大無法觀察參數計量公允價值（第3級）的資料：

16 INVESTMENT PROPERTIES (continued)

Fair value measurements using significant unobservable inputs (Level 3) (continued)

Information about fair value measurements using significant unobservable inputs (Level 3):

物業	估值技巧	無法觀察參數	無法觀察參數之範圍		無法觀察參數與公允價值之關係
Properties	Valuation technique	Unobservable inputs	Range of unobservable inputs		Relationship of unobservable inputs to fair value
			二零二五年 2025	二零二四年 2024	
香港					
Hong Kong					
辦公室	直接比較	經調整市價 （港幣／平方呎）	港幣8,000元至 港幣13,000元	港幣9,000元至 港幣13,000元	每平方呎經調整市價越高， 公允價值越高
Office	Direct comparison	Adjusted market price (HK\$/sq.ft.)	HK\$8,000 – HK\$13,000	HK\$9,000 – HK\$13,000	The higher the adjusted market price per square feet, the higher the fair value
停車場	直接比較	經調整市價 （港幣／單位）	港幣1,800,000元至 港幣2,500,000元	港幣1,800,000元至 港幣2,500,000元	每單位經調整市價越高， 公允價值越高
Carparks	Direct comparison	Adjusted market price (HK\$/unit)	HK\$1.8M – HK\$2.5M	HK\$1.8M – HK\$2.5M	The higher the adjusted market price per unit, the higher the fair value
住宅	直接比較	經調整市價 （港幣／平方呎）	港幣12,596元至 港幣13,397元	港幣12,836元至 港幣13,449元	每平方呎經調整市價越高， 公允價值越高
Residential	Direct comparison	Adjusted market price (HK\$/sq.ft.)	HK\$12,596 – HK\$13,397	HK\$12,836 – HK\$13,449	The higher the adjusted market price per square feet, the higher the fair value
香港境外					
Outside Hong Kong					
辦公室	直接比較	經調整市價 （人民幣／平方米）	人民幣15,949元至 人民幣19,509元	人民幣17,696元至 人民幣18,580元	每平方米經調整市價越高， 公允價值越高
Office	Direct comparison	Adjusted market price (RMB/sq.m.)	RMB15,949 – RMB19,509	RMB17,696 – RMB18,580	The higher the adjusted market price per square meter, the higher the fair value

綜合財務報表附註

Notes to the Consolidated Financial Statements

16 投資物業（續）

投資物業的會計政策

投資物業主要包括租賃土地及樓宇，為獲得長期租金收益或資本升值或同時獲得兩者而持有，但並非由本集團公司佔用。

投資物業包括根據經營租賃及融資租賃而持有之土地及樓宇。倘根據經營租賃持有之土地符合投資物業其他定義，則入賬為投資物業。在該種情況下，有關經營租賃視為融資租賃入賬。

投資物業初步按成本（包括相關交易成本）計量入賬。初步確認後，投資物業按公允價值列賬，該公允價值為外聘估值師至少每年於各報告日評審一次之公開市值。公允價值乃基於活躍市場價格，若有需要，將根據特定資產的性質、地區分佈或狀況的任何差異作出調整。倘未能獲取有關資料，外聘估值師會採用其他估值法，如不活躍市場的近期價格或折現現金流量預測。公允價值之變動於綜合收益表確認。

僅在與該項目相關的未來經濟利益將流入本集團且能可靠計量項目成本之情況下，其後開支方會於資產賬面值扣除。所有其他維修及保養成本於其產生期間於綜合收益表支銷。

16 INVESTMENT PROPERTIES (continued)

Accounting policy of investment properties

Investment properties, principally comprising leasehold land and buildings, are held for long-term rental yields or for capital appreciation or both, and that are not occupied by the companies in the Group.

Investment properties comprise land held under operating leases and buildings held under finance leases. Land held under operating leases are accounted for as investment properties when the rest of the definition of an investment property is met. In such cases, the operating leases concerned are accounted for as if they were finance leases.

Investment properties are measured initially at its cost, including related transaction costs. After initial recognition, investment properties are carried at fair value, representing open market value determined at each reporting date by external valuers at least annually. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the external valuers use alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. Changes in fair values are recognised in the consolidated income statement.

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed in the consolidated income statement during the period in which they are incurred.

16 投資物業（續）

投資物業的會計政策（續）

倘投資物業由集團旗下公司佔用，則重新分類為物業、廠房及設備，為進行會計處理，其於重新分類當日之公允價值即為成本。

倘物業、廠房及設備項目因用途變更而成為投資物業，則此項目於轉讓日期之賬面值與公允價值之任何差額根據香港會計準則第16號於權益中列作物業、廠房及設備之重估。

倘已完成物業存貨項目轉撥至投資物業，則該項目於轉撥日期的賬面值與公允價值之間的任何差額須於綜合收益表確認。轉撥至投資物業應於且僅於用途變更時進行。開始租賃予另一方通常是用途變更的證據。用途變更有否發生乃基於對所有相關事實及情況的評估。相關事實包括但不限於本集團的業務計劃、財務資源及法律規定。

16 INVESTMENT PROPERTIES (continued)

Accounting policy of investment properties (continued)

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes.

If an item of property, plant and equipment becomes an investment property because its use has changed, any difference between the carrying amount and the fair value of this item at the date of transfer is recognised in equity as a revaluation of property, plant and equipment under HKAS 16.

If an item of stock of completed properties transfers to investment properties, any difference between the carrying amount and the fair value of this item as at the date of transfer shall be recognised in the consolidated income statement. The transfer to investment properties shall be made when, and only when, there is a change in use. The inception of a lease to another party is generally an evidence of a change in use. A change in use has occurred is based on an assessment of all relevant facts and circumstances. The relevant facts include but not limited to the Group's business plan, financial resources and legal requirements.

綜合財務報表附註

Notes to the Consolidated Financial Statements

17 租賃

本附註提供有關本集團為承租人的租賃的資料。

本集團租賃多項處所主要用作廠房、辦公室及倉庫。租期一般固定為2至3年。

(i) 綜合財務狀況表中的已確認金額

綜合財務狀況表列示以下與租賃有關的金額：

17 LEASES

This note provides information for leases where the Group is a lessee.

The Group leases a number of premises mainly for use as factories, office premises and warehouses. The leases are typically made for fixed periods from 2-3 years.

(i) Amounts recognised in the consolidated statement of financial position

The consolidated statement of financial position shows the following amounts relating to leases:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
使用權資產	Right-of-use assets		
租賃土地及土地使用權	Leasehold land and land use rights	78,781	78,486
工廠及樓宇	Factories and buildings	35,854	1,491
		114,635	79,977
租賃負債	Lease liabilities		
流動	Current	12,053	1,714
非流動	Non-current	24,438	–
		36,491	1,714

截至二零二五年十二月三十一日止年度，使用權資產增加為港幣44,408,000元（二零二四年：港幣零元）。

於截至二零二五年十二月三十一日止年度內，經與業主相互協議後，本集團修改使用權資產港幣4,977,000元（二零二四年：修改港幣零元）及租賃負債港幣4,977,000元（二零二四年：修改港幣零元）的租賃。

Additions to the right-of-use assets during the year ended 31 December 2025 were HK\$44,408,000 (2024: HK\$Nil).

During the year ended 31 December 2025, the Group modified leases with right-of-use assets of HK\$4,977,000 (2024: modification of HK\$Nil) and lease liabilities of HK\$4,977,000 (2024: modification of HK\$Nil) under the mutual agreement with landlord.

綜合財務報表附註

Notes to the Consolidated Financial Statements

17 租賃 (續)

(i) 綜合財務狀況表中的已確認金額 (續)

於二零二五年十二月三十一日，若干銀行貸款由賬面值為約港幣50,277,000元(二零二四年：港幣51,926,000元)之使用權資產作抵押(附註31)。

(ii) 綜合收益表中的已確認金額

綜合收益表列示以下與租賃有關的金額：

17 LEASES (continued)

(i) Amounts recognised in the consolidated statement of financial position (continued)

As at 31 December 2025, certain bank borrowings are secured on right-of-use assets with carrying amount of approximately HK\$50,277,000 (2024: HK\$51,926,000) (Note 31).

(ii) Amounts recognised in the consolidated income statement

The consolidated income statement shows the following amounts relating to leases:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
使用權資產的折舊支出	Depreciation charge of right-of-use assets		
租賃土地及土地使用權	Leasehold land and land use rights	2,201	2,199
工廠及樓宇	Factory and buildings	12,526	14,363
		14,727	16,562
利息開支	Interest expense		
(計入融資成本)	(included in finance costs)	1,851	749
有關短期租賃的開支	Expenses relating to short-term leases		
(計入其他營運開支)	(included in other operating expenses)	2,819	2,944
		4,670	3,693

二零二五年租賃的現金流出總額為港幣13,086,000元(二零二四年：港幣16,861,000元)。

The total cash outflow for lease in 2025 was HK\$13,086,000 (2024: HK\$16,861,000).

綜合財務報表附註

Notes to the Consolidated Financial Statements

17 租賃 (續)

租賃的會計政策

租賃於租賃資產可供本集團使用當日確認為使用權資產及相應負債。

合約可能包含租賃及非租賃組成部分。本集團按照租賃及非租賃組成部分相應的獨立價格，將合約代價分配至租賃及非租賃組成部分。然而，就本集團為承租人的房地產租賃而言，其選擇將租賃及非租賃組成部分入賬為單一租賃組成部分，並無將兩者區分。

租賃產生的資產及負債初步以現值基準計量。租賃負債包括下列租賃付款的淨現值：

- 固定付款（包括實質上的固定付款），減去任何應收租賃優惠；
- 基於指數或利率的可變租賃付款，採用於開始日期的指數或利率初步計量；
- 本集團於剩餘價值擔保下預計應付的金額；
- 倘本集團合理確定行使購買選擇權，則為該選擇權的行使價；及
- 倘租賃期反映本集團行使該選擇權，則支付終止租賃的罰款。

根據合理確定延續選擇權支付的租賃付款亦計入負債計量之內。

17 LEASES (continued)

Accounting policy on leases

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group.

Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices. However, for leases of real estate for which the Group is a lessee, it has elected not to separate lease and non-lease components and instead accounts for these as a single lease component.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payment that are based on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the Group under residual value guarantees;
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option; and
- payments of penalties for terminating the lease, if the lease term reflects the Group exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

17 租賃 (續)

租賃的會計政策 (續)

租賃付款使用租賃中隱含的利率進行貼現。倘無法輕易確定該利率 (為本集團租賃的一般情況)，則使用承租人的增量貸款利率，即個別承租人在類似經濟環境中按類似條款、抵押及條件借入獲得與使用權資產具有類似價值的資產所需資金而必須支付的利率。

為釐定增量貸款利率，本集團：

- 在可能情況下，使用個別承租人最近獲得的第三方融資為出發點作出調整，以反映自獲得第三方融資以來融資條件的變動；
- 使用累加法，首先就本集團所持租賃的信貨風險 (最近並無第三方融資) 調整無風險利率；及
- 進行特定於租約的調整，例如期限、國家、貨幣及抵押。

租賃付款於本金及融資成本之間作出分配。融資成本在租賃期間於綜合收益表扣除，藉以令各期間的負債餘額的期間利率一致。

17 LEASES (continued)

Accounting policy on leases (continued)

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the Group:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received;
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the Group, which does not have recent third party financing; and
- makes adjustments specific to the lease, for example, term, country, currency and security.

Lease payments are allocated between principal and finance cost. The finance cost is charged to consolidated income statement over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

綜合財務報表附註

Notes to the Consolidated Financial Statements

17 租賃 (續)

租賃的會計政策 (續)

使用權資產按成本計量，包括以下各項：

- 租賃負債的初始計量金額；
- 在開始日期或之前支付的任何租賃付款減去已收任何租賃優惠；
- 任何初始直接成本；及
- 修復費用。

使用權資產一般於資產可使用年期或租賃期（以較短者為準）按直線法計算折舊。倘本集團合理確定行使購買選擇權，則使用權資產於相關資產的可使用年期內予以折舊。

與設備之短期租賃及所有低價值資產租賃相關的付款以直線法於綜合收益表確認為開支。短期租賃為租賃期十二個月或以下的租賃。

本集團作為出租人的經營租賃的租賃收入按直線法於租賃期內在綜合收益表確認。獲取經營租賃產生的初始直接成本計入相關資產的賬面值，並於租賃期內以確認租賃收入的相同基準確認為開支。個別租賃資產按其性質計入綜合財務狀況表。

17 LEASES (continued)

Accounting policy on leases (continued)

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

Payments associated with short-term leases of equipment and all leases of low-value assets are recognised on a straight-line basis as an expense in consolidated income statement. Short-term leases are leases with a lease term of twelve months or less.

Lease income from operating leases where the Group is a lessor is recognised in consolidated income statement on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income. The respective leased assets are included in the consolidated statement of financial position based on their nature.

綜合財務報表附註

Notes to the Consolidated Financial Statements

18 合營企業的權益

18 INTERESTS IN JOINT VENTURES

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
應佔資產淨值	Share of net assets	500,315	604,695
貸款予合營企業	Loans to joint ventures	948,319	986,875
		1,448,634	1,591,570

應佔資產淨值之變動分析如下：

Movements in share of net assets is analysed as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
於一月一日	At 1 January	604,695	1,051,442
應佔合營企業虧損	Share of losses of joint ventures	(104,380)	(446,747)
於十二月三十一日	At 31 December	500,315	604,695

於二零二五年十二月三十一日，本集團
於以下非上市主要合營企業擁有權益：

As at 31 December 2025, the Group had interests
in the following principal joint ventures, which are
unlisted:

公司名稱 Name of company	註冊成立地點 Place of incorporation	擁有權益比例 Proportion of ownership interest %		主要業務 Principal activities	關係性質 Nature of the relationship	計量方法 Measurement method
		二零二五年 2025	二零二四年 2024			
Talent Chain Investments Limited (附註) (Note)	英屬維爾京群島 BVI	35.7	35.7	投資控股 Investment holding	附註 Note	權益 Equity
冠奧投資有限公司 (附註) Crown Opal Investment Limited (Note)	香港 Hong Kong	35.7	35.7	物業持有 Property holding	附註 Note	權益 Equity
Open Vantage Limited	英屬維爾京群島 BVI	35.7	35.7	物業投資 Property investment	不適用 N/A	權益 Equity

附註： Talent Chain Investments Limited之全資附屬公司冠奧投資有限公司從事物業持有業務。物業項目指持有位於官塘的商業樓宇，其包括20層辦公室樓層。於二零二五年十二月三十一日，辦公室部分的100%（二零二四年：100%）已分類為投資物業。

Note: Crown Opal Investment Limited, a wholly-owned subsidiary of Talent Chain Investments Limited, is engaged in the business of property holding. The property project represents the holding of a commercial building in Kwun Tong, which comprises 20-storey of office floors. As at 31 December 2025, 100% (2024: 100%) of the office portion were classified as investment properties.

綜合財務報表附註

Notes to the Consolidated Financial Statements

18 合營企業的權益（續）

Talent Chain Investments Limited、冠奧投資有限公司及Open Vantage Limited為私人公司，其股份並無可取得市場報價。

以下列載合營企業之財務資料概要。

18 INTERESTS IN JOINT VENTURES (continued)

Talent Chain Investments Limited, Crown Opal Investment Limited and Open Vantage Limited are private companies and there is no quoted market price available for their share.

Set out below is the summarised financial information for joint ventures.

		Talent Chain Investments Limited (Note i) (附註i)		Open Vantage Limited		總額 Total	
		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000	二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000	二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
資產	ASSETS						
非流動	Non-current						
投資物業（附註ii）	Investment properties (Note ii)	4,592,400	5,066,000	16,400	17,000	4,608,800	5,083,000
非流動資產總額	Total non-current assets	4,592,400	5,066,000	16,400	17,000	4,608,800	5,083,000
流動	Current						
流動資產總額	Total current assets	51,135	103,553	789	525	51,924	104,078
負債	LIABILITIES						
流動	Current						
應付貿易賬款及其他流動負債	Trade payable and other current liabilities	(78,050)	(125,945)	(86)	(160)	(78,136)	(126,105)
流動負債總額	Total current liabilities	(78,050)	(125,945)	(86)	(160)	(78,136)	(126,105)
非流動	Non-current						
金融負債	Financial liabilities	(3,064,228)	(3,172,229)	(4,125)	(3,982)	(3,068,353)	(3,176,211)
其他非流動負債	Other non-current liabilities	(112,795)	(190,939)	-	-	(112,795)	(190,939)
非流動負債總額	Total non-current liabilities	(3,177,023)	(3,363,168)	(4,125)	(3,982)	(3,181,148)	(3,367,150)
資產淨值	Net assets	1,388,462	1,680,440	12,978	13,383	1,401,440	1,693,823

綜合財務報表附註

Notes to the Consolidated Financial Statements

18 合營企業的權益 (續)

18 INTERESTS IN JOINT VENTURES (continued)

		Talent Chain		Open Vantage Limited		總額	
		Investments Limited				Total	
		二零二五年	二零二四年	二零二五年	二零二四年	二零二五年	二零二四年
		2025	2024	2025	2024	2025	2024
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
收益	Revenue	172,301	153,268	372	371	172,673	153,639
經營開支	Operating expenses	(48,705)	(47,706)	(717)	(708)	(49,422)	(48,414)
行政開支	Administrative expenses	(119)	(125)	(19)	(17)	(138)	(142)
投資物業公允價值變動	Change in fair value of investment properties	(473,600)	(1,602,191)	-	-	(473,600)	(1,602,191)
持續經營業務虧損	Loss from continuing operation	(350,123)	(1,496,754)	(364)	(354)	(350,487)	(1,497,108)
所得稅抵免/(開支)	Income tax credit/(expense)	58,145	245,680	(41)	34	58,104	245,714
持續經營業務除所得稅後虧損	Loss after income tax from continuing operation	(291,978)	(1,251,074)	(405)	(320)	(292,383)	(1,251,394)
其他全面收入	Other comprehensive income						
全面虧損總額	Total comprehensive loss	(291,978)	(1,251,074)	(405)	(320)	(292,383)	(1,251,394)

附註：

- (i) 該金額代表與其附屬公司之綜合財務資料。
- (ii) 投資物業之公允價值已由獨立估值師以直接比較法及收入資本化法估值。有關投資物業於公允價值等級列為第3級。

Note:

- (i) The amount represents the consolidated financial information with its subsidiary.
- (ii) Fair values of investment properties have been valued by independent valuer using the direct comparison approach and income capitalisation approach. The investment properties are classified as Level 3 in fair value hierarchy.

綜合財務報表附註 Notes to the Consolidated Financial Statements

18 合營企業的權益（續）

附註：（續）

(ii) （續）

重大無法觀察參數如下：

物業	估值技巧	無法觀察參數	無法觀察參數之範圍		無法觀察參數與公允價值之關係
Properties	Valuation technique	Unobservable inputs	Range of unobservable inputs		Relationship of unobservable inputs to fair value
			二零二五年 2025	二零二四年 2024	
香港					
Hong Kong					
辦公室	直接比較	經調整市價 (港幣／平方呎)	港幣 7,857元至 港幣 12,633元	港幣8,900元至 港幣12,000元	每平方呎經調整市價越高， 公允價值越高
Office	Direct comparison	Adjusted market price (HK\$/sq.ft.)	HK\$7,857 – HK\$12,633	HK\$8,900 – HK\$12,000	The higher the adjusted market price per square feet, the higher the fair value
停車場	直接比較	經調整市價 (港幣／單位)	港幣 1,800,000元至 港幣 1,900,000元	港幣1,800,000元至 港幣2,000,000元	每單位經調整市價越高， 公允價值越高
Carparks	Direct comparison	Adjusted market price (HK\$/unit)	HK\$1.8M – HK\$1.9M	HK\$1.8M – HK\$2.0M	The higher the adjusted market price per unit, the higher the fair value
零售店	收入資本化法	經調整月租金 (港幣／平方呎)	港幣 24元至 港幣 39元	港幣27元至 港幣39元	每平方呎經調整月租金越高， 公允價值越高
Retail shop	Income capitalization approach	Adjusted monthly rent (HK\$/sq.ft.)	HK\$24 – HK\$39	HK\$27 – HK\$39	The higher the adjusted monthly rent per square feet, the higher the fair value
		復歸收益率 Reversionary yield	每年 3.85% 3.85% p.a.	每年3.65% 3.65% p.a.	復歸收益率越高，公允價值越低 The higher the reversionary yield, the lower the fair value

18 INTERESTS IN JOINT VENTURES (continued)

Note: (continued)

(ii) (continued)

The significant unobservable inputs used are as follows:

綜合財務報表附註

Notes to the Consolidated Financial Statements

18 合營企業的權益 (續)

財務資料概要對賬

所呈報財務資料與合營企業權益之賬面值之對賬。

18 INTERESTS IN JOINT VENTURES (continued)

Reconciliation of summarised financial information

Reconciliation of the financial information presented to the carrying amount of its interests in the joint ventures.

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
於一月一日之資產淨值	Net assets at 1 January	1,693,823	2,945,217
年度虧損	Loss for the year	(292,383)	(1,251,394)
於十二月三十一日之資產淨值	Net assets at 31 December	1,401,440	1,693,823
合營企業之權益及應佔 資產淨值@ 35.7%	Interests in joint ventures and share of net assets @ 35.7%	500,315	604,695
應佔合營企業虧損 @ 35.7%	Share of losses of joint ventures @ 35.7%	(104,380)	(446,747)

貸款予合營企業為無抵押、免息及將不會於未來十二個月內償還。其指本集團的長期權益，大體上構成本集團於合營企業投資淨額之一部分。該等金額以港幣計值。

The loans to joint ventures are unsecured, interest-free and will not be repaid in the coming twelve months. They represent the Group's long-term interests that in substance form part of the Group's net investments in the joint ventures. The amounts are denominated in Hong Kong dollars.

於二零二五年十二月三十一日，本集團並無有關合營企業之資本承擔或或然負債（二零二四年：無）。

As at 31 December 2025, the Group has no capital commitments nor contingent liabilities related to the joint ventures (2024: Nil).

綜合財務報表附註

Notes to the Consolidated Financial Statements

19 附屬公司

19 SUBSIDIARIES

於二零二五年十二月三十一日，主要附屬公司之詳情如下：

Details of the principal subsidiaries as at 31 December 2025 are as follows:

公司名稱	註冊成立／設立地點	已發行及繳足股本	本集團應佔股本權益百分比		主要業務
Name of company	Place of incorporation/ establishment	Issued and fully paid share capital	Percentage of equity interest attributable to the Group		Principal activities
			二零二五年 2025	二零二四年 2024	
Bollardbay Limited	英屬維爾京群島 BVI	357美元 US\$357	100%	100%	投資控股 Investment holding
Catel (B.V.I.) Limited	英屬維爾京群島 BVI	港幣110元 HK\$110	100%	100%	投資控股 Investment holding
易偉有限公司 Easywise Limited	香港 Hong Kong	港幣1元 HK\$1	100%	100%	物業持有 Property holding
Elite Sourcing Pte. Ltd.	新加坡 Singapore	1新加坡元 S\$1	100%	100%	電子產品貿易 Electronic products trading
兆偉實業有限公司 Siu Wai Industrial Limited	香港 Hong Kong	港幣2元 HK\$2	100%	100%	投資控股及作為其直接 控股公司的代理 Investment holding and acting as an agent for its immediate holding company
崇豐有限公司 Top Plenty Limited	香港 Hong Kong	港幣1,000,000元 HK\$1,000,000	100%	100%	投資控股 Investment holding
Ubiquitous International Limited	英屬維爾京群島 BVI	1美元 US\$1	100%	100%	投資控股 Investment holding
Welco Technology Vietnam Company Limited	越南 Vietnam	2,500,000美元 US\$2,500,000	100%	100%	製造電子產品 Electronic products manufacturing
華高科技（蘇州）有限公司# Welco Technology (Suzhou) Limited#	中國 PRC	9,000,000美元 US\$9,000,000	100%	100%	製造電子產品 Electronic products manufacturing
華高王氏科技（深圳）有限公司# Welco Wong's Technology (Shenzhen) Limited#	中國 PRC	30,000,000美元 US\$30,000,000	100%	100%	製造電子產品 Electronic products manufacturing

綜合財務報表附註

Notes to the Consolidated Financial Statements

19 附屬公司（續）

19 SUBSIDIARIES (continued)

公司名稱	註冊成立／設立地點	已發行及繳足股本	本集團應佔股本權益百分比		主要業務
Name of company	Place of incorporation/ establishment	Issued and fully paid share capital	Percentage of equity interest attributable to the Group		Principal activities
			二零二五年 2025	二零二四年 2024	
Wellink Technology Pte. Ltd.	新加坡 Singapore	1新加坡元 S\$1	100%	100%	電子產品貿易 Electronic products trading
華納科技（深圳）有限公司# Wellop Technology (Shenzhen) Limited#	中國 PRC	2,500,000美元 US\$2,500,000	100%	100%	製造電子產品 Electronic products manufacturing
王氏電子有限公司 Wong's Electronics Company Limited	香港 Hong Kong	港幣1,000,000元 HK\$1,000,000	100%	100%	電子產品貿易 Electronic products trading
王氏工業（集團）有限公司 Wong's Industrial (Holdings) Limited	香港 Hong Kong	港幣500元 HK\$500	100%	100%	投資控股 Investment holding
Wong's International Japan Inc.	日本 Japan	20,000,000日圓 JPY20,000,000	100%	100%	銷售及市場拓展 Sales and marketing
Wong's International USA Corporation	美國 United States of America	10,000美元 US\$10,000	100%	100%	市場拓展 Marketing
王氏策略有限公司 Wong's Strategic Limited	香港 Hong Kong	港幣100元 HK\$100	100%	100%	電子產品貿易 Electronic products trading

根據中國法律，此公司為外商獨資企業。

The company is a wholly-owned foreign enterprise under PRC law.

上表列出對本集團業績有重大影響或佔本集團主要部分資產淨值之主要附屬公司。本公司董事及本集團管理層認為，載列其他附屬公司之全部詳情將過分冗長。

The above lists the principal subsidiaries which principally affected the results or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries would, in the opinion of the Company's directors and the Group's management, result in particulars of excessive length.

截至二零二五年十二月三十一日止年度內任何時間，附屬公司概無任何已發行貸款資本。

None of the subsidiaries had any loan capital in issue at any time during the year ended 31 December 2025.

綜合財務報表附註 Notes to the Consolidated Financial Statements

20 按公允價值計入其他全面收入的金融資產

(i) 按公允價值計入其他全面收入的金融資產之分類

按公允價值計入其他全面收入的金融資產包括並非持作買賣的股本證券，且本集團已於初步確認時不可撤回地選擇將其於此類別內確認。該等證券為策略投資，且本集團認為此分類更有相關性。

(ii) 按公允價值計入其他全面收入的股權投資

按公允價值計入其他全面收入的股權投資包括以下個別投資：

20 FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

(i) Classification of financial assets at fair value through other comprehensive income

Financial assets at fair value through other comprehensive income comprise equity securities which are not held for trading, and which the Group has irrevocably elected at initial recognition to recognise in this category. These are strategic investments and the Group considers this classification to be more relevant.

(ii) Equity investments at fair value through other comprehensive income

Equity investments at fair value through other comprehensive income comprise the following individual investments:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
上市股本證券	Listed equity securities		
— 於香港上市	– Listed in Hong Kong	42,165	53,866
— 於香港境外上市	– Listed outside Hong Kong	9	8
非上市股本證券	Unlisted equity securities	968	17,342
		43,142	71,216
上市證券市值	Market value of listed securities	42,174	53,874
		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
非流動	Non-current	43,125	71,185
流動	Current	17	31
總計	Total	43,142	71,216

綜合財務報表附註

Notes to the Consolidated Financial Statements

20 按公允價值計入其他全面收入的金融資產（續）

(ii) 按公允價值計入其他全面收入的股權投資（續）

截至二零二五年十二月三十一日止年度確認按公允價值計入其他全面收入的金融資產之公允價值虧損為港幣9,888,000元並計入其他全面收入（二零二四年：港幣21,243,000元）。

20 FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME (continued)

(ii) Equity investments at fair value through other comprehensive income (continued)

The fair value losses on financial assets at fair value through other comprehensive income of HK\$9,888,000 (2024: HK\$21,243,000) was recognised in other comprehensive income for the year ended 31 December 2025.

21 遞延所得稅資產／（負債）

以下為遞延所得稅資產及遞延所得稅負債分析：

21 DEFERRED INCOME TAX ASSETS/(LIABILITIES)

The analysis of deferred income tax assets and deferred income tax liabilities is as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
遞延所得稅資產	Deferred income tax assets	12,331	15,164
遞延所得稅負債	Deferred income tax liabilities	(75,882)	(81,523)
遞延稅項負債淨值	Net deferred tax liabilities	(63,551)	(66,359)

遞延所得稅賬目變動如下：

The movements on the deferred income tax account is as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
於一月一日	At 1 January	(66,359)	(63,770)
於綜合收益表確認（附註12）	Recognised in the consolidated income statement (Note 12)	(1,379)	(2,065)
於其他全面收入確認	Recognised in other comprehensive income	4,048	(944)
貨幣換算差額	Currency translation differences	139	420
於十二月三十一日	At 31 December	(63,551)	(66,359)

綜合財務報表附註 Notes to the Consolidated Financial Statements

21 遞延所得稅資產／（負債）（續）

未計入抵銷同一稅務機關之結餘前，遞延所得稅資產及負債於年內之變動如下：

遞延所得稅資產：

		減速稅項折舊 Decelerated tax depreciation 港幣千元 HK\$'000	撥備 Provision 港幣千元 HK\$'000	稅項虧損 Tax loss 港幣千元 HK\$'000	衍生工具 公允價值 Fair value of derivative 港幣千元 HK\$'000	總額 Total 港幣千元 HK\$'000
於二零二四年一月一日	At 1 January 2024	11,016	11,452	564	-	23,032
於綜合收益表扣除	Charged to the consolidated income statement	(3,770)	(3,844)	-	-	(7,614)
貨幣換算差額	Currency translation differences	322	(335)	-	-	(13)
於二零二四年十二月三十一日	At 31 December 2024	7,568	7,273	564	-	15,405
於綜合收益表扣除	Charged to the consolidated income statement	7,955	(3,233)	-	-	4,722
於其他全面收入扣除	Charged to the other comprehensive income	-	-	-	1,816	1,816
貨幣換算差額	Currency translation differences	588	190	-	-	778
於二零二五年十二月三十一日	At 31 December 2025	16,111	4,230	564	1,816	22,721

遞延所得稅負債：

Deferred income tax liabilities:

		加速稅項折舊 Accelerated tax depreciation 港幣千元 HK\$'000	已完成物業存貨 公允價值調整 Fair value adjustment on stock of completed properties 港幣千元 HK\$'000	股息預扣稅 Dividend withholding tax 港幣千元 HK\$'000	衍生工具 公允價值 Fair value of derivative 港幣千元 HK\$'000	總額 Total 港幣千元 HK\$'000
於二零二四年一月一日	At 1 January 2024	(16,744)	(59,979)	(8,791)	(1,288)	(86,802)
於綜合收益表計入／（扣除）	Credited/(charged) to the consolidated income statement	1,583	6,808	(2,842)	-	5,549
於其他全面收入計入	Credited to the other comprehensive income	-	-	-	(944)	(944)
貨幣換算差額	Currency translation differences	53	-	380	-	433
於二零二四年十二月三十一日	At 31 December 2024	(15,108)	(53,171)	(11,253)	(2,232)	(81,764)
於綜合收益表（扣除）／計入	(charged)/credited to the consolidated income statement	(9,757)	2,426	1,230	-	(6,101)
於其他全面收入計入	Credited to the other comprehensive income	-	-	-	2,232	2,232
貨幣換算差額	Currency translation differences	(193)	-	(446)	-	(639)
於二零二五年十二月三十一日	At 31 December 2025	(25,058)	(50,745)	(10,469)	-	(86,272)

21 遞延所得稅資產／（負債）（續）

遞延所得稅資產乃因應相關稅務利益可能透過未來應課稅利潤變現而就所結轉之稅項虧損進行確認。於二零二五年十二月三十一日，本集團可用以抵銷未來利潤之估計未動用稅項虧損約為港幣530,433,000元（二零二四年：港幣473,956,000元），有關虧損可無限期結轉。由於透過該等結轉之稅項虧損之未來應課稅利潤變現有關稅項利益的機會不高，故未就稅項虧損確認遞延稅項資產。香港附屬公司的稅項虧損約港幣442,201,000元（二零二四年：港幣403,069,000元）可無限期結轉及一間越南附屬公司的稅項虧損約港幣88,234,000元（二零二四年：港幣70,887,000元）可於未來五年結轉。

於二零二五年十二月三十一日，就於中國註冊成立的附屬公司的未分派保留利潤的預扣稅確認遞延稅項負債港幣10,469,000元（二零二四年：港幣11,253,000元）且未就若干於中國註冊成立之附屬公司的剩餘未分派保留盈利確認遞延稅項負債，原因是分派剩餘未分派保留盈利可能性不大。於二零二五年十二月三十一日，本集團的中國註冊成立附屬公司的未分派保留利潤合共約港幣1,278,638,000元（二零二四年：港幣1,253,601,000元）。就中國註冊成立之附屬公司所分派股息之適用預扣稅率介乎5%至10%。

21 DEFERRED INCOME TAX ASSETS/ (LIABILITIES) (continued)

Deferred income tax assets are recognised for tax loss carry-forwards to the extent that the realisation of the related tax benefit through future taxable profits is probable. As at 31 December 2025, the Group has estimated unused tax losses of approximately HK\$530,433,000 (2024: HK\$473,956,000) available for offsetting against future profits. No deferred tax asset has been recognised in respect of the tax losses as the realisation of the related tax benefit through future taxable profit from these tax loss carry-forwards is not probable. The tax losses amounted to approximately HK\$442,201,000 (2024: HK\$403,069,000) from Hong Kong subsidiaries can be carried forward indefinitely and approximately HK\$88,234,000 (2024: HK\$70,887,000) from a Vietnam subsidiary which can be carried forward in coming five years.

As at 31 December 2025, deferred tax liability of HK\$10,469,000 (2024: HK\$11,253,000) has been recognised in respect of the withholding tax on the undistributed retained profits of PRC incorporated subsidiaries and no deferred tax liability recognised for the remaining undistributed retained earnings of certain PRC incorporated subsidiaries as the distribution of the remaining undistributed retained earnings is not probable. As at 31 December 2025, the Group's PRC incorporated subsidiaries have approximately HK\$1,278,638,000 (2024: HK\$1,253,601,000) undistributed retained profits in aggregate. The applicable withholding tax rate on dividend distributed by PRC incorporated subsidiaries is ranged from 5% to 10%.

綜合財務報表附註 Notes to the Consolidated Financial Statements

22 存貨

22 INVENTORIES

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
原材料	Raw materials	134,710	141,401
在製品	Work in progress	19,520	19,208
製成品	Finished goods	94,805	98,105
		249,035	258,714

截至二零二五年十二月三十一日止年度，存貨撥備之撥回港幣17,865,000元（二零二四年：港幣11,976,000元）在綜合收益表內的「所使用之原料及消耗品」確認。

During the year ended 31 December 2025, the reversal of provision for inventories of HK\$17,865,000 (2024: HK\$11,976,000) was recognised in 'raw materials and consumables used' in the consolidated income statement.

存貨的會計政策

存貨乃按成本值或可變現淨值兩者較低者列賬。成本值以加權平均法計算，而製成品及在製品之成本值則包括原料、直接工資、其他直接成本及適當比例之間接生產費用（根據一般運作能力釐定），但不包括貸款成本。可變現淨值根據於日常業務過程中之估計售價扣除適當之浮動銷售開支。

Accounting policy on inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the weighted average method. The cost of finished goods and work in progress comprises raw materials, direct labour, other direct costs and related production overheads (based on normal operating capacity). It excludes borrowing costs. Net realisable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses.

23 已完成物業存貨

23 STOCK OF COMPLETED PROPERTIES

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
於一月一日	At 1 January	160,144	201,402
撇減已完成物業存貨之撥備	Provision for write-down of stock of completed properties	(14,700)	(41,258)
於十二月三十一日	At 31 December	145,444	160,144

綜合財務報表附註

Notes to the Consolidated Financial Statements

23 已完成物業存貨(續)

已完成物業存貨包括：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
商業辦公室單位	Commercial office units	125,440	140,140
車位	Car parking spaces	20,004	20,004
		145,444	160,144

於二零二五年十二月三十一日，已完成物業存貨全部均位於香港，並按可變現淨值港幣145,444,000元（二零二四年：港幣160,144,000元）列值，其在截至二零二五年十二月三十一日止年度之綜合收益表內確認撇減撥備港幣14,700,000元（二零二四年：港幣41,258,000元）。已完成物業存貨已抵押作為本集團貸款之抵押品（附註31）。

已完成物業存貨的會計政策

已完成物業存貨乃按成本值或可變現淨值兩者較低者列賬。成本值以已完成物業之土地及發展總成本之分配而釐定。

23 STOCK OF COMPLETED PROPERTIES (continued)

Stock of completed properties comprised:

As at 31 December 2025, stock of completed properties are all located in Hong Kong and are carried at net realisable value amounted to HK\$145,444,000 (2024: HK\$160,144,000) with provision for write-down of HK\$14,700,000 (2024: HK\$41,258,000) recognised in the consolidated income statement during the year ended 31 December 2025. The stock of completed properties were pledged as collateral for the Group's borrowings (Note 31).

Accounting policy on stock of completed properties

Stocks of completed properties are stated at lower of cost and net realisable value. Cost is determined by apportionment of the total land and development costs attributable to the completed properties.

綜合財務報表附註
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24 應收貿易賬款

24 TRADE RECEIVABLES

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
應收貿易賬款	Trade receivables	723,974	865,545
減：應收貿易賬款之減值撥備	Less: allowance for impairment of trade receivables	(807)	(438)
		723,167	865,107

本集團給予貿易客戶之賒賬期主要介乎30日至120日不等，且並無收取任何利息。

本集團設有既定信貸政策。一般信貸期為一至四個月。每位客戶均有最高信貸額。本集團設法維持嚴格控制其被拖欠之應收賬款，以減低信貸風險。本集團並無就應收貿易賬款結餘持有任何抵押品或採用其他信貸提升措施。高級管理人員定期檢討逾期結餘。應收貿易賬款乃不計息。

The credit period allowed by the Group to its trade customers mainly ranges from 30 days to 120 days and no interest is charged.

A defined credit policy is maintained within the Group. The general credit terms range from one to four months. Each customer has a maximum credit limit. The Group seeks to maintain strict control over its outstanding receivables to minimise its credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Overdue balances are regularly reviewed by senior management. Trade receivables are non-interest-bearing.

綜合財務報表附註

Notes to the Consolidated Financial Statements

24 應收貿易賬款（續）

本集團應收貿易賬款按發票日期之賬齡分析如下：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
0至60日	0 – 60 days	538,218	506,851
61至90日	61 – 90 days	87,146	180,405
超過90日	Over 90 days	98,610	178,289
		723,974	865,545

本集團應用香港財務報告準則第9號計量預期信貸虧損之簡化方法，就所有應收貿易賬款使用年期預期虧損撥備。附註3.1(b)提供有關計算該撥備之詳情。

應收貿易賬款之賬面值與公允價值相若。

本集團應收貿易賬款以下列貨幣計值：

Ageing analysis of the Group's trade receivables by invoice date is as follows:

The Group applies the HKFRS 9 simplified approach to measure expected credit losses which uses a lifetime expected loss allowance for all trade receivables. Note 3.1(b) provides for details about the calculation of the allowance.

The carrying amount of trade receivables approximate their fair values.

The Group's trade receivables are denominated in the following currencies:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
美元	United States dollar	382,639	407,075
人民幣	Chinese renminbi	329,782	442,590
越南盾	Vietnam dong	144	–
港幣	Hong Kong dollar	11,409	15,880
		723,974	865,545

綜合財務報表附註 Notes to the Consolidated Financial Statements

25 預付款項、訂金及其他應收賬款 25 PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
固定資產之按金	Deposits for fixed assets	16,887	10,979
預付存貨	Prepayments for inventories	6,736	5,944
應收增值稅	Value added tax receivables	4,553	3,670
租金、管理費及公共事業按金	Rental, management and utility deposits	8,079	11,563
應收銀行利息收入	Bank interest income receivables	4,252	6,420
其他應收賬款及預付款項	Other receivables and prepayments	44,333	64,544
		84,840	103,120
減：非流動部分	Less: non-current portion	(20,287)	(27,050)
流動部分	Current portion	64,553	76,070

預付款項、訂金及其他應收賬款以下
列貨幣計值：

The prepayments, deposits and other receivables
are denominated in the following currencies:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
人民幣	Chinese renminbi	47,643	50,545
美元	United States dollar	4,463	2,056
港幣	Hong Kong dollar	32,196	41,329
日圓	Japanese yen	397	414
越南盾	Vietnam dong	—	8,508
其他	Others	141	268
		84,840	103,120

綜合財務報表附註

Notes to the Consolidated Financial Statements

26 按公允價值計入損益的金融資產

(i) 按公允價值計入損益的金融資產分類

本集團有下列按公允價值計入損益的金融資產：

- 不符合按攤銷成本或按公允價值計入其他全面收入計量的債務工具（見附註20）
- 持作買賣的權益投資；及
- 實體未選擇透過其他全面收入確認公允價值收益及虧損的權益投資。

強制按公允價值計入損益計量的金融資產包括以下項目：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
非上市優先股	Unlisted preference shares	5,000	–
非上市證券	Unlisted securities	10,934	–
		15,934	–

有關其餘相關會計政策，請參閱附註39.5。

(ii) 於損益確認的金額

本年度，下列虧損已於損益在「其他（虧損）／收益淨額」項下確認：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
按公允價值計入損益的金融資產公允價值變動	Changes in fair value of financial assets at fair value through profit or loss	(139)	–

26 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

(i) Classification of financial assets at fair value through profit or loss

The Group classifies the following financial assets at fair value through profit or loss:

- debt instruments that do not qualify for measurement at amortised cost or fair value through other comprehensive income (see Note 20)
- equity investments that are held for trading, and
- equity investments for which the entity has not elected to recognise fair value gains and losses through other comprehensive income.

Financial assets mandatorily measured at fair value through profit or loss include the following:

See Note 39.5 for the remaining relevant accounting policies.

(ii) Amounts recognised in profit or loss

During the year, the following losses were recognised in profit or loss within other (losses)/gains, net:

綜合財務報表附註 Notes to the Consolidated Financial Statements

26 按公允價值計入損益的金融資產 (續)

(iii) 風險敞口及公允價值計量

有關本集團面臨價格風險的資料載於附註3.1。有關釐定公允價值所採用的方法及假設的資料，請參閱附註3.3。

26 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (continued)

(iii) Risk exposure and fair value measurements

Information about the Group's exposure to price risk is provided in Note 3.1. For information about the methods and assumptions used in determining fair value see Note 3.3.

27 現金及現金等價物、短期銀行存款及受限制現金

27 CASH AND CASH EQUIVALENTS, SHORT-TERM BANK DEPOSITS AND RESTRICTED CASH

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
手頭現金	Cash on hand	360	343
銀行存款	Cash at bank	793,323	719,503
現金及現金等價物	Cash and cash equivalents	793,683	719,846
原到期日為超過三個月之 短期銀行存款	Short-term bank deposits with original maturity over three months	552,079	498,285
受限制現金	Restricted cash	121,972	117,345
現金及現金等價物、短期銀行 存款及受限制現金	Cash and cash equivalents, short-term bank deposits and restricted cash	1,467,734	1,335,476

現金及現金等價物、短期銀行存款及受限制現金以下列貨幣計值：

Cash and cash equivalents, short-term bank deposits and restricted cash were denominated in the following currencies:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
港幣	Hong Kong dollar	42,833	36,863
人民幣	Chinese renminbi	887,393	802,757
美元	United States dollar	530,985	489,791
其他	Others	6,523	6,065
		1,467,734	1,335,476

27 現金及現金等價物、短期銀行存款及受限制現金（續）

短期銀行存款之加權平均實際年利率為4.34%（二零二四年：5.73%）。

銀行存款按基於每日銀行存款利率之浮動利率賺取利息。

銀行存款、短期存款以及受限制現金港幣1,332,756,000元（二零二四年：港幣1,197,845,000元）乃於中國及越南持有，須遵守當地外匯管控規定。該等當地外匯管控規定載列對從國家出口資金的限制，不包括透過一般股息。

於二零二五年十二月三十一日，受限制現金港幣121,972,000元（二零二四年：港幣117,345,000元）主要為於銀行持有的受限制存款港幣121,415,000元（二零二四年：港幣116,184,000元），乃作為一間香港附屬公司獲授的銀行融資儲備。受限制現金將會於二零二六年四月（二零二四年：二零二五年六月至二零二六年四月）到期，並以人民幣計值。

27 CASH AND CASH EQUIVALENTS, SHORT-TERM BANK DEPOSITS AND RESTRICTED CASH (continued)

The weighted average effective interest rate on short-term bank deposits was 4.34% (2024: 5.73%) per annum.

Cash at bank earns interest at floating rates based on daily bank deposit rates.

Cash at bank, short-term deposits and restricted cash of HK\$1,332,756,000 (2024: HK\$1,197,845,000) are held in China and Vietnam and are subject to local exchange control regulations. These local exchange control regulations provide for restrictions on exporting capital from the respective country, other than through normal dividends.

As at 31 December 2025, restricted cash of HK\$121,972,000 (2024: HK\$117,345,000) are mainly restricted deposits held at bank of HK\$121,415,000 (2024: HK\$116,184,000) as reserve for banking facility granted to a subsidiary in Hong Kong. The restricted cash will mature in April 2026 (2024: June 2025 to April 2026), and are mainly denominated in Chinese renminbi.

綜合財務報表附註
Notes to the Consolidated Financial Statements

28 衍生金融工具

28 DERIVATIVE FINANCIAL INSTRUMENTS

		二零二五年 2025		二零二四年 2024	
		資產 Assets 港幣千元 HK\$'000	負債 Liabilities 港幣千元 HK\$'000	資產 Assets 港幣千元 HK\$'000	負債 Liabilities 港幣千元 HK\$'000
利率掉期 －現金流量對沖	Interest rate swap － cash flow hedge				
非流動	Non-current	–	11,005	11,541	–
流動	Current	–	–	1,987	–

衍生工具僅用作經濟對沖用途而非投機。

Derivatives are only used for hedging purposes and not as speculative investments.

未完利率掉期合約於二零二五年十二月三十一日之名義本金額為港幣1,300,000,000元（二零二四年：港幣1,500,000,000元）。

The notional principal amount of the outstanding interest rate swap contracts at 31 December 2025 was HK\$1,300,000,000 (2024: HK\$1,500,000,000).

於二零二五年及二零二四年十二月三十一日，所有利率掉期合約符合對沖標準。倘利率掉期合約預期於報告期末後十二個月內結算，即會呈列為流動資產或負債。有關未完利率掉期將會自二零二七年至二零二八年（二零二四年：二零二五年至二零二七年）到期。

As at 31 December 2025 and 2024, all interest rate swap contracts meet the hedging criteria. They are presented as current assets or liabilities if they are expected to be settled within twelve months after the end of the reporting period. The outstanding interest rate swaps will mature from 2027 to 2028 (2024: 2025 to 2027).

掉期合約規定每30天結算應收或應付的淨利息。結算日期與相關債務的利息支付日期一致。

The swap contracts require settlement of net interest receivable or payable every 30 days. The settlement dates coincide with the dates on which interest is payable on the underlying debt.

28 衍生金融工具（續）

本集團有關現金流量對沖之會計政策載於附註39.6。有關釐定衍生工具公允價值所用之方法及假設的資料，請參閱附註3.3。

(i) 對沖儲備

本集團與利率掉期相關的對沖儲備披露於附註33。

(ii) 對沖無效性

對沖有效性於對沖關係建立之初確定，並通過週期性預期有效性評估，確保被對沖項目與對沖工具之間存在經濟關係。

本集團訂立的利率掉期與被對沖項目具有相似的關鍵條款，例如參考利率、重置日期、付款日期、到期日及名義金額。本集團並無悉數對沖其貸款，因此被對沖項目乃確定為未償還貸款中不超過掉期名義金額的比例。由於年內所有關鍵條款匹配，故存在經濟關係。

利率掉期的對沖無效性乃因以下各項而發生：

- 利率掉期的貸方價值／借方價值調整與貸款不匹配，及
- 利率掉期及貸款之間的關鍵條款差異。

28 DERIVATIVE FINANCIAL INSTRUMENTS (continued)

The Group's accounting policy for its cash flow hedges is set out in Note 39.6. For information about the methods and assumptions used in determining the fair value of derivatives, please refer to Note 3.3.

(i) Hedging reserves

The Group's hedging reserves relate to the interest rate swap is disclosed in Note 33.

(ii) Hedge ineffectiveness

Hedge effectiveness is determined at the inception of the hedge relationship, and through periodic prospective effectiveness assessments to ensure that an economic relationship exists between the hedged item and the hedging instrument.

The Group enters into interest rate swaps that have similar critical terms as the hedged item, such as reference rate, reset dates, payment dates, maturities and notional amount. The Group does not hedge 100% of its loans, and so the hedged item is identified as a proportion of the outstanding loans up to the notional amount of the swaps. Since all critical terms matched during the year, there is an economic relationship.

Hedge ineffectiveness for interest rate swaps might occur due to:

- the credit value/debit value adjustment on the interest rate swaps which is not matched by the loan, and
- differences in critical terms between the interest rate swaps and loans.

綜合財務報表附註 Notes to the Consolidated Financial Statements

29 應付貿易賬款

本集團應付貿易賬款按發票日期之賬齡分析如下：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
0至60日	0 – 60 days	280,308	376,770
61至90日	61 – 90 days	50,310	47,815
超過90日	Over 90 days	120,356	123,436
		450,974	548,021

本集團應付貿易賬款以下列貨幣計值：

Ageing analysis of the Group's trade payables by invoice date is as follows:

The Group's trade payables are denominated in the following currencies:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
港幣	Hong Kong dollar	59,274	66,984
人民幣	Chinese renminbi	136,325	162,128
美元	United States dollar	240,915	306,914
日圓	Japanese yen	1,749	2,470
歐元	Euro	9,133	7,154
越南盾	Vietnam dong	2,999	1,866
其他	Others	579	505
		450,974	548,021

綜合財務報表附註

Notes to the Consolidated Financial Statements

30 應計費用及其他應付賬款

30 ACCRUALS AND OTHER PAYABLES

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
應計僱員福利成本	Accrued employee benefit costs	103,062	98,773
其他應付稅項	Other tax payables	1,933	1,965
應計航運、交付及儲存費用	Accrued freight, delivery and storage charges	10,427	10,083
應計公共事業費用	Accrued utilities charges	699	667
應計應付建築費	Accrued construction payables	33,049	23,371
修復成本撥備	Provision for reinstatement cost	9,373	6,120
其他	Others	71,747	87,510
		230,290	228,489
減：非流動部分	Less: non-current portion	(9,373)	(6,120)
流動部分	Current portion	220,917	222,369

本集團應計費用及其他應付賬款以下列貨幣計值：

The Group's accruals and other payables are denominated in the following currencies:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
人民幣	Chinese renminbi	73,644	69,303
港幣	Hong Kong dollar	98,281	107,335
美元	United States dollar	27,994	35,344
越南盾	Vietnam dong	29,764	15,854
日圓	Japanese yen	33	77
其他	Others	574	576
		230,290	228,489

綜合財務報表附註 Notes to the Consolidated Financial Statements

31 貸款

31 BORROWINGS

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
信託收據銀行貸款，無抵押	Trust receipt bank loans, unsecured	207,673	223,390
短期銀行貸款，無抵押	Short-term bank loans, unsecured	440,000	299,000
短期銀行貸款，有抵押	Short-term bank loans, secured	115,700	115,700
部分長期銀行貸款， 於一年內償還，有抵押	Portion of long-term bank loans due for repayment within one year, secured	131,373	104,408
部分長期銀行貸款， 於一年後償還，有抵押	Portion of long-term bank loans due for repayment after one year, secured	588,850	876,430
總貸款	Total borrowings	1,483,596	1,618,928

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
非流動	Non-current	588,850	876,430
流動	Current	894,746	742,498
總貸款	Total borrowings	1,483,596	1,618,928

於二零二五年十二月三十一日，本集團貸款之償還情況如下：

At 31 December 2025, the Group's borrowings were repayable as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
1年內	Within 1 year	894,746	742,498
1至2年	Between 1 and 2 years	294,450	521,060
2至5年	Between 2 and 5 years	294,400	355,370
總貸款	Total borrowings	1,483,596	1,618,928

31 貸款 (續)

於二零二五年十二月三十一日，港幣835,923,000元(二零二四年：港幣1,096,538,000元)之短期銀行貸款及長期銀行貸款以下列各項為保證：

- 於二零二五年十二月三十一日，賬面值約港幣17,967,000元(二零二四年：港幣18,556,000元)之物業、廠房及設備、賬面值約港幣50,277,000元(二零二四年：港幣51,926,000元)之使用權資產、賬面值約港幣1,311,690,000元(二零二四年：港幣1,444,700,000元)之投資物業及賬面值約港幣145,444,000元(二零二四年：港幣160,144,000元)之已完成物業存貨之押記；
- 本公司一家間接全資附屬公司所提供港幣121,415,000元(二零二四年：港幣116,814,000元)之受限現金；
- 本公司一家間接全資附屬公司所提供上限為港幣760,000,000元之擔保。

於二零二五年十二月三十一日，本集團之若干貸款由本公司提供之企業擔保作擔保。詳情請參閱附註38(b)。

31 BORROWINGS (continued)

As at 31 December 2025, the short-term and long-term bank loans of HK\$835,923,000 (2024: HK\$1,096,538,000) were secured by the following:

- As at 31 December 2025, charges over property, plant and equipment with carrying amount of approximately HK\$17,967,000 (2024: HK\$18,556,000), right-of-use assets with carrying amount of approximately HK\$50,277,000 (2024: HK\$51,926,000), investment properties with carrying amount of approximately HK\$1,311,690,000 (2024: HK\$1,444,700,000) and stock of completed properties with carrying amount of approximately HK\$145,444,000 (2024: HK\$160,144,000);
- Restricted cash of HK\$121,415,000 (2024: HK\$116,814,000) from an indirect wholly-owned subsidiary of the Company;
- A guarantee limited to HK\$760,000,000 from an indirect wholly-owned subsidiary of the Company.

As at 31 December 2025, certain of the Group's borrowings were guaranteed by the corporate guarantee given by the Company. For details, please refer to Note 38(b).

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31 貸款（續）

除上述各項外，本集團已同意遵守某些銀行施加之若干財務限制契約。詳情請參閱附註3.2。

因流動貸款之到期日較短，故其賬面值與公允價值相若。

非流動貸款之賬面值與其公允價值相若。公允價值乃根據按即期貸款利率折現之現金流量，並屬於公允價值等級第2級。

本集團貸款以港幣計值。

貸款於報告期末之實際年利率如下：

31 BORROWINGS (continued)

In addition to the above, the Group has complied with certain restrictive financial covenants imposed by certain banks. For details, please refer to Note 3.2.

The carrying amounts of the current borrowings approximate their fair values due to their short maturities.

The carrying amount of the non-current borrowing approximates its fair value. The fair value is based on the cash flow discounted using a rate based on current borrowing rate and is within Level 2 of the fair value hierarchy.

The Group's borrowings are denominated in Hong Kong dollar.

The effective annual interest rates of borrowings at the end of the reporting periods are as follows:

		二零二五年 2025	二零二四年 2024
長期銀行貸款	Long-term bank loans	3.93%-4.28%	4.53%-6.05%
信託收據銀行貸款	Trust receipt bank loans	3.78%-3.93%	5.28%-5.43%
短期銀行貸款	Short-term bank loans	4.08%-4.28%	5.48%-5.78%

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Notes to the Consolidated Financial Statements

32 股本

32 SHARE CAPITAL

		股份數目 Number of shares	面值 Nominal value 港幣千元 HK\$'000
每股面值港幣0.10元之普通股	Ordinary shares of HK\$0.10 each		
法定股本：	Authorised:		
於二零二四年一月一日、	At 1 January 2024,		
二零二四年十二月三十一日及	31 December 2024 and		
二零二五年十二月三十一日	31 December 2025	700,000,000	70,000
已發行及繳足股本：	Issued and fully paid:		
於二零二四年一月一日、	At 1 January 2024,		
二零二四年十二月三十一日及	31 December 2024 and		
二零二五年十二月三十一日	31 December 2025	478,483,794	47,848

年內，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。

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities during the year.

33 RESERVES

33 儲備

	股份溢價 Share premium 港幣千元 HK\$'000	資本贖回儲備 Capital redemption reserve 港幣千元 HK\$'000	實繳盈餘 Contributed surplus 港幣千元 HK\$'000 (附註a)	投資重估儲備 Investment revaluation reserve 港幣千元 HK\$'000	法定儲備 Statutory reserves 港幣千元 HK\$'000 (附註b)	匯兌儲備 Translation reserve 港幣千元 HK\$'000	對沖儲備 Hedging reserve 港幣千元 HK\$'000	保留盈利 Retained earnings 港幣千元 HK\$'000	總額 Total 港幣千元 HK\$'000
於二零二四年一月一日	153,025	345	331,559	(12,577)	149,912	(163,938)	6,517	3,961,576	4,426,419
年度虧損	-	-	-	-	-	-	-	(837,464)	(837,464)
按公允價值計入其他全面 收入的金融資產公允價值 變動	-	-	-	-	-	-	-	-	-
現金流量對沖 －年度公允價值虧損	-	-	-	(21,243)	-	-	-	-	(21,243)
現金流量對沖 －已確認遞延所得稅	-	-	-	-	-	-	(10,871)	-	(10,871)
重新分類至損益－總額	-	-	-	-	-	-	(944)	-	(944)
貨幣換算差額	-	-	-	-	-	-	16,594	-	16,594
已付股息	-	-	-	-	-	(75,424)	-	-	(75,424)
轉撥至法定儲備	-	-	-	-	3,860	-	-	(27,513)	(27,513)
於二零二四年十二月三十一日	153,025	345	331,559	(33,820)	153,772	(239,362)	11,296	3,092,739	3,469,554
於二零二五年一月一日	153,025	345	331,559	(33,820)	153,772	(239,362)	11,296	3,092,739	3,469,554
年度虧損	-	-	-	-	-	-	-	(165,074)	(165,074)
按公允價值計入其他全面 收入的金融資產公允價值 變動	-	-	-	(9,888)	-	-	-	-	(9,888)
現金流量對沖 －年度公允價值虧損	-	-	-	-	-	-	(19,949)	-	(19,949)
現金流量對沖 －已確認遞延所得稅	-	-	-	-	-	-	4,048	-	4,048
重新分類至損益－總額	-	-	-	-	-	-	(4,584)	-	(4,584)
貨幣換算差額	-	-	-	-	-	111,662	-	-	111,662
已付股息	-	-	-	-	-	-	-	(27,513)	(27,513)
於二零二五年十二月三十一日	153,025	345	331,559	(43,708)	153,772	(127,700)	(9,189)	2,900,152	3,358,256

綜合財務報表附註 Notes to the Consolidated Financial Statements

33 儲備 (續)

附註a： 本集團之實繳盈餘指本集團於一九九零年重組時所收購附屬公司股份之面值與本公司就收購而發行股份之面值兩者之差額。

附註b： 中國內地法規訂明，本公司於中國內地成立及經營之附屬公司須分配一部分除稅後利潤（抵銷過往年度虧損後）至一般儲備及企業擴展基金。

就一般儲備而言，根據中國會計法例及法規之釐定，中國實體須將其純利至少10%轉撥至法定一般儲備。有關數額須於向權益股東作出股息分派前轉撥至該儲備。當儲備結餘達到各實體註冊資本之50%，則可選擇作出任何進一步之分配。一般儲備可用於抵銷過往年度虧損或用於發行紅股股份。

就企業擴展基金而言，分配之百分比乃由董事每年釐定。企業擴展基金可用於業務經營發展。

截至二零二五年十二月三十一日止年度，港幣零元（二零二四年：港幣3,860,000元）獲分配至一般儲備及企業擴展。

33 RESERVES (continued)

Note a: The contributed surplus of the Group represents the difference between the nominal value of the shares of the acquired subsidiaries, and the nominal value of the Company's shares issued for the acquisition at the time of the Group's reorganisation in 1990.

Note b: As stipulated by regulations in Chinese Mainland, the Company's subsidiaries established and operated in Chinese Mainland are required to appropriate a portion of their after – tax profit (after offsetting prior years' losses) to the general reserve and the enterprise expansion fund.

For the general reserve, the PRC entities are required to transfer at least 10% of its net profit, as determined under the PRC accounting rules and regulations, to the statutory general reserve. The transfer to this reserve must be made before distribution of dividends to equity owners. When the balance of reserve reaches 50% of each entity's registered capital, any further appropriation is optional. The general reserve can be utilised to offset prior year losses or be utilised for the issuance of bonus shares.

For the enterprise expansion fund, the percentage of appropriation is determined annually by the directors. The enterprise expansion fund can be utilised for the development of business operations.

During the year ended 31 December 2025, HK\$Nil (2024: HK\$3,860,000) was appropriated to the general reserve and the enterprise expansion.

綜合財務報表附註 Notes to the Consolidated Financial Statements

34 按類別劃分之金融工具

本集團持有以下金融工具：

34 FINANCIAL INSTRUMENTS BY CATEGORY

The Group holds the following financial instruments:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
金融資產	Financial assets		
以攤銷成本列賬之金融資產	Financial assets at amortised cost		
應收貿易賬款	Trade receivables	723,167	865,107
訂金及其他應收賬款	Deposits and other receivables	39,000	42,574
受限制現金	Restricted cash	121,972	117,345
短期銀行存款	Short-term bank deposits	552,079	498,285
現金及現金等價物	Cash and cash equivalents	793,683	719,846
按公允價值計入其他全面收入的金融資產	Financial assets at fair value through other comprehensive income	43,142	71,216
按公允價值計入損益的金融資產	Financial assets at fair value through profit or loss	15,934	–
衍生金融工具	Derivative financial instruments	–	13,528
		2,288,977	2,327,901
金融負債	Financial liabilities		
以攤銷成本列賬之負債	Liabilities at amortised cost		
應付貿易賬款	Trade payables	450,974	548,021
應計費用及其他應付賬款	Accruals and other payables	115,922	121,631
貸款	Borrowings	1,483,596	1,618,928
租賃負債	Lease liabilities	36,491	1,714
衍生金融工具	Derivative financial instruments	11,005	–
		2,097,988	2,290,294

綜合財務報表附註

Notes to the Consolidated Financial Statements

35 綜合現金流量表

35 CONSOLIDATED CASH FLOW STATEMENTS

(a) 除所得稅前虧損與營運產生的現金淨額之對賬如下：

(a) Reconciliation of loss before income tax to net cash generated from operations is as follows:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
營運活動	Operating activities		
除所得稅前虧損	Loss before income tax	(123,794)	(782,828)
就下列各項調整：	Adjustments for:		
融資成本－淨額	Finance costs – net	44,033	50,000
應佔合營企業虧損	Share of losses of joint ventures	104,380	446,747
折舊	Depreciation	41,875	49,874
出售物業、廠房及設備之收益	Gains on disposals of property, plant and equipment	(1,314)	(1,275)
應收貿易賬款之減值虧損撥備／（撥備撥回）	Provision/(reversal of provision) for impairment losses on trade receivables	369	(1,887)
其他應付賬款撥回	Write-back of other payables	(1,902)	(5,510)
股息收入	Dividend income	–	(252)
金融工具公允價值變動	Change in fair value of financial instruments	139	–
已完成物業存貨撇減之撥備	Provision for write down of stock of completed properties	14,700	41,258
投資物業公允價值變動	Change in fair value of investment properties	133,979	472,741
存貨撥備之撥回	Reversal of provision of inventories	(17,865)	(11,976)
營運資金變動前之經營現金流量	Operating cash flows before changes in working capital	194,600	256,892
存貨	Inventories	44,498	113,404
應收貿易賬款	Trade receivables	183,777	(78,941)
預付款項、訂金及其他應收賬款	Prepayments, deposits and other receivables	24,305	8,413
應付貿易賬款	Trade payables	(107,222)	13,911
應計費用及其他應付賬款	Accruals and other payables	3,609	10,764
合約負債	Contract liabilities	(9,412)	(286)
營運產生的現金	Cash generated from operations	334,155	324,157

綜合財務報表附註 Notes to the Consolidated Financial Statements

35 綜合現金流量表（續）

(b) 在現金流量表內，出售物業、廠房及設備所得款項包括：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
賬面淨值	Net book amount	467	511
出售物業、廠房及設備之收益	Gains on disposal of property, plant and equipment	1,314	1,275
出售物業、廠房及設備所得款項	Proceeds from disposals of property, plant and equipment	1,781	1,786

(c) 債務淨額對賬

本節載列於各呈列期間債務淨額分析及債務淨額變動。

35 CONSOLIDATED CASH FLOW STATEMENTS (continued)

(b) In the cash flow statement, proceeds from disposals of property, plant and equipment comprise:

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
賬面淨值	Net book amount	467	511
出售物業、廠房及設備之收益	Gains on disposal of property, plant and equipment	1,314	1,275
出售物業、廠房及設備所得款項	Proceeds from disposals of property, plant and equipment	1,781	1,786

(c) Net debt reconciliation

This section sets out an analysis of net debt and the movements in net debt for each of the period presented.

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
現金及現金等價物	Cash and cash equivalents	793,683	719,846
短期銀行存款	Short-term bank deposits	552,079	498,285
受限制現金	Restricted cash	121,972	117,345
租賃負債－流動部分	Lease liabilities – current portion	(12,053)	(1,714)
租賃負債－非流動部分	Lease liabilities – non-current portion	(24,438)	–
貸款－須於一年內償還	Borrowings – repayable within one year	(894,746)	(742,498)
貸款－須於一年後償還	Borrowings – repayable after one year	(588,850)	(876,430)
債務淨額	Net debt	(52,353)	(285,166)

綜合財務報表附註

Notes to the Consolidated Financial Statements

35 綜合現金流量表（續）

35 CONSOLIDATED CASH FLOW STATEMENTS
(continued)

(c) 債務淨額對賬（續）

(c) Net debt reconciliation (continued)

		融資活動之負債						
		Liabilities from financing activities						
		現金及 現金等價物	短期 銀行存款	受限制現金	租賃負債	貸款－須 於一年內償還	貸款－須 於一年後償還	總額
		Cash and cash equivalents	Short- term bank deposits	Restricted cash	Lease liabilities	Borrowings – repayable within one year	Borrowings – repayable after one year	Total
		港幣千元 HK\$'000	港幣千元 HK\$'000	港幣千元 HK\$'000	港幣千元 HK\$'000	港幣千元 HK\$'000	港幣千元 HK\$'000	港幣千元 HK\$'000
於二零二四年一月一日之債務淨額	Net debt as at 1 January 2024	942,040	284,844	121,164	(16,168)	(854,838)	(935,840)	(458,798)
現金流量	Cash flows	(195,885)	228,395	643	13,917	171,750	–	218,820
外匯調整	Foreign exchange adjustments	(26,309)	(14,954)	(4,462)	537	–	–	(45,188)
其他非現金變動	Other non-cash movements	–	–	–	–	(59,410)	59,410	–
於二零二四年十二月三十一日 之債務淨額	Net debt as at 31 December 2024	719,846	498,285	117,345	(1,714)	(742,498)	(876,430)	(285,166)
現金流量	Cash flows	37,658	36,441	(1,114)	10,267	135,332	–	218,584
外匯調整	Foreign exchange adjustments	36,179	17,353	5,741	141	–	–	59,414
其他非現金變動	Other non-cash movements	–	–	–	(45,185)	(287,580)	287,580	(45,185)
於二零二五年十二月三十一日 之債務淨額	Net debt as at 31 December 2025	793,683	552,079	121,972	(36,491)	(894,746)	(588,850)	(52,353)

綜合財務報表附註 Notes to the Consolidated Financial Statements

36 公司層面之財務狀況表及儲備變動

36 COMPANY-LEVEL STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENT

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
資產	ASSETS		
非流動資產	Non-current asset		
附屬公司的投資	Investments in subsidiaries	563,366	563,366
流動資產	Current assets		
預付款項、訂金及其他應收賬款	Prepayments, deposits and other receivables	400	363
應收附屬公司款項	Amounts due from subsidiaries	548,774	548,774
現金及現金等價物	Cash and cash equivalents	3,336	2,508
		552,510	551,645
總資產	Total assets	1,115,876	1,115,011
權益	EQUITY		
歸屬於本公司擁有人之權益	Equity attributable to owners of the Company		
股本	Share capital	47,848	47,848
其他儲備	Other reserves	675,934	675,934
保留盈利	Retained earnings	29,354	58,839
總權益	Total equity	753,136	782,621
負債	LIABILITIES		
流動負債	Current liabilities		
應計費用及其他應付賬款	Accruals and other payables	3,218	3,185
應付附屬公司款項	Amounts due to subsidiaries	359,522	329,205
總負債	Total liabilities	362,740	332,390
總權益及負債	Total equity and liabilities	1,115,876	1,115,011
流動資產淨值	Net current assets	189,770	219,255
總資產減流動負債	Total assets less current liabilities	753,136	782,621

財務報表已於二零二六年三月二十六日獲董事會批准及授權刊發，並由下列董事代表簽署：

The financial statements were approved and authorised for issue by the Board of Directors on 26 March 2026 and are signed on its behalf by:

王忠秣
主席
兼行政總裁

王賢敏
董事

WONG CHUNG MAT, BEN
Chairman and
Chief Executive Officer

WONG YIN MAN, ADA
Director

綜合財務報表附註

Notes to the Consolidated Financial Statements

36 公司層面之財務狀況表及儲備變動（續）

36 COMPANY-LEVEL STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENT (continued)

附註：本公司儲備變動

Note: Reserves movement of the Company

		股份溢價 Share premium 港幣千元 HK\$'000	資本贖回儲備 Capital redemption reserve 港幣千元 HK\$'000	實繳盈餘 Contributed surplus 港幣千元 HK\$'000	保留盈利 Retained earnings 港幣千元 HK\$'000	總額 Total 港幣千元 HK\$'000
於二零二四年一月一日	At 1 January 2024	153,025	345	522,564	88,347	764,281
年度虧損	Loss for the year	-	-	-	(1,995)	(1,995)
股息	Dividends	-	-	-	(27,513)	(27,513)
於二零二四年十二月三十一日	At 31 December 2024	153,025	345	522,564	58,839	734,773
年度虧損	Loss for the year	-	-	-	(1,972)	(1,972)
股息	Dividends	-	-	-	(27,513)	(27,513)
於二零二五年十二月三十一日	At 31 December 2025	153,025	345	522,564	29,354	705,288

本公司之實繳盈餘指本集團於一九九零年重組時本公司所收購附屬公司相關資產淨值之賬面值與本公司就收購而發行股份之面值兩者之差額。根據公司法及本公司之公司細則，本公司之實繳盈餘可供分派予股東。

The contributed surplus of the Company represents the difference between the book values of the underlying net assets of the subsidiaries acquired by the Company, and the nominal value of the Company's shares issued for the acquisition at the time of the Group's reorganisation in 1990. Under the Companies Act and the Bye-laws of the Company, contributed surplus of the Company is available for distribution to the shareholders.

綜合財務報表附註
Notes to the Consolidated Financial Statements

37 承擔

(a) 物業、廠房及設備之資本承擔如下：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
已訂約但未撥備	Contracted but not provided for	3,097	7,713

(b) 於二零二五年十二月三十一日，本集團根據多份不可撤銷之租賃樓宇經營租賃日後應收之租金收入分析如下：

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
一年內	Within one year	49,643	51,125
第二至第五年（包括首尾兩年）	In the second to fifth year inclusive	21,984	72,029
		71,627	123,154

經營租賃收款指本集團就出租其投資物業應收之租金。租約及租金按平均年期3年磋商及釐定（二零二四年：3年）。

(a) Capital commitments in respect of property, plant and equipment are as follows:

(b) As at 31 December 2025, the Group's future rental income receivables under various non-cancellable operating leases in respect of rented premises are analysed as follows:

Operating lease receipts represent rentals receivable by the Group for leasing its investment properties. Leases and rentals are negotiated and fixed for an average of 3 years (2024: 3 years).

綜合財務報表附註

Notes to the Consolidated Financial Statements

38 關連人士交易

於二零二五年十二月三十一日，本公司之最大股東為王忠秣先生（個人及透過 Salop Hong Kong Limited，其乃由彼全資擁有及控制之公司）。

(a) 與關連人士之結餘

應收合營企業款項載於綜合財務狀況表。有關條款載於附註18。

(b) 擔保

於二零二五年十二月三十一日，本公司就其附屬公司獲授約港幣2,443,264,000元（二零二四年：港幣2,733,523,000元）之銀行融資，向銀行提供企業擔保。

於二零二五年十二月三十一日，附屬公司所動用的融資約為港幣1,483,596,000元（二零二四年：港幣1,618,928,000元）。

(c) 主要管理人員報酬

38 RELATED PARTY TRANSACTIONS

As at 31 December 2025, the largest shareholder of the Company was Mr. Wong Chung Mat, Ben (personally and via Salop Hong Kong Limited, a company wholly-owned and controlled by him).

(a) Balances with related parties

The amounts due from joint ventures are set out in the consolidated statement of financial position. The terms are set out in Note 18.

(b) Guarantee

As at 31 December 2025, the Company has provided corporate guarantee given to the banks in respect of banking facilities of approximately HK\$2,443,264,000 (2024: HK\$2,733,523,000) granted to its subsidiaries.

The facilities utilised by the subsidiaries as at 31 December 2025 amounted to approximately HK\$1,483,596,000 (2024: HK\$1,618,928,000).

(c) Key management compensation

		二零二五年 2025 港幣千元 HK\$'000	二零二四年 2024 港幣千元 HK\$'000
薪金及津貼	Salaries and allowances	18,881	15,069
花紅	Bonus	8,241	6,554
退休金成本－界定供款計劃	Pension costs – defined contribution schemes	69	36
		27,191	21,659

綜合財務報表附註

Notes to the Consolidated Financial Statements

39 重大會計政策概要

39.1 綜合

綜合財務報表包括本公司及其所有附屬公司截至二零二五年十二月三十一日止之財務報表。

(a) 附屬公司

附屬公司指所有本集團對其具有控制權的實體（包括結構性實體）。當本集團因為參與該實體而承擔可變回報的風險或享有可變回報的權益，並有能力透過指示該實體活動的權力影響此等回報時，本集團即控制該實體。附屬公司在控制權轉移至本集團之日起全數綜合入賬。附屬公司在控制權終止之日起停止綜合入賬。

本集團業務合併採用收購會計法入賬。

公司間之交易、結餘及集團公司間交易之未變現收益相互對銷。未變現虧損亦會對銷，除非該交易提供證據顯示所轉讓資產已減值。附屬公司之會計政策已於有需要時作出調整，確保與本集團採用之會計政策一致。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES

39.1 Consolidation

The consolidated financial statements include the financial statements of the Company and all of its subsidiaries made up to 31 December 2025.

(a) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations by the Group.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

39 重大會計政策概要（續）

39.1 綜合（續）

(b) 合營安排

根據香港財務報告準則第11號合營安排，於合營安排之投資會歸類為共同經營或合營企業。歸類乃取決於每名投資者之合約權利及責任，而不是合營安排之法定結構。本集團已評估其合營安排之性質，並釐定其為合營企業。合營企業權益乃使用權益法入賬，初步按成本於綜合財務狀況表確認。

(c) 權益會計法

根據權益會計法，投資乃按成本初步確認，其後經調整以於綜合收益表確認本集團應佔收購後的被投資方損益，及於其他全面收入確認本集團應佔被投資方的其他全面收入變動。已收或應收聯營公司及合營企業股息按扣減投資賬面值確認。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.1 Consolidation (continued)

(b) Joint arrangements

Under HKFRS 11 Joint Arrangements, investments in joint arrangements are classified as either joint operations or joint ventures. The classification depends on the contractual rights and obligations of each investor, rather than the legal structure of the joint arrangement. The Group has assessed the nature of its joint arrangements and determined them to be joint ventures. Interests in joint ventures are accounted for using the equity method, after initially being recognised at cost in the consolidated statement of financial position.

(c) Equity accounting

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses of the investee in consolidated income statement, and the Group's share of movements in other comprehensive income of the investee in other comprehensive income. Dividends received or receivable from joint ventures are recognised as a reduction in the carrying amount of the investment.

綜合財務報表附註 Notes to the Consolidated Financial Statements

39 重大會計政策概要 (續)

39.1 綜合 (續)

(c) 權益會計法 (續)

當本集團應佔合按權益入賬投資的虧損相等於或超出其於該實體的權益 (包括任何其他無抵押長期應收款項)，則本集團不會確認進一步虧損，除非其已產生責任或代表其他實體作出付款。

本集團與其聯營公司及合營企業交易之未變現收益按本集團於該等實體的權益對銷。除非交易提供已轉讓資產減值之證據，否則未變現虧損亦會對銷。已於有需要時修訂按權益入賬之被投資方之會計政策，確保與本集團所採納者一致。

按權益入賬投資之賬面值乃根據附註39.4所述之政策進行減值測試。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.1 Consolidation (continued)

(c) Equity accounting (continued)

When the Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees have been changed where necessary to ensure consistency with the policies adopted by the Group.

The carrying amount of equity-accounted investments is tested for impairment in accordance with the policy described in Note 39.4.

39 重大會計政策概要（續）

39.1 綜合（續）

(d) 擁有權權益變動

本集團將與非控股權益的交易（並不導致喪失控制權）視作與本集團權益擁有人的交易。所有權權益變動導致控股權益與非控股權益賬面值之間的調整以反映彼等於附屬公司的相對權益。非控股權益調整數額與任何已付或已收代價之間的任何差額於本公司擁有人應佔權益中的獨立儲備內確認。

當本集團因喪失控制權、共同控制權或重大影響力而停止綜合入賬或按權益入賬一項投資時，於實體的任何保留權益重新按公允價值計量，而賬面值變動於綜合收益表確認。就其後入賬列作聯營公司、合營企業或金融資產的保留權益而言，該公允價值為初始賬面值。此外，先前於其他全面收入就該實體確認的任何金額按猶如本集團已直接出售有關資產或負債的方式入賬。這意味著先前於其他全面收入確認的金額重新分類至綜合收益表或轉撥至適用香港財務報告準則會計準則所指明／許可的另一權益類別內。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.1 Consolidation (continued)

(d) Changes in ownership interests

The Group treats transactions with non-controlling interests that do not result in a loss of control as transactions with equity owners of the Group. A change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised in a separate reserve within equity attributable to owners of the Company.

When the Group ceases to consolidate or equity account for an investment because of a loss of control, joint control or significant influence, any retained interest in the entity is remeasured to its fair value with the change in carrying amount recognised in consolidated income statement. This fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to consolidated income statement or transferred to another category of equity as specified/permitted by applicable HKFRS Accounting Standards.

綜合財務報表附註

Notes to the Consolidated Financial Statements

39 重大會計政策概要 (續)

39.1 綜合 (續)

(d) 擁有權權益變動 (續)

倘於一間合營企業或聯營公司的擁有權權益減少但保留共同控制權或重大影響力，則先前於其他全面收入確認的金額僅有一定比例份額重新分類至綜合收益表 (如適用)。

39.2 分部報告

經營分部按向主要經營決策者 (「主要經營決策者」) 提供內部報告之一致方式呈報。本集團高級行政管理層負責分配經營分部資源及評估其表現，視為作出主要策略決定的主要經營決策者。

39.3 外幣換算

(a) 功能及呈報貨幣

本集團各實體財務報表所列項目均以有關實體經營業務所在主要經濟環境所用貨幣 (「功能貨幣」) 計算。綜合財務報表以本公司之功能及本集團之呈報貨幣港幣列值。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.1 Consolidation (continued)

(d) Changes in ownership interests (continued)

If the ownership interest in a joint venture is reduced but joint control or significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income are reclassified to consolidated income statement where appropriate.

39.2 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the CODM. The Group's senior executive management, who is responsible for allocating resources and assessing performance of the operating segments, is considered as the CODM that makes strategic decisions.

39.3 Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in Hong Kong dollars, which is the Company's functional and the Group's presentation currency.

39 重大會計政策概要（續）

39.3 外幣換算（續）

(b) 交易及結餘

外幣交易按交易日期之匯率或當項目經重新計量之估值換算為功能貨幣。結算該等交易及按年結時匯率換算以外幣計值貨幣資產及負債所產生匯兌盈虧，均於綜合收益表確認，惟於權益遞延處理之合資格現金流量對沖項目或合資格淨投資對沖項目除外。

所有匯兌盈虧，包括該等與借貸和現金及現金等價物有關的，均在綜合收益表內的「其他虧損／收益－淨額」中呈列。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.3 Foreign currency translation (continued)

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are re-measured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated income statement, except when deferred in equity as qualifying cash flow hedges or qualifying net investment hedges.

All foreign exchange gains and losses including those relate to borrowings and cash and cash equivalents are presented in the consolidated income statement within 'other losses/gains – net'.

綜合財務報表附註 Notes to the Consolidated Financial Statements

39 重大會計政策概要 (續)

39.3 外幣換算 (續)

(b) 交易及結餘 (續)

分類為按公允價值計入損益之金融資產及金融負債(包括衍生金融工具)、按公允價值計入其他全面收入的金融資產之以外幣計值貨幣證券之公允價值變動,就證券攤銷成本變動與證券賬面值其他變動兩者所產生換算差額進行分析。攤銷成本變動相關換算差額於綜合收益表確認,而有關按公允價值計入損益之金融資產及按公允價值計入其他全面收入之金融資產之賬面值其他變動則分別於綜合收益表及其他全面收入確認。

非貨幣金融資產及負債(例如按公允價值計入損益之金融資產及金融負債(包括衍生金融工具)及以按公允價值計入損益之方式持有之股本)之換算差額於綜合收益表確認,作為公允價值盈虧之部分。非貨幣金融資產(例如分類為按公允價值計入其他全面收入的金融資產之股本)之換算差額,計入其他全面收入。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.3 Foreign currency translation (continued)

(b) Transactions and balances (continued)

Changes in the fair value of monetary securities denominated in foreign currency classified as financial assets and financial liabilities (including derivative financial instruments) at fair value through profit or loss and financial assets at fair value through other comprehensive income are analysed between translation differences resulting from changes in the amortised cost of the security, and other changes in the carrying amount of the security. Translation differences related to changes in the amortised cost are recognised in consolidated income statement, and other changes in the carrying amount are recognised in consolidated income statement and other comprehensive income for financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income respectively.

Translation difference on non-monetary financial assets and liabilities such as financial assets and financial liabilities (including derivative financial instruments) at fair value through profit or loss and equities held at fair value through profit or loss are recognised in consolidated income statement as part of the fair value gain or loss. Translation differences on non-monetary financial assets such as equities classified as financial assets at fair value through other comprehensive income are included in other comprehensive income.

39 重大會計政策概要 (續)

39.3 外幣換算 (續)

(c) 集團旗下公司

本集團旗下所有功能貨幣與呈報貨幣不同實體 (該等實體概無擁有極度通脹經濟體系之貨幣) 之業績及財務狀況, 按以下方式換算為呈報貨幣:

- (i) 各財務狀況表所呈列資產及負債, 按報告日期之收市匯率換算;
- (ii) 各收益表之收入及支出按平均匯率換算, 惟此平均值並非該等交易日期通行匯率累積效果之合理約數除外。在此情況下, 收入及支出於交易日期換算; 及
- (iii) 所產生全部匯兌差額將確認為其他全面收入。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.3 Foreign currency translation (continued)

(c) Group companies

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- (i) assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that report;
- (ii) income and expenses for each income statement are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and
- (iii) all resulting exchange differences are recognised in other comprehensive income.

綜合財務報表附註

Notes to the Consolidated Financial Statements

39 重大會計政策概要 (續)

39.3 外幣換算 (續)

(c) 集團旗下公司 (續)

綜合賬目時，換算外國業務淨投資所產生匯兌差額以及指定用作對沖該等投資之貸款及其他貨幣工具之匯兌差額，列入股東權益。出售部分外國業務時，該等已計入權益之匯兌差額於綜合收益表確認為出售收益或虧損之一部分。

39.4 附屬公司、合營企業及非金融資產的投資減值

資產須當有事件出現或情況改變顯示賬面值可能無法收回時就減值進行測試。減值虧損按資產之賬面值超出其可收回金額之差額確認。可收回金額以資產之公允價值扣除出售成本或使用價值兩者之間較高者為準。於評估減值時，資產按很大程度上獨立於來自其他資產或資產組別之現金流入的可分開識辨現金流入（現金產生單位）之最低層次分組。除商譽外，已蒙受減值之非金融資產於每個報告期末均就減值是否可以撥回進行檢討。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.3 Foreign currency translation (continued)

(c) Group companies (continued)

On consolidation, exchange differences arising from the translation of the net investment in foreign operations, and of borrowings and other currency instruments designated as hedges of such investments, are taken to shareholders' equity. When a foreign operation is partially disposed of or sold, exchange differences that were recorded in equity are recognised in the consolidated income statement as part of the gain or loss on sale.

39.4 Impairment of investments in subsidiaries, joint ventures and non-financial assets

Assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

39 重大會計政策概要（續）

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.5 投資及其他金融資產

39.5 Investments and other financial assets

(i) 分類

本集團按以下計量類別對金融資產進行分類：

- 其後以公允價值計量（且其變動計入其他全面收入或綜合收益表）；及
- 按攤銷成本計量。

該分類取決於實體管理金融資產之業務模式以及現金流量的合約條款。

對於以公允價值計量之資產，其盈虧將計入綜合收益表或其他全面收入。對於並非持作交易之權益工具投資而言，其將取決於本集團在初始確認時是否作出不可撤銷之選擇而將權益投資指定為按公允價值計入其他全面收入。

(i) Classification

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income, or through consolidated income statement), and
- those to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in consolidated income statement or other comprehensive income. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income.

綜合財務報表附註 Notes to the Consolidated Financial Statements

39 重大會計政策概要（續）

39.5 投資及其他金融資產（續）

(ii) 確認及終止確認

金融資產之常規買賣在交易日確認—交易日指本集團承諾購入或出售該資產之日。當自金融資產獲取現金流量之權利已到期或轉讓，且本集團已將擁有權之絕大部分風險和回報轉讓時，則金融資產會終止確認。

(iii) 計量

於初始確認時，本集團計量金融資產（倘金融資產並非按公允價值計入損益）以公允價值加上可直接歸屬於收購該項金融資產之交易費用。與按公允價值計入損益之金融資產相關之交易費用於綜合收益表支銷。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.5 Investments and other financial assets (continued)

(ii) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

(iii) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in consolidated income statement.

39 重大會計政策概要 (續)

39.5 投資及其他金融資產 (續)

(iii) 計量 (續)

債務工具

債務工具之後續計量取決於本集團管理該資產之業務模式以及該資產之現金流量特徵。

- 攤銷成本：對於持有以收取合約現金流量而該現金流量僅代表對本金和利息之支付之資產而言，該資產則以攤銷成本計量。該等金融資產之利息收入以實際利率法計算，計入融資收入。終止確認時產生之任何盈虧直接計入綜合收益表，並與匯兌盈虧一同呈列在其他虧損／收益－淨額中。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.5 Investments and other financial assets (continued)

(iii) Measurement (continued)

Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset.

- Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in consolidated income statement and presented in other losses/gains – net, together with foreign exchange gains and losses.

綜合財務報表附註 Notes to the Consolidated Financial Statements

39 重大會計政策概要 (續)

39.5 投資及其他金融資產 (續)

(iii) 計量 (續)

債務工具 (續)

- 按公允價值計入其他全面收入：對於持有以收取合約現金流量及出售金融資產而該資產之現金流量僅代表對本金和利息之支付之資產而言，該資產則按公允價值計入其他全面收入計量。賬面值之變動計入其他全面收入，惟於綜合收益表確認之減值收益或虧損、利息收入及匯兌盈虧之確認除外。當金融資產終止確認時，先前於其他全面收入確認之累計收益或虧損由權益重新分類至綜合收益表，並於其他虧損／收益確認。該等金融資產之利息收入以實際利率法計算，計入融資收入。匯兌盈虧於其他虧損／收益－淨額呈列，而減值開支於綜合收益表單獨呈列。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.5 Investments and other financial assets (continued)

(iii) Measurement (continued)

Debt instruments (continued)

- Fair value through other comprehensive income: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income. Movements in the carrying amount are taken through other comprehensive income, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognised in consolidated income statement. When the financial asset is derecognised, the cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to consolidated income statement and recognised in other losses/gains. Interest income from these financial assets is included in finance income using the effective interest rate method. Foreign exchange gains and losses are presented in other losses/gains – net and impairment expenses are presented as separate line item in consolidated income statement.

39 重大會計政策概要 (續)

39.5 投資及其他金融資產 (續)

(iii) 計量 (續)

債務工具 (續)

- 按公允價值計入損益：不符合攤銷成本或按公允價值計入其他全面收入計量標準的資產按公允價值計入損益計量。其後按公允價值計入損益的債務工具所產生的收益或虧損，於其產生期間在損益中確認，並於其他虧損／收益下以淨額列示。

權益工具

本集團以公允價值對所有權益投資進行後續計量。倘本集團管理層選擇將權益投資之公允價值盈虧計入其他全面收入，則當終止確認該投資後，不會將公允價值盈虧重新分類至綜合收益表。有關投資之股息繼續於本集團確立收取股息之權利時於綜合收益表確認為其他收入。

對於按公允價值計入損益之金融資產，其公允價值變動於綜合收益表之其他虧損／收益－淨額呈列（倘適用）。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.5 Investments and other financial assets (continued)

(iii) Measurement (continued)

Debt instruments (continued)

- Fair value through profit or loss: Assets that do not meet the criteria for amortised cost or fair value through other comprehensive income are measured at fair value through profit or loss. A gain or loss on a debt instrument that is subsequently measured at fair value through profit or loss is recognised in profit or loss and presented net within other losses/gains in the period in which it arises.

Equity instruments

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to consolidated income statement following the derecognition of the investment. Dividends from such investments continue to be recognised in consolidated income statement as other income when the Group's right to receive payments is established.

Changes in the fair value of financial assets at fair value through profit or loss are recognised in other losses/gains – net in the consolidated income statement as applicable.

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39 重大會計政策概要 (續)

39.5 投資及其他金融資產 (續)

(iv) 減值

對於以攤銷成本之債務工具而言，本集團就其預期信貸虧損作出前瞻性評估。減值方法取決於其信貸風險是否顯著增加。減值虧損將於綜合收益表呈列。對於應收貿易賬款而言，本集團採用香港財務報告準則第9號允許之簡化方法，該準則規定於初始確認應收賬款時同時確認預期年期虧損。

39.6 衍生工具及對沖活動

衍生工具於訂立衍生工具合約當日按公允價值初始確認，其後按各報告期末之公允價值重新計量。公允價值其後變動之會計處理乃取決於衍生工具是否指定為對沖工具，如是，則取決於被對沖項目的性質。本集團將若干衍生工具指定為：

- 對已確認資產及負債之現金流量或可能性甚高的預測交易相關的特定風險所作的對沖（現金流量對沖）。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.5 Investments and other financial assets (continued)

(iv) Impairment

The Group assesses on a forward looking basis the expected credit losses associated with its debt instruments carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Impairment losses are presented in consolidated income statement. For trade receivables, the Group applies the simplified approach permitted by HKFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

39.6 Derivatives and hedging activities

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. The accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The Group designates certain derivatives:

- hedges of a particular risk associated with the cash flows of recognised assets and liabilities and highly probable forecast transactions (cash flow hedges).

39 重大會計政策概要 (續)

39.6 衍生工具及對沖活動 (續)

本集團在對沖工具及被對沖項目的關係開始時以文件記錄，以及記錄進行各項對沖交易的風險管理的目的與策略。本集團亦在對沖開始時及持續就用於對沖交易的衍生工具是否能高度有效地抵銷被對沖項目的公允價值或現金流量變動進行評估，並以文件記錄。

用作對沖之各類衍生金融工具之公允價值於附註28披露。股東權益內之對沖儲備變動載於附註33。當被對沖項目之餘下年期超過十二個月，則對沖衍生工具之全部公允價值乃分類為非流動資產或負債；當被對沖項目之餘下年期少於十二個月，則分類為流動資產或負債。貿易衍生工具乃分類為流動資產或負債。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.6 Derivatives and hedging activities (continued)

The Group documents at the inception of the relationship between hedging instruments and hedged items, as well as its risk management objective and strategy for undertaking various hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions have been and will continue to be highly effective in offsetting changes in fair values or cash flows of hedged items.

The fair values of various derivative financial instruments used for hedging purposes are disclosed in Note 28. Movements in the hedging reserve in shareholders' equity are shown in Note 33. The full fair value of a hedging derivative is classified as a non-current asset or liability when the remaining maturity of the hedged item is more than twelve months; it is classified as a current asset or liability when the remaining maturity of the hedged item is less than twelve months. Trading derivatives are classified as a current asset or liability.

綜合財務報表附註

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39 重大會計政策概要（續）

39.6 衍生工具及對沖活動（續）

(i) 符合資格採用對沖會計法之現金流量對沖

被指定及符合作為現金流量對沖工具的衍生工具，其公允價值變動的實際部分於其他全面收入中確認並累計入權益儲備。與非實際部分相關的收益或虧損則即時於綜合收益表中的「其他虧損／收益－淨額」確認。

權益累計金額於對沖項目影響損益期間內重新分類如下：

- 與利率掉期對沖浮動利率借款有效部分相關的收益或虧損，與對沖借款利息開支一同計入損益中的財務成本。

如對沖工具期滿或售出或終止，或如對沖工具不再符合對沖會計處理的準則，則當時在權益存在的任何累計收益或虧損仍然在權益中保留，並會在預測交易最終在綜合收益表中確認時確認。如預測交易預計不能進行，則已在權益呈報的累計收益或虧損會即時重新分類至綜合收益表。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.6 Derivatives and hedging activities (continued)

(i) Cash flow hedge that qualify for hedge accounting

The effective portion of changes in the fair value of derivatives that are designated and qualified as cash flow hedges is recognised in other comprehensive income and accumulated in reserves in equity. The gain or loss relating to the ineffective portion is recognised immediately in consolidated income statement within 'other losses/gains – net'.

Amounts accumulated in equity are reclassified in the periods when the hedged item affects profit or loss, as follows:

- The gain or loss relating to the effective portion of the interest rate swaps hedging variable rate borrowings is recognised in profit or loss within finance cost at the same time as the interest expense on the hedged borrowings.

When a hedging instrument expires or is sold or terminated, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in equity at that time remains in equity and is recognised when the forecast transaction is ultimately recognised in consolidated income statement. When a forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in equity is immediately reclassified to consolidated income statement.

39 重大會計政策概要 (續)

39.6 衍生工具及對沖活動 (續)

(ii) 並不符合資格採用對沖會計法之衍生工具

該等衍生工具公允價值之變動即時於綜合收益表之「其他虧損／收益－淨額」確認。

39.7 應收貿易及其他應收賬款

應收貿易賬款為在一般業務過程中就商品銷售或服務而應收客戶款項。如應收貿易及其他應收賬款的收回預期在一年或以內（如仍在一般經營週期中，則可較長時間），其被分類為流動資產；否則分類為非流動資產。

除非含有重大融資成分，應收貿易賬款初步以無條件之代價金額以公允價值確認。本集團持有應收貿易賬款，目的是收取合約現金流量並因此其後以實際利率法以攤銷成本計量。有關本集團應收貿易賬款入賬之進一步資料，參閱附註24，有關本集團減值政策之說明，參閱附註3.1(b)(ii)(1)。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.6 Derivatives and hedging activities (continued)

(ii) The derivative instruments do not qualify for hedge accounting

Changes in the fair value of these derivative instruments are recognised immediately in the consolidated income statement within 'other losses/gains – net'.

39.7 Trade and other receivables

Trade receivables are amounts due from customers for merchandise sold or services performed in the ordinary course of business. If collection of trade and other receivables is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value. The Group holds the trade receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method. See Note 24 for further information about the Group's accounting for trade receivables and Note 3.1(b)(ii)(1) for a description of the Group's impairment policies.

綜合財務報表附註

Notes to the Consolidated Financial Statements

39 重大會計政策概要（續）

39.8 應付貿易及其他應付賬款

應付貿易賬款為在一般業務過程中從供應商購買商品或服務而應支付的承擔。如應付貿易及其他應付賬款的支付日期在一年或以內（如仍在一般經營週期中，則可較長時間），其被分類為流動負債；否則分類為非流動負債。

應付貿易及其他應付賬款初步以公允價值確認，其後利用實際利率法按攤銷成本計量。

39.9 貸款

貸款初步按公允價值並扣除產生的交易成本確認。貸款其後按攤銷成本列賬。所得款項（扣除交易成本）與贖回價值的任何差額利用實際利率法於貸款期間內在綜合收益表確認。

為建立貸款融資所支付的費用，當部分或所有融資很可能使用時確認為貸款的交易成本。在該情況下，該費用在實際提取前將作為遞延支出。倘沒有任何證據表明部分或所有融資會被提取時，該費用將作為流動性服務之預付款項資本化，並在融資相關的期間內攤銷。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.8 Trade and other payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade and other payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

39.9 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the consolidated income statement over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

39 重大會計政策概要（續）

39.9 貸款（續）

除非本集團有無條件權利於報告期末後遞延償還負債最少十二個月，否則貸款均分類為流動負債。

39.10 借貸成本

與收購、建築或生產合資格資產（即需要大量時間準備作擬定用途或出售的資產）直接相關的一般及特定借貸成本會計入該等資產的成本，直至資產大致上可供作其預定用途或出售為止。

合資格資產未獲撥付開支的特定借貸暫時投資賺取的投資收入自合資格撥充資本的借貸成本扣除。

所有其他借貸成本於產生期間在綜合收益表中確認。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.9 Borrowings (continued)

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least twelve months after the end of the reporting period.

39.10 Borrowing costs

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in consolidated income statement in the period in which they are incurred.

綜合財務報表附註 Notes to the Consolidated Financial Statements

39 重大會計政策概要（續）

39.11 當期及遞延所得稅

當期所得稅開支或抵免為根據各司法管轄區的適用所得稅率按當期應課稅收入之應繳稅項，並就臨時差異及未動用稅項虧損引起之遞延所得稅資產及負債之變化而調整。

當期所得稅

當期所得稅支出根據本公司及其附屬公司、聯營公司及合營企業營運及產生應課稅收入之國家於報告期末已頒佈或實質頒佈的稅務法例計算。管理層就適用稅務法例詮釋所規限的情況定期評估報稅表的狀況，並在適用情況下根據預期須向稅務機關支付的稅款設定撥備。

遞延所得稅

遞延所得稅利用負債法就資產和負債的稅基與資產和負債在綜合財務報表的賬面值的差額而產生的臨時差異悉數計提撥備。然而，若遞延所得稅負債來自對商譽的初步確認，則不予確認。若遞延所得稅來自在交易（不包括業務合併）中對資產或負債的初步確認，而在交易時不影響會計損益或應課稅利潤或虧損，則不予列賬。遞延所得稅採用在報告期末前已頒佈或實質上已頒佈，並在有關的遞延所得稅資產實現或遞延所得稅負債結算時預期將會適用的稅率（及法例）而釐定。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.11 Current and deferred income tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the Company and its subsidiaries and joint ventures operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

39 重大會計政策概要 (續)

39.11 當期及遞延所得稅 (續)

遞延所得稅 (續)

遞延稅項資產僅會就很可能有未來應課稅金額以動用有關臨時差異及虧損時確認。

若本公司能控制撥回臨時差異之時間而有關差異於可預見將來很有可能不會撥回，則不會就外國業務投資之賬面值與稅基之間的臨時差異確認遞延稅項負債及資產。

倘有法定可強制執行權利抵銷當期稅項資產及負債，以及遞延稅項結餘與同一稅務機關有關，則遞延稅項資產及負債互相抵銷。倘實體擁有法定可強制執行權利抵銷及擬按淨額基準償付或變現資產及同時償付負債，則抵銷當期稅項資產及稅項負債。

除與於其他全面收入或直接於權益確認的項目相關外，當期及遞延稅項於綜合收益表確認。於此情況，稅項亦分別於其他全面收入或直接於權益確認。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.11 Current and deferred income tax (continued)

Deferred income tax (continued)

Deferred tax assets are recognised only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax liabilities and assets are not recognised for temporary differences between the carrying amount and tax bases of investments in foreign operations where the Company is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred tax assets and liabilities are offset where there is a legally enforceable right to offset current tax assets and liabilities and where the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax is recognised in consolidated income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

綜合財務報表附註

Notes to the Consolidated Financial Statements

39 重大會計政策概要 (續)

39.12 僱員福利

(a) 退休金責任

集團公司設有多項界定供款退休金計劃。界定供款計劃為本集團據此向一獨立實體作出供款之退休金計劃。倘該基金並無足夠資產支付所有僱員於本期間及過往期間有關僱員服務所得之福利，本集團亦無進一步供款的法定或推定責任。

本集團按強制、合約或自願基準向公營或私人管理退休金保險計劃作出供款。一旦支付供款後，本集團即無進一步付款責任。供款於到期時確認為僱員福利開支。預付供款在可取得退回現金或日後付款減少的情況下確認為資產。

(b) 僱員應享假期

僱員的應享年假乃於應計予僱員時確認。僱員因提供服務而產生的應享年假乃按截至報告日之年假估計負債計算撥備。僱員應享病假及分娩假期僅於支取時才確認。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.12 Employee benefits

(a) Pension obligations

Group companies participate in general defined contribution pension schemes. A defined contribution plan is a pension plan under which the Group pays fixed contributions into a separate entity. The Group has no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

The Group pays contributions to publicly or privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(b) Employee leave entitlements

Employee entitlements to annual leave are recognised when they accrued to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the reporting date. Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

39 重大會計政策概要（續）

39.12 僱員福利（續）

(c) 終止服務福利

終止服務福利在本集團於正常退休日期前終止僱用或當僱員接受自願遣散以此換取此等福利時支付。本集團在可證明承諾如下時確認終止服務福利：根據詳細的正式計劃（無撤回的可能）終止現有僱員的僱傭；或因提出一項要約以鼓勵自願遣散而提供的終止服務福利。於報告期末後超過十二個月到期的福利折現至現值計算。

(d) 利潤共享及花紅計劃

報告期末後十二個月內悉數到期之利潤共享及花紅計劃之撥備乃當本集團因僱員提供服務而產生現有法定或推定責任，且能可靠估計有關責任時予以確認。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.12 Employee benefits (continued)

(c) Termination benefits

Termination benefits are payable when employment is terminated by the Group before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits when it is demonstrably committed to either: terminating the employment of current employees according to a detailed formal plan without possibility of withdrawal; or providing termination benefits as a result of an offer made to encourage voluntary redundancy. Benefits falling due more than twelve months after the end of the reporting period are discounted to present value.

(d) Profit-sharing and bonus plans

Provisions for profit sharing and bonus plans due wholly within twelve months after the end of the reporting period are recognised when the Group has a present legal or constructive obligation as a result of services rendered by employees and a reliable estimate of the obligation can be made.

綜合財務報表附註

Notes to the Consolidated Financial Statements

39 重大會計政策概要（續）

39.13 撥備

當本集團因某一過往事件而負有法定或推定責任並可能產生合理估計的經濟利益流出時，確認撥備。

倘若經濟利益流出可能性不大，或倘有關金額不能可靠估計時，則有關責任將作為或然負債披露，除非經濟利益流出之可能性極低則另作別論。倘有可能產生之責任，其存在僅由一項或多項未來事件之發生與否來確認，亦披露為或然負債，除非經濟利益流出之可能性極低則另做別論。倘經濟利益流出之可能性發生變化以致頗有可能流出時，則有關流出將確認為撥備。

39.14 抵銷金融工具

當有依法可執行的權利可抵銷已確認金額，並有意圖按淨額基準結算或同時變現資產和結算負債時，金融資產與負債可互相抵銷，並在財務狀況表報告其淨額。法定可執行權利必須不得依賴未來事件而定，而在一般業務過程中以及倘公司或對手方一旦出現違約、無償債能力或破產時，這也必須具有約束力。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.13 Provisions

Provisions are recognised when the Group has a legal or constructive obligation arising as a result of a past event, which will probably result in an outflow of economic benefits that can be reasonably estimated.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, the existence of which will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote. When a change in the probability of an outflow occurs, so that outflow is probable, it will then be recognised as a provision.

39.14 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty.

39 重大會計政策概要（續）

39.15 現金及現金等價物

現金及現金等價物包括手頭現金、銀行通知存款、原到期日為三個月或以下的其他短期高度流動性投資及銀行透支。

39.16 股本

普通股被列為權益。直接歸屬於發行新股份或購股權之新增成本在權益中列為所得款項之減少。

39.17 財務擔保合約

財務擔保合約於發出擔保時確認為金融負債。負債初步以公允價值計量並其後根據香港財務報告準則第9號「金融工具」項下預期信貸虧損模型釐定金額與初步確認之金額減去（倘適當）根據香港財務報告準則第15號「客戶合約收益」原則確認之收益累計金額兩者中之較高者。

財務擔保之公允價值釐定為債務工具之合約付款與在並無擔保下將須作出之付款之間的現金流量之差額之現值，或就承擔責任而可能須付予第三方之估計金額。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.15 Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

39.16 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction from the proceeds.

39.17 Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with the expected credit loss model under HKFRS 9 “Financial Instruments” and the amount initially recognised less, where appropriate, the cumulative amount of income recognised in accordance with the principles of HKFRS 15 “Revenue from Contracts with Customers”.

The fair value of financial guarantees is determined as the present value of the difference in cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

綜合財務報表附註

Notes to the Consolidated Financial Statements

39 重大會計政策概要 (續)

39.17 財務擔保合約 (續)

若按無償代價就附屬公司或聯營公司之貸款或其他應付賬款而作出擔保，有關公允價值則作為注資，並在本集團的財務報表內確認為投資成本的一部分。

39.18 政府補助

倘能夠合理確定本集團將收到政府補助及本集團符合所有附帶條件，即按其公允價值確認政府補助。

與成本有關的政府補助遞延至補助與擬補償成本需予配對的期間內，在綜合收益表確認。

與購入物業、廠房及設備有關的政府補助初步作為遞延政府補助計入負債，並於建設或購入該物業、廠房及設備時將已收政府補助按系統基準於有關資產之預期可使用年期於綜合收益表內確認。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.17 Financial guarantee contracts (continued)

Where guarantees in relation to loans or other payables of subsidiaries are provided for no compensation, the fair values are accounted for as contributions and recognised as part of the cost of the investment in the financial statements of the Group.

39.18 Government grants

Grants from the government are recognised at their fair values where there is a reasonable assurance that the grant will be received and the Group will comply with all attached conditions.

Government grants relating to costs are deferred and recognised in the consolidated income statement over the period necessary to match them with the costs that they are intended to compensate.

Government grants relating to the purchase of property, plant and equipment are initially included in liabilities as deferred government grants and when such property, plant and equipment are built or purchased, the received government grants are recognised in consolidated income statement on a systematic basis over the expected useful lives of the related assets.

39 重大會計政策概要（續）

39.19 股息分派

向本公司股東分派的股息在股息獲本公司股東或董事（視何者適用而定）批准的期間內於本集團及本公司的財務報表確認為負債。

39.20 獨立財務報表

於附屬公司的投資乃按成本扣除減值列賬。成本包括直接應佔投資成本。本公司按已收及應收股息基準將附屬公司的業績入賬。

倘於附屬公司的投資的股息超過附屬公司於股息宣派期間的全面收入總額或倘於本公司財務報表中的投資賬面值超過被投資方的資產淨值（包括商譽）於綜合財務報表中的賬面值，則於收取該等投資的股息時，須對有關投資進行減值測試。

39 SUMMARY OF MATERIAL ACCOUNTING POLICIES (continued)

39.19 Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's and the Company's financial statements in the period in which the dividends are approved by the Company's shareholders or directors, where appropriate.

39.20 Separate financial statements

Investments in subsidiaries are accounted for at cost less impairment. Cost includes direct attributable costs of investment. The results of subsidiaries are accounted for by the Company on the basis of dividend received and receivable.

Impairment testing of the investments in subsidiaries is required upon receiving a dividend from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the financial statements of the Company exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

主要物業列表

Schedule of Principal Properties

於二零二五年十二月三十一日 As at 31 December 2025

物業名稱及位置	別類	概約總樓面 面積 (平方米) Approximate Gross Floor Areas (sq.m.)	地段編號	用途	租賃期限	完成階段	本集團 權益 Group Interest
Name of property and location	Type		Lot Number	Purpose	Lease Expiry	Stage of Completion	
位於香港之投資物業 Investment properties in Hong Kong							
香港九龍官塘海濱道181號One Harbour Square 9樓、 10樓、12樓、15樓、16樓、17樓、18樓、19樓及20樓 9th, 10th, 12th, 15th, 16th, 17th, 18th, 19th and 20th floors, One Harbour Square, 181 Hoi Bun Road, Kwun Tong, Kowloon, Hong Kong	辦公室 Office	12,089	官塘內地段 173號 Kwun Tong Inland Lot No. 173	辦公室 Office	二零四七年 六月三十日 30 June 2047	已完成 Completed	100%
香港九龍官塘海濱道181號One Harbour Square 43個停車位 43 car parking spaces, One Harbour Square, 181 Hoi Bun Road, Kwun Tong, Kowloon, Hong Kong	停車位 Car parking spaces	538	官塘內地段 173號 Kwun Tong Inland Lot No. 173	泊車 Parking	二零四七年 六月三十日 30 June 2047	已完成 Completed	100%
位於香港之已完成物業存貨 Stock of completed properties in Hong Kong							
香港九龍官塘海濱道181號One Harbour Square 7樓 7th floors, One Harbour Square, 181 Hoi Bun Road, Kwun Tong, Kowloon, Hong Kong	辦公室 Office	1,354	官塘內地段 173號 Kwun Tong Inland Lot No. 173	辦公室 Office	二零四七年 六月三十日 30 June 2047	已完成 Completed	100%
香港九龍官塘海濱道181號One Harbour Square 14個停車位 14 car parking spaces, One Harbour Square, 181 Hoi Bun Road, Kwun Tong, Kowloon, Hong Kong	停車位 Car parking spaces	175	官塘內地段 173號 Kwun Tong Inland Lot No. 173	泊車 Parking	二零四七年 六月三十日 30 June 2047	已完成 Completed	100%

WONG'S INTERNATIONAL HOLDINGS LIMITED
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