



鷹君集團有限公司 Great Eagle Holdings Limited

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 : 41)

2025 中期報告 Interim Report



CORPORATE PROFILE

The Great Eagle Group is one of Hong Kong's leading property companies. The Group also owns and manages an extensive international hotel portfolio branded under The Langham and its affiliate brands. Headquartered in Hong Kong, the Group develops, invests in and manages high quality residential, office, retail and hotel properties in Asia, North America, Australasia and Europe.

The Group's principal holdings include a 70.49% interest (as at 30 June 2025) in Champion Real Estate Investment Trust ("Champion REIT"), and a 71.31% interest (as at 30 June 2025) in Langham Hospitality Investments and Langham Hospitality Investments Limited ("LHI"). Champion REIT owns a Grade-A commercial office space in Three Garden Road as well as the office tower and shopping mall of Langham Place. Besides, Champion REIT also holds 27% interest in an office property located in 66 Shoe Lane of Central London. As for LHI, it holds three high quality hotels in the heart of Kowloon, including The Langham, Hong Kong, Cordis, Hong Kong and Eaton HK.

The Group's development projects include two luxury residential development projects, as well as shareholding interests in two joint venture development projects in Hong Kong, two development projects in San Francisco, U.S., a development project in Seattle, U.S., and two hotel development projects in Tokyo, Japan and Venice, Italy respectively. The Group is also active in property management and maintenance services as well as building materials trading.

The Group's extensive international hotel portfolio currently comprises of 33 properties with more than 11,000 rooms, including 26 luxury hotels branded under The Langham and Cordis brands in Hong Kong, London, New York, Chicago, Boston, Los Angeles, Sydney, Melbourne, Gold Coast, Auckland, Jakarta, Shanghai, Beijing, Shenzhen, Guangzhou, Foshan, Haikou, Ningbo, Xiamen, Hefei, Changsha, Xuzhou and Baoshan; two Eaton hotels in Washington D.C. and Hong Kong; four Ying'nFlo in Hong Kong and Mainland China; and the Chelsea hotel in Toronto.

The Group was founded by the late Mr. Lo Ying Shek in 1963 with The Great Eagle Company, Limited as its holding company, shares of which were listed on the Hong Kong Stock Exchange in 1972. The Group underwent a re-organisation in 1990 and Great Eagle Holdings Limited, a Bermuda registered company, became the listed holding company of the Group in place of The Great Eagle Company, Limited.

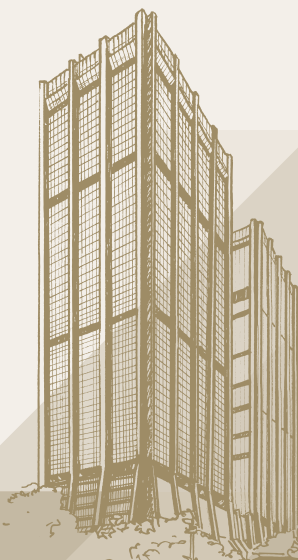
The Group had a core profit after tax of approximately HK\$1,553 million in the financial year 2024 and a net asset value (based on share of net assets of Champion REIT and LHI) of approximately HK\$62.15 billion as of 30 June 2025.

Corporate Video



鷹翔萬里 穩建未來
WHERE EAGLES FLY

www.greateagle.com.hk



CONTENTS

Corporate Information	2
Information for Shareholders	3
Financial Highlights	4
Management Discussion and Analysis	6
Directors' Biographical Information	27
Governance and Compliance	33
Disclosure of Interests	38
Report on Review of Condensed Consolidated Financial Statements	51
Condensed Consolidated Income Statement	52
Condensed Consolidated Statement of Comprehensive Income	53
Condensed Consolidated Statement of Financial Position	54
Condensed Consolidated Statement of Changes in Equity	56
Condensed Consolidated Statement of Cash Flows	58
Notes to the Condensed Consolidated Financial Statements	60
Glossary of Terms	95



CORPORATE INFORMATION

DIRECTORS

LO Ka Shui (*Chairman and Managing Director*)

LO TO Lee Kwan[#]

WONG Yue Chim, Richard*

LEE Pui Ling, Angelina*

ZHU Qi*

HO Shut Kan*

Diana Ferreira CESAR*

LO Hong Sui, Antony

LAW Wai Duen

LO Hong Sui, Vincent[#]

LO Ying Sui[#]

LO Chun Him, Alexander

KAN Tak Kwong (*General Manager*)

CHU Shik Pui

POON Ka Yeung, Larry

[#] Non-executive Directors

* Independent Non-executive Directors

AUDIT COMMITTEE

ZHU Qi (*Chairman*)

WONG Yue Chim, Richard

LEE Pui Ling, Angelina

HO Shut Kan

REMUNERATION COMMITTEE

LEE Pui Ling, Angelina (*Chairwoman*)

WONG Yue Chim, Richard

ZHU Qi

HO Shut Kan

NOMINATION COMMITTEE

WONG Yue Chim, Richard (*Chairman*)

LEE Pui Ling, Angelina

ZHU Qi

HO Shut Kan

FINANCE COMMITTEE

LO Ka Shui (*Chairman*)

KAN Tak Kwong

LO Chun Him, Alexander

CHU Shik Pui

COMPANY SECRETARY

WONG Mei Ling, Marina

AUDITOR

Deloitte Touche Tohmatsu

Certified Public Accountants

Registered Public Interest Entity Auditor

LEGAL ADVISORS

Appleby

Clayton Utz

Clifford Chance

Dentons

Goodmans LLP

Johnson Stokes & Master

Jones Day

Pillsbury Winthrop Shaw Pittman LLP

Reed Smith Richards Butler LLP

Shartsis Frieze LLP

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited

Citibank, N.A.

DBS Bank (Hong Kong) Limited

Hang Seng Bank Limited

Mizuho Bank, Limited

Oversea-Chinese Banking Corporation Limited

The Bank of East Asia, Limited

The Hongkong and Shanghai Banking Corporation Limited

REGISTERED OFFICE

Clarendon House

2 Church Street

Hamilton HM 11

Bermuda

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

33rd Floor, Great Eagle Centre

23 Harbour Road

Wanchai, Hong Kong

Tel: (852) 2827 3668

Fax: (852) 2827 5799

PRINCIPAL SHARE REGISTRAR

Appleby Global Corporate Services (Bermuda) Limited

Canon's Court, 22 Victoria Street

PO Box HM 1179, Hamilton HM EX

Bermuda

BRANCH SHARE REGISTRAR IN HONG KONG

Computershare Hong Kong Investor Services Limited

Shops 1712–1716, 17th Floor, Hopewell Centre

183 Queen's Road East

Wanchai, Hong Kong

WEBSITE

www.GreatEagle.com.hk

STOCK CODE

41

INFORMATION FOR SHAREHOLDERS

INTERIM DIVIDEND

The Board has resolved to declare an interim dividend in the form of cash in the amount of HK41 cents per share (2024: HK37 cents per share) for the six months ended 30 June 2025 (the “2025 Interim Dividend”), payable on 15 October 2025 to the Shareholders whose names appear on the Registers of Members of the Company on Friday, 3 October 2025.

SPECIAL DIVIDEND IN THE FORM OF DISTRIBUTION IN SPECIE

The Board has resolved to declare a special dividend in the form of a distribution in specie of certain share stapled unit(s) of LHI (Stock Code: 1270) to the qualifying Shareholders of the Company. Further announcement(s) containing details of the distribution in specie, including the distribution ratio and record date, will be made by the Company.

CLOSURE OF REGISTERS OF MEMBERS

For the purpose of ascertaining the Shareholders’ entitlement to the 2025 Interim Dividend, the Registers of Members of the Company will be closed from Friday, 26 September 2025 to Friday, 3 October 2025, both days inclusive, during which period no transfer of shares will be registered.

In order to qualify for the 2025 Interim Dividend, all properly completed transfer forms accompanied by the relevant share certificates must be lodged with the branch share registrar of the Company in Hong Kong for registration not later than 4:30 p.m. on Thursday, 25 September 2025.

FINANCIAL CALENDAR

2025 Interim Results Announcement	: 26 August 2025
Ex-dividend Date	: 24 September 2025
Closure of Registers of Members	: 26 September 2025 – 3 October 2025 (both days inclusive)
Record Date for 2025 Interim Dividend	: 3 October 2025
Payment of 2025 Interim Dividend	: 15 October 2025

Our Website



FINANCIAL HIGHLIGHTS

	Six months ended 30 June		
	2025 HK\$ million	2024 HK\$ million	Change
Key Financials on Income Statement			
Based on core business¹			
Revenue based on core business	4,000.0	3,791.0	5.5%
Core profit after tax attributable to equity holders	597.3	735.8	-18.8%
Core profit after tax attributable to equity holders (per share)	HK\$0.80	HK\$0.98	
Based on statutory accounting principles²			
Revenue based on statutory accounting principles	5,419.3	5,293.5	2.4%
Statutory loss attributable to equity holders	(1,056.5)	(985.9)	7.2%
Interim dividend (per share)	HK\$0.41	HK\$0.37	
Special dividend ³			

¹ On the basis of core business, figures excluded fair value changes relating to the Group's investment properties and financial assets and were based on attributable distribution income from Champion REIT and LHI, as well as realised gains and losses on financial assets. The management discussion and analysis focus on the core profit of the Group.

² Financial figures prepared under the statutory accounting principles were based on applicable accounting standards, which included fair value changes and consolidated financial figures of Champion REIT and LHI.

³ The Board has resolved to declare a special dividend in the form of a distribution in specie of certain share stapled unit(s) of LHI (Stock Code: 1270) to the qualifying Shareholders of the Company. Further announcement(s) containing details of the distribution in specie, including the distribution ratio and record date, will be made by the Company.

	As at the end of	
	June 2025	December 2024
Key Financials on Balance Sheet		
Based on share of Net Assets of Champion REIT and LHI (core balance sheet)¹		
Net gearing	8.0%	9.3%
Book value (per share)	HK\$83.1	HK\$84.3
Based on statutory accounting principles²		
Net gearing ^{3, 4, 5}	35.5%	36.1%
Book value (per share) ^{3, 4}	HK\$71.2	HK\$72.3

¹ The Group's core balance sheet is derived from our share of net assets in Champion REIT and LHI. As the hotels owned by LHI are classified as investment properties, the values of these three Hong Kong hotels were marked to market in our core balance sheet. As the U.S. Real Estate Fund ("U.S. Fund") became inactive and had no transaction recorded in 1H 2025, it is no longer separately shown in the reportable and operating segment. More details about the balance sheet derived from our share of net assets in Champion REIT and LHI are on page 7.

² As for the Group's balance sheet prepared under the statutory accounting principles, the entire debts of Champion REIT and LHI were consolidated in aggregate. However, the Group only owns a 70.49%, and 71.31% equity stake in Champion REIT and LHI respectively as at the end of June 2025.

³ Net gearing based on statutory accounting principles is arrived at by dividing net debts attributable to Shareholders of the Group by equity attributable to Shareholders of the Group based on appraised value of investment properties and depreciated cost of hotel properties.

⁴ Since most of the Group's owned hotels were acquired years ago, their market value well exceed their depreciated costs. Should estimated market value instead of depreciated cost be recognized in the consolidated financial statements for these hotels, the net gearing ratio would be reduced from 35.5% to 25.7%, and the relevant book value per share will rise from HK\$71.2 to HK\$98.1.

⁵ The Group's debt to asset ratio (i.e. total attributable debts divided by attributable assets) is 26.2% and would be reduced to 20.5% when taking into account the estimated market value of the Group's owned hotels.

2025 Interim Results Presentation



MANAGEMENT DISCUSSION AND ANALYSIS

CORE PROFIT – FINANCIAL FIGURES BASED ON CORE BUSINESS

	Six months ended 30 June		
	2025 HK\$ million	2024 HK\$ million	Change
Revenue from core business			
Revenue from property sales	906.2	769.3	17.8%
Hotels Division	2,390.3	2,322.1	2.9%
Management fee income from Champion REIT	142.6	156.8	-9.1%
Distribution income from Champion REIT ^	301.7	341.4	-11.6%
Distribution income from LHI ^	–	–	–
Gross rental income	88.6	84.2	5.2%
Other operations	170.6	117.2	45.6%
Total revenue	4,000.0	3,791.0	5.5%
Income from property sales	225.2	361.2	-37.7%
Hotels EBITDA	408.6	392.8	4.0%
Management fee income from Champion REIT	142.6	156.8	-9.1%
Distribution income from Champion REIT ^	301.7	341.4	-11.6%
Distribution income from LHI ^	–	–	–
Net rental income	58.0	54.4	6.6%
Operating income from other operations	58.4	57.9	0.9%
Operating income from core business	1,194.5	1,364.5	-12.5%
Depreciation	(190.3)	(168.7)	12.8%
Administrative, selling and other expenses	(230.2)	(249.6)	-7.8%
Other income	67.9	70.4	-3.6%
Interest income	82.4	86.9	-5.2%
Finance costs	(226.2)	(260.7)	-13.2%
Share of results of joint ventures	(0.7)	0.1	n.m.
Share of results of associates	(11.9)	(10.2)	16.7%
Core profit before tax	685.5	832.7	-17.7%
Income taxes	(77.4)	(98.1)	-21.1%
Core profit after tax	608.1	734.6	-17.2%
Non-controlling interest	(10.8)	1.2	n.m.
Core profit attributable to equity holders	597.3	735.8	-18.8%

^ Under the Group's statutory profit, interim results of Champion REIT and LHI are consolidated on the Group's income statement. By contrast, the Group's core profit is based on attributable distribution income from Champion REIT and LHI.

SEGMENT ASSETS AND LIABILITIES (BASED ON NET ASSETS OF CHAMPION REIT, LHI AND THE U.S. FUND)

The following is an analysis of the Group's assets and liabilities by reportable and operating segment:

30 June 2025

	Assets HK\$ million	Liabilities HK\$ million	Net Assets HK\$ million
Great Eagle operations	46,293	20,325	25,968
Champion REIT	41,870	12,330	29,540
LHI	11,472	4,833	6,639
	99,635	37,488	62,147

31 December 2024

	Assets HK\$ million	Liabilities HK\$ million	Net Assets HK\$ million
Great Eagle operations	44,267	19,178	25,089
Champion REIT	43,131	12,252	30,879
LHI	11,565	4,797	6,768
U.S. Fund	441	151	290
	99,404	36,378	63,026

FINANCIAL FIGURES BASED ON STATUTORY ACCOUNTING PRINCIPLES

	Six months ended 30 June		
	2025 HK\$ million	2024 HK\$ million	Change
Revenue based on statutory accounting principles			
Revenue from property sales	906.2	769.3	17.8%
Hotels Division	3,126.5	3,094.0	1.1%
Gross rental income	88.6	84.2	5.2%
Other operations (including management fee income from Champion REIT)	313.2	274.0	14.3%
Gross rental income – Champion REIT	1,163.5	1,252.3	–7.1%
Gross rental income – LHI	220.9	229.0	–3.5%
Gross revenue – U.S. Fund	–	14.5	n.m.
Elimination on intragroup transactions	(399.6)	(423.8)	–5.7%
Consolidated total revenue	5,419.3	5,293.5	2.4%
Income from property sales	225.2	361.2	–37.7%
Hotels EBITDA	408.6	392.8	4.0%
Net rental income	58.0	54.4	6.6%
Operating income from other operations (including management fee income from Champion REIT)	201.0	214.8	–6.4%
Net rental income – Champion REIT	754.5	838.3	–10.0%
Net rental income – LHI	173.9	181.0	–3.9%
Net operating income – U.S. Fund	–	1.6	n.m.
Elimination on intragroup transactions	(8.3)	(8.6)	–3.5%
Consolidated segment results	1,812.9	2,035.5	–10.9%
Depreciation	(450.5)	(435.6)	3.4%
Fair value changes on investment properties	(2,161.3)	(1,739.6)	24.2%
Fair value changes on derivative financial instruments	37.3	(180.5)	n.m.
Fair value changes on financial assets at fair value through profit or loss	110.5	38.3	188.5%
Administrative, selling and other expenses	(242.6)	(272.2)	–10.9%
Other income (including interest income)	165.4	131.2	26.1%
Finance costs	(669.8)	(751.0)	–10.8%
Share of results of joint ventures	0.6	15.4	–96.1%
Share of results of associates	(11.9)	(10.2)	16.7%
Statutory loss before tax	(1,409.4)	(1,168.7)	20.6%
Income taxes	(147.7)	(174.9)	–15.6%
Statutory loss after tax	(1,557.1)	(1,343.6)	15.9%
Non-controlling interest	15.6	24.5	–36.3%
Non-controlling unitholders of Champion REIT	485.0	333.2	45.6%
Statutory loss attributable to equity holders	(1,056.5)	(985.9)	7.2%

OVERVIEW

During the first half of 2025, uncertainties dominated the world stage where geopolitical dynamics and renewed protectionist policies continued to weigh on sentiment. The reinstatement of broad-based tariff measures in the U.S. reignited trade tensions leading to further disruptions in supply chains and bringing wider impacts to international trade and capital flow. The expected rate cut was not taken place due to the concern of reemergence of inflationary pressure as a result of the tariffs and trade conflicts.

In Hong Kong, despite the improvement of financial market, the economy of Hong Kong still encountered multiple challenges during the reporting period. Persistent trade tensions between the U.S. and China continued to adversely affect the economy and hence domestic consumption, and their spillover effect impacted on Hong Kong significantly. At the same time, evolving spending patterns among Mainland tourists and shifting leisure preferences of local residents towards the Greater Bay Area destinations created additional pressures on the local retail and hospitality sectors.

Notwithstanding these headwinds, several positive developments emerged to support market stability. The implementation of various talent acquisition schemes and growing number of visa students from Mainland China contributed to residential market resilience for both buying and rental sector, while capital inflows from high-end investment migration schemes provided particular strength to the high-end segment. This was coupled with the wealth effect brought by the rebound of the local stock market which in turn provided support to the residential market where a 4.2% year-on-year growth had been recorded for the total number of residential transactions (including both first and second-handed units) during 1H 2025.

During the reporting period, the Group completed the ONMANTIN project and obtained the Certificate of Compliance in May 2025. Subsequent handovers of presold units to purchasers began in June 2025. The two joint venture projects at Kai Tak and Ma Tau Chung area were in progress. Also, over 30 residential units in sought-after locations in both first and second-handed market, plus an office floor in a prime building in Central had been acquired which we planned to hold them for long-term investment. On the hospitality side, our midscale brand, Ying'nFlo, opened its first outlet in Hangzhou in July 2025.

The Group's core profit attributable to equity holders for 1H 2025 was HK\$597.3 million, representing an 18.8% reduction compared to that of last year (1H 2024: HK\$735.8 million). Meanwhile, the Group's statutory results, which included revaluation deficit and fair value change on financial assets, reported a loss attributable to equity holders of HK\$1,056.5 million (1H 2024: HK\$985.9 million loss). The Management's discussion and analysis below focuses on the core profit of the Group.

Our operating income from core business dropped 12.5% to HK\$1,194.5 million (1H 2024: HK\$1,364.5 million). This is largely due to a decline in profit recorded from property sales. Firstly, the remaining stock available for sales at ONTOLO decreased as the project entered into its final stage of sales. In addition, only a handful of units at ONMANTIN were handed over to purchasers during the reporting period. Hotels Division demonstrated a resilient performance amid the escalating operating expenses where the earnings before interest, taxes, depreciation and amortisation ("EBITDA") had recorded a 4.0% increase to HK\$408.6 million (1H 2024: HK\$392.8 million).

The performance of our hotels in Hong Kong including rooms and food and beverage (“F&B”) was impacted by the softened market conditions, partially mitigated by increased number of large scale events and exhibitions taken place in the city. The cost control measures in place were proven effective where reductions in operating expenses and overheads had been recorded. LHI did not declare any interim distribution.

The Hong Kong office rental market remained subdued as high vacancy and inventory level still prevailed. This pressured rental rates for both Three Graden Road and Langham Place Office Tower and impacted on their overall profitability. On the other hand, the shifting spending pattern of both locals and Mainland tourists exerted pressures on Langham Place Mall and weighed on its rental performance to some extent. In this end, distribution income from Champion REIT dropped by 11.6% to HK\$301.7 million (1H 2024: HK\$341.4 million), whilst a 9.1% decline to HK\$142.6 million was recorded for the management fee income during 1H 2025 (1H 2024: HK\$156.8 million).

The net rental income from our investment portfolio, mainly Great Eagle Centre and serviced apartments increased by 6.6% to HK\$58.0 million (1H 2024: HK\$54.4 million). This was mainly due to the improved occupancy of Great Eagle Centre, as well as the rentals generated from the newly acquired residential units.

The Group’s other business operations recorded a net income of HK\$58.4 million (1H 2024: HK\$57.9 million) which comprised dividends income from investment in listed shares, property management income and results of other business operations.

The administrative, selling and other expenses decreased by 7.8% to HK\$230.2 million (1H 2024: HK\$249.6 million) and this was largely attributed to the reduction in selling expenses for property sales as there was no major sale campaign launched during the reporting period.

The finance costs of the Group dropped 13.2% to HK\$226.2 million (1H 2024: HK\$260.7 million) which was mainly attributed to the lower average interest rates compared to the same period last year. For the same reason, interest income recorded a decline of 5.2% to HK\$82.4 million (1H 2024: HK\$86.9 million). The Group also recorded HK\$67.9 million other income which included an amount of HK\$40.0 million related to financing a development project. It is expected that further charges will be recoverable alongside handover of the properties.

In sum, the Group has delivered resilient performance amidst ongoing market volatilities, underscoring our ability to adapt to the dynamic conditions. Through our prudent financial management, the healthy financial position lays a solid foundation for our long-term sustainable growth.

BUSINESS REVIEW

Six months ended 30 June			
Breakdown of Operating Income	2025 HK\$ million	2024 HK\$ million	Change
1. Income from property sales	225.2	361.2	–37.7%
2. Hotels EBITDA	408.6	392.8	4.0%
3. Income from Champion REIT	444.3	498.2	–10.8%
4. Distribution income from LHI	–	–	–
5. Net rental income from investment properties	58.0	54.4	6.6%
6. Operating income from other operations	58.4	57.9	0.9%
Operating income from core business	1,194.5	1,364.5	–12.5%

1. PROPERTY SALES



ONTOLO, Pak Shek Kok

The site, which is located in Pak Shek Kok, Tai Po and commands spectacularly unobstructed sea views over Tolo Harbour was acquired in May 2014. The development, with a total permissible gross floor area ("GFA") of 730,870 sq. ft. or saleable area of 635,612 sq. ft., comprising 723 luxury residential units and 456 car parking spaces, was completed in Q4, 2020.

The average sales price of residential units for 1H 2025 was HK\$19,592 per sq. ft. based on saleable area, while the average sales price for the sold car parking spaces was HK\$1.96 million per unit.

During the reporting period, 15 residential units, 13 car parking spaces and 1 motorcycle space were handed over to purchasers resulted in the booking of revenue of HK\$470.0 million and gross profit of HK\$223.6 million. By the end of 1H 2025, accumulated sales reached 712 residential units which represented 98.5% of the total 723 residential units (or 95.7% of total saleable area). Among such, 684 units had been delivered to buyers.

ONMANTIN, Ho Man Tin

This project comprises a GFA of approximately 742,000 sq. ft., or a saleable area of approximately 664,000 sq. ft., for the development of 990 apartments above Ho Man Tin MTR station under a Development Agreement with MTR Corporation Limited. Both Occupation Permit and Certificate of Compliance had been successfully obtained during 1H 2025, whilst handover commenced subsequently since mid-June 2025.

During the reporting period, no new sale was made whilst 31 out of 709 presold units had been delivered to purchasers resulted in the booking of sale revenue of HK\$436.2 million. The project recorded a slim gross profit of HK\$1.6 million pursuant to applicable accounting standards, nevertheless, after deducting the selling and marketing expenses, there was a reported loss of HK\$8.5 million for the period ended 30 June 2025.

2. HOTELS DIVISION



Hotels Performance

	Average Daily Rooms Available		Occupancy		Average Room Rate (local currency)		RevPAR (local currency)	
	1H 2025	1H 2024	1H 2025	1H 2024	1H 2025	1H 2024	1H 2025	1H 2024
Europe								
The Langham, London	380	380	74.7%	75.7%	476	490	356	371
North America								
The Langham, Boston	312	312	72.6%	68.1%	472	461	343	314
The Langham Huntington, Pasadena	379	379	67.0%	58.2%	358	330	240	192
The Langham, Chicago	316	316	65.2%	67.1%	517	466	337	313
The Langham, New York, Fifth Avenue	234	234	82.0%	74.8%	777	719	637	537
Eaton, Washington D.C.	209	209	68.3%	71.5%	267	280	182	200
Chelsea Hotel, Toronto	1,590	1,590	65.8%	60.7%	207	206	136	125
Australia/New Zealand								
The Langham, Melbourne	388	388	85.5%	73.4%	336	339	287	249
The Langham, Sydney	96	96	89.2%	73.6%	501	531	447	391
Cordis, Auckland	640	640	72.0%	71.1%	227	237	164	169
Mainland China								
The Langham, Shanghai, Xintiandi	356	356	84.3%	83.1%	1,470	1,429	1,239	1,188
Cordis, Shanghai, Hongqiao	392	390	82.7%	76.9%	808	850	669	653

	Six months ended 30 June		
	2025 HK\$ million	2024 HK\$ million	Change
Hotels revenue			
Europe	340.6	359.0	–5.1%
North America	1,337.3	1,266.1	5.6%
Australia/New Zealand	363.2	365.6	–0.7%
Mainland China	204.0	204.4	–0.2%
Others ^	145.2	127.0	14.3%
Total hotels revenue	2,390.3	2,322.1	2.9%
Hotels EBITDA			
Europe	83.2	90.8	–8.4%
North America	188.3	151.1	24.6%
Australia/New Zealand	28.8	24.4	18.0%
Mainland China	62.4	54.0	15.6%
Others ^	45.9	72.5	–36.7%
Total hotels EBITDA	408.6	392.8	4.0%

^ Including (i) hotel management fee income, (ii) master lessee surplus or shortfall, (iii) income from Ying’nFlo, Wesley Admiralty and (iv) pre-opening expenses of Ying’nFlo in Mainland China.

During the reporting period, our hotels demonstrated a resilient performance despite regional variance. Hotels in the U.S. and Australia benefited from favourable market trends and showed improvement, while London encountered softer market conditions. In Mainland China, the rooms business delivered solid performance supported by growing leisure demand. Nevertheless, softer customer spending in F&B adversely impacted its overall profitability.

The total revenue for the Hotels Division recorded a year-on-year growth of 2.9% to HK\$2,390.3 million (1H 2024: HK\$2,322.1 million).

Results of the Hotels Division also included hotel management fee income from managed hotels, as well as any surplus or shortfall incurred by the Group as the master lessee of LHI’s hotels, which are included under the row “Others” in the above Hotels EBITDA table.

Overall, the Hotels Division reported a 4.0% growth in EBITDA to HK\$408.6 million for 1H 2025 (1H 2024: HK\$392.8 million).

EUROPE

The Langham, London

The performance of the hotel was affected by subdued economic and market conditions. However, signs of recovery started to emerge in Q2 2025, driven by growing demand from corporate and international leisure travellers along with citywide events. The hotel also experienced a significant seasonal boost commencing from June with guests from the Middle East occupying key signature suites during the summer.

Despite these positive trends, the ongoing rise in operating costs compressed margins and continued to challenge the hotel's overall profitability.

NORTH AMERICA

The Langham, Boston, The Langham, Chicago, The Langham, New York, Fifth Avenue, The Langham Huntington, Pasadena and Eaton, Washington D.C.

The U.S. region demonstrated improved room performance, supported by a balanced mix of leisure, corporate, and group travel. New York and Chicago particularly benefited from increased business activity and a strong calendar of citywide events and conventions. In Pasadena, the hotel performance improved with increased room demand to accommodate the long-stay guests affected by the Los Angeles wildfires.

Chelsea Hotel, Toronto

The hotel demonstrated resilience since Q2 2025 with higher occupancy and room rates which were driven by a strong conference and events season.

Meanwhile, renovation of hotel in phases continued where upgrading works for ground floor lobby and restaurant area were in progress.

The elevated product is anticipated to be well received by the market.

AUSTRALIA / NEW ZEALAND

The Langham, Melbourne and The Langham, Sydney

Both hotels showed stronger performance due to a rebound in international and domestic tourism, supported by a significant influx of travellers drawn by a robust events calendar.

Cordis, Auckland

The overall market was affected by sluggish domestic demand, which led to softer corporate activity and a limited number of major events. F&B revenue remained stable, supported by dining and catering services. However, cost inflation, particularly elevated labour expenses, continued to pressure profitability.

MAINLAND CHINA

The Langham, Shanghai, Xintiandi and Cordis, Shanghai, Hongqiao

Our Shanghai hotels witnessed a gradual recovery in the rooms business, supported by flexible pricing strategies. Nevertheless, the restaurant segment remains subdued which reflecting cautious consumer sentiment.

HOTEL MANAGEMENT BUSINESS

As of end June 2025, there were 14 third-party hotels under management with approximately 4,200 rooms (1H 2024: approximately 3,900 rooms).

3. INCOME FROM CHAMPION REIT



The Group's core profit was based on the attributable distribution income and management fee income from Champion REIT in respect of the same financial period. On that basis, total income from Champion REIT in 1H 2025 dropped by 10.8% to HK\$444.3 million. Of which, distribution income decreased by 11.6% year-on-year to HK\$301.7 million,

as Champion REIT declared a 13.3% decline in distribution per unit while our holdings in Champion REIT increased from 69.73% as at the end of June 2024 to 70.49% as at the end of June 2025. The overall management fee income from Champion REIT decreased by 9.1% to HK\$142.6 million in 1H 2025.

	Six months ended 30 June		
	2025 HK\$ million	2024 HK\$ million	Change
Attributable distribution income	301.7	341.4	–11.6%
Management fee income	142.6	156.8	–9.1%
Total income from Champion REIT	444.3	498.2	–10.8%

The following text was extracted from the 2025 interim results announcement of Champion REIT relating to the performance of the REIT's properties.

Three Garden Road

We received increased leasing inquiries amid rising financial market activities, with demand primarily from finance-related firms. Several new small-sized tenants committed to establishing operations in the property including family offices, while an existing banking sector tenant expanded its presence here. The uptake in the first half partially offset space vacated by departing tenants. Occupancy of Three Garden Road office was 80.7% as at 30 June 2025

(31 December 2024: 82.6%). We advanced lease renewal efforts, successfully concluding all 2025 expirations with a high retention rate, including several anchor tenant renewals. For 2026, over 70% of the expiring leases have already been renewed.

Office rental continued to soften given the abundant supply in the market. Passing rent of the property declined to HK\$82.7 per sq. ft. (based on lettable area) as at 30 June 2025 (31 December 2024: HK\$87.0 per sq. ft.). Rental income of the property remained impacted by negative rental reversion and lower average occupancy, falling 5.4% to HK\$540 million (2024: HK\$571 million).

With increased leasing activities recorded during the reporting period compared with same period last year, rental commission for Three Garden Road rose by HK\$10 million, driving a 12.4% increase in net property operating expenses to HK\$72 million (2024: HK\$64 million). Consequently, net property income declined by 7.6% to HK\$468 million (2024: HK\$507 million).

Langham Place Office Tower

Occupancy of Langham Place Office Tower remained stable at 86.9% as at 30 June 2025 (31 December 2024: 87.2%). In addition to beauty operators, we successfully acquired tenants in the service industry, including VIP lounge of a travel agency, to enhance tenant diversity. The co-working space expanded its footprint and recently introduced a new event space designated as a Social Wellness Hall for workshops and events, resonating with the property's wellness positioning.

Rental income dropped by 9.1% to HK\$151 million (2024: HK\$166 million), primarily due to negative rental reversion and lower average occupancy. Market rental continued to face challenges with passing rent decreased to HK\$42.9 per sq. ft. (based on gross floor area) as at 30 June 2025 (31 December 2024: HK\$44.0 per sq. ft.).

Net property operating expenses rose to HK\$23 million (2024: HK\$21 million), driven by higher net building management expenses from lower occupancy and increased rental commissions by HK\$2 million due to more leasing activities. Net property income fell by 11.7% to HK\$128 million (2024: HK\$145 million).

Langham Place Mall

Despite a 17% year-on-year increase in net local outbound travel, the mall maintained stable footfall during the first half of 2025, sustained by successful marketing initiatives and promotional events.

However, changing consumer behaviour has posed challenges for tenants, leading to a 7.3% sales decline in the reporting period. In response to these market dynamics, we have strategically optimised our tenant mix.

Occupancy remained high at 99.2% as at 30 June 2025 (31 December 2024: 99.3%), reaching full committed occupancy currently. Rental income of the mall declined to HK\$338 million (2024: HK\$378 million) mainly attributable to slower sales of tenants as well as negative rental reversion amid a softening retail market environment. The base rent portion declined to HK\$224 million (2024: HK\$242 million) whereas the turnover rent portion decreased to HK\$89 million (2024: HK\$107 million). Passing rent (based on lettable area) was HK\$164.3 per sq. ft. as at 30 June 2025 (31 December 2024: HK\$157.5 per sq. ft.).

Net property operating expenses remained stable year-on-year at HK\$75 million (2024: HK\$75 million), with increased repair and maintenance costs being offset by reduced lease management services fees. Net property income decreased by 13.1% to HK\$263 million (2024: HK\$302 million).

4. DISTRIBUTION INCOME FROM LHI



Under statutory accounting principles, our investment in LHI is classified as a subsidiary, and its results are consolidated into the Group's statutory income statement. However, as LHI is principally focused on distributions, the Group's reported core profit is based on the attributable distribution income. We believe this will better reflect the financial return and economic interest attributable to our investment in LHI. This treatment is also

consistent with our practice in accounting for returns from our investment in Champion REIT, which also focuses on distributions. LHI did not declare any interim distribution for the first half of 2025.

Performances of the Hong Kong hotels below were extracted from the 2025 interim results announcement of LHI relating to the performance of the trust group's properties.

	Average Daily Rooms Available		Occupancy		Average Room Rate (in HK\$)		RevPAR (in HK\$)	
	1H 2025	1H 2024	1H 2025	1H 2024	1H 2025	1H 2024	1H 2025	1H 2024
The Langham, Hong Kong	498	498	85.6%	87.7%	1,950	1,947	1,669	1,707
Cordis, Hong Kong	669	667	89.2%	92.3%	1,596	1,596	1,424	1,473
Eaton HK	465	465	90.1%	88.5%	1,114	1,093	1,003	967

The Langham, Hong Kong

The hotel derived approximately 48% of its room revenue from mainland visitors, making this segment a key driver of the room performance. While there were signs of recovery in overnight visitor arrivals, intense competition in the surrounding area, particularly within the mainland visitor segment, prompted the hotel to be agile with its ADR to remain competitive. During the first half of 2025, the hotel successfully maintained its ADR and achieved a healthy occupancy of 85.6% although this represented a slight decline of 2.1 percentage points compared to the same period last year. As a result, RevPAR decreased by 2.2%, settling at HK\$1,669 per night.

F&B revenue declined by 7.5% year-on-year, mainly due to shifting consumption patterns and a reduction in banquet business. Additionally, the closure of a fine dining outlet in July 2024 contributed to the revenue shortfall. Overall, total revenue for the first half of 2025 decreased by 5.3% compared to the same period last year.

Cordis, Hong Kong

At the hotel, room revenue from local and mainland visitor markets accounted for over 41% of overall room performance. The hotel maintained its ADR at the same level as the previous year although occupancy declined of 3.1 percentage points year on year. As a result, revenue per available room RevPAR decreased by 3.3%, settling at HK\$1,424 per night.

F&B revenue declined by 10.4% year-on-year, primarily due to a reduction in banquet activities. This drop was partly attributed to the rescheduling of wedding banquets that had been postponed during the COVID-19 period and subsequently concentrated in early 2024, inflating the prior year's comparative base. Overall, total revenue for the first half of 2025 decreased by 5.8% compared to the same period last year.

Eaton HK

The hotel capitalised on a diverse range of events, including sports tournaments, concerts, and trade exhibitions. The hotel received strong support from both long-haul and short-haul markets, which together contributed over 60% of total room revenue. Benefiting from its prime location, excellent transport connectivity, and attractive brand dynamics, Eaton HK maintained a competitive edge. As a result, it achieved the highest occupancy rate among our hotel portfolio at 90.1%, while ADR increased by 1.9% to HK\$1,114 per night. These factors led to a 3.7% year-on-year rise in RevPAR, reaching HK\$1,003 per night.

Despite some positive momentum from the hotel's Michelin-starred Chinese restaurant, overall F&B revenue declined by 5.9%. This was largely attributed to evolving consumer behaviours and a growing trend of local residents dining in other Greater Bay Area cities outside Hong Kong, which impacted the hotel's buffet and bar operations. Additionally, the banquet segment experienced a downturn due to a notable reduction in wedding events during the year. In total, the hotel's total revenue recorded a slight year-on-year decline of 1.4%.

5. RENTAL INCOME FROM INVESTMENT PROPERTIES



	Six months ended 30 June		
	2025 HK\$ million	2024 HK\$ million	Change
Gross rental income			
Great Eagle Centre	39.7	36.9	7.6%
Serviced Apartments	27.0	27.9	-3.2%
Others	21.9	19.4	12.9%
	88.6	84.2	5.2%
Net rental income			
Great Eagle Centre	35.5	30.9	14.9%
Serviced Apartments	14.2	15.8	-10.1%
Others	8.3	7.7	7.8%
	58.0	54.4	6.6%

Great Eagle Centre

	As at the end of		
	June 2025	June 2024	Change
Office (on lettable area) *			
Occupancy	76.5%	63.4%	+13.1ppt
Average passing rent (per sq. ft.)	HK\$49.3	HK\$50.6	-2.6%
Retail (on lettable area) *			
Occupancy	84.6%	92.6%	-8.0ppt
Average passing rent (per sq. ft.)	HK\$97.1	HK\$95.5	1.7%

* Lettable area excludes in-house occupied space. Should these areas be counted, the office and retail occupation would report at 84.6% and 94.5% respectively.

The overall performance of Great Eagle Centre improved slightly despite the subdued office market. Occupancy of office portion increased to 76.5%, whilst its average passing rents recorded a decline by 2.6% to HK\$49.3 per sq. ft. as of end June 2025. The Group's overall gross rental income for Great

Eagle Centre increased by 7.6% year-on-year to HK\$39.7 million in the first half period (1H 2024: HK\$36.9 million), whilst net rental income improved 14.9% to HK\$35.5 million (1H 2024: HK\$30.9 million).

Serviced Apartments

	Six months ended 30 June		
	2025	2024	Change
(on gross floor area)			
Occupancy	80.7%	80.7%	–
Average net passing rent (per sq. ft.) *	HK\$25.2	HK\$27.4	-8.0%

* The average net passing rent included rental from units at Blue Pool Road which has been switched to the long lease model.

The Group's overall rental income from serviced apartments recorded a 3.2% decrease to HK\$27.0 million (1H 2024: HK\$27.9 million). Both Blue Pool Road and Wan Chai Gap Road experienced a slight decline, whilst Village Road recorded an improvement in occupancy levels. Blue Pool Road had begun transitioning from serviced apartment to long lease model (with no or limited services provided) aiming at enhancing profitability.

During the reporting period, the occupancy of the portfolio remained the same at 80.7%. The average net passing rent reduced by 8.0% to HK\$25.2 per sq. ft. on gross floor area, as compared to HK\$27.4 per sq. ft. in 1H 2024. This was partially due to the transition of operating model for Blue Pool Road where rental revenue was reduced as a result of the long lease model, nevertheless, operating expenses remained on the higher side as the existing serviced apartment leases were kept until their expiries.

6. OPERATING INCOME FROM OTHER OPERATIONS

The Group's operating income from other business segments included dividend income and distribution from our invested securities, property management and maintenance income, trading income from our trading and procurement subsidiaries, asset management fee income and income from other business operations.

For 1H 2025, operating income from other business segments increased slightly by 0.9% to HK\$58.4 million (1H 2024: HK\$57.9 million).

DEVELOPMENT PROJECTS



Hong Kong

NKIL 6590 at Kai Tak, Kowloon Joint Venture Development Project

This is a joint venture project of which the Group had partnered with Sino Land Company Limited ("Sino Land"), China Overseas Land and Investment Limited and Chinese Estates Holdings Limited. Our Group holds a 20% share and Sino Land is the project manager. The total land premium was HK\$5,350 million (about HK\$5,392 per sq. ft. based on permissible total GFA).

The site has an area of 145,302 sq. ft. and consists of two parcels, notably the eastern and western portion. It is situated within the Kai Tak area with direct access to Sung Wong Toi MTR station via the future underground shopping street. It is planned for a development comprising the majority of residential units, retail podium, underground shopping street, basement carpark and government accommodation with a total maximum GFA of approximately 992,270 sq. ft. (excluding government accommodation).

General building plan ("GBP") amendment for the eastern parcel based on a Modular Integrated Construction design is under preparation and will be submitted in Q3 2025.

Occupation Permits for both parcels are expected to obtain in 1H 2029.

KIL 11290, Shing Tak Street/Ma Tau Chung Road, Kowloon City Joint Venture Development Project

This is a joint venture project of which the Group had partnered with Sino Land and China Merchants Land Limited under a development contract with Urban Renewal Authority. The Group holds a 15% share and Sino Land is the project manager. The total land premium was HK\$1,934 million (about HK\$4,661 per sq. ft. based on permissible total GFA).

The site is situated at Shing Tak Street/Ma Tau Chung Road in Kowloon City with an area of 46,102 sq. ft. and is planned to develop into a composite building of residential units and some shops with a total maximum GFA of around 414,920 sq. ft.

GBP amendment plans were approved in Q2 2025.

The issuance of Occupation Permit is expected in Q1 2029.

Japan

Tokyo Hotel Redevelopment Project

The Group acquired a hotel redevelopment site situated in close proximity to the landmark Roppongi Hills Midtown, Tokyo and subsequently made follow up acquisition of surrounding small adjoining parcels of land to support the application for an increase in plot ratio of the site. Based on a higher plot ratio, total GFA of the expanded site is approximately 380,000 sq. ft.

World renowned architect, Kengo Kuma & Associates had been commissioned to design this 270-key flagship hotel. Planning application was submitted to the local government, and a general contractor was previously appointed to optimise the project feasibility and to conduct further value engineering works. Nevertheless, inflation in Japan remained high where construction cost still hovered at higher level despite the continued efforts on value re-engineering.

In view of such, the Group has been exploring further development options including but not limited to schemes with a mix of hotel and luxury condominiums. Alternative investment strategy is also being considered including but not limited to partnering with a potential investor with local development experience.

United States

San Francisco Hotel Development Project, 1125 Market Street

San Francisco Hotel Redevelopment Project, 555 Howard Street

The above projects are on hold due to uncertain market conditions and the severe escalation of construction costs in San Francisco which have significantly impacted on their profitability. Plans for alternative exit strategies are also being considered.

Seattle Development Project, 1931 Second Avenue

The Group previously acquired a site in downtown Seattle for US\$18 million which is located at one of the highest points of downtown Seattle and near the famous Pike Place market. The entitlement for this 553,000 sq. ft. mixed-use hotel condominium project was approved in 2H 2024.

Because of the escalating development costs and uncertain market, this project has been put on hold and alternative development schemes are being explored and considered.

Canada

Chelsea Hotel Redevelopment

In view of the solid demand for condominiums in Toronto and the desirable market sales price, the Group recognized the possible market potential and continued to refine the design scheme for the redevelopment of the Chelsea Hotel site into a mixed-use project comprising condominium and hotel components, with a total planned GFA of approximately 1.7 million sq. ft.

Meanwhile, notwithstanding the abovementioned redevelopment plan for the longer term, the hotel has been undergoing appropriate renovation works and continuing its lucrative operation for the medium term.

Europe

Venice Hotel Development Project, Island of Murano

The Group acquired a site on the island of Murano in Venice. The project is a combination of restoration of historic structures and new build construction that will consist of 133 keys with a total construction floor area of approximately 170,000 sq. ft. World-renowned Matteo Thun is the architect of the hotel.

Building Permit approval was granted in late April 2022. Shell and core works were commenced in Q2 2024. Contract procurement for fitting out works and value re-engineering are in progress.

It is believed that upon completion this hotel will help to promote the Group's prestigious Langham brand in continental Europe.

FINANCIAL REVIEW

DEBT

Based on statutory reporting principles and after consolidating the results of two listed subsidiary groups, i.e. Champion REIT and LHI, the consolidated net debts of the Group as of 30 June 2025 was HK\$24,596 million, a decrease of HK\$501 million compared to that of HK\$25,097 million as of 31 December 2024. The decrease in net borrowings was mainly due to continuous sales proceeds from ONMANTIN pre-sale and positive cashflow from operations during the period.

Equity Attributable to Shareholders, based on a professional valuation of the Group's investment properties as of 30 June 2025 and the depreciated costs of the Group's hotel properties (including Hong Kong hotel properties held by LHI), amounted to HK\$53,231 million, representing a decrease

of HK\$858 million compared to the value of HK\$54,089 million as of 31 December 2024. The decrease was mainly attributable to the valuation loss of investment properties.

Under statutory accounting principles, the entire debts of Champion REIT and LHI were consolidated in aggregate. Based on the consolidated net debts attributable to the Group (i.e. only 70.49% and 71.31% of the net debts of Champion REIT and LHI respectively) and equity attributable to shareholders, the gearing ratio of the Group as of 30 June 2025 was 35.5% (31 December 2024: 36.1%). Since the debts of these two subsidiary groups had no recourse to the Group, we considered it was more meaningful to account for the Group's own net debts instead of attributable consolidated net debts against the Group's sharing of net assets of those subsidiaries, and the resulting net position is illustrated below.

Net debts at 30 June 2025	On consolidated basis HK\$ million	On core balance sheet basis HK\$ million
Great Eagle	4,961	4,961
Champion REIT	13,726	–
LHI	5,909	–
Net debts	24,596	4,961
Net debts attributable to Shareholders of the Group	18,874	4,961
Equity attributable to Shareholders of the Group	53,231	62,147
Net gearing ratio [^]	35.5%	8.0%

[^] Net debts attributable to Shareholders of the Group/Equity attributable to Shareholders of the Group

Net gearing ratio only took into account cash or cash equivalents. In order to enhance return to shareholders, the Group has been prudently investing in quality short-term bonds that are intended to be held to maturity, principal protected notes with reputable banks and financial institutions as counterparties and selected quality equities. As of 30 June 2025, the market value of these bonds and notes amounted to HK\$34 million and invested securities amounted to HK\$905 million which included LCID.US shares worth HK\$223 million. Should these amounts be taken into account, the consolidated net borrowings and gearing ratio would be reduced to HK\$17,935 million and 33.7% respectively. The net debt based on sharing of net assets of Champion REIT and LHI would correspondingly decrease to HK\$4,022 million and 6.5%.

As mentioned in the above second paragraph of this “Debt” section, applicable statutory accounting standards require the Group’s consolidated accounts to book its operating hotels at depreciated cost basis instead of by reference to their market value. Since most of the Group’s owned hotels were acquired

years ago, their market value well exceeds their depreciated cost. Consequently, should the estimated market value instead of depreciated cost be recognized in the consolidated financial statements for these relevant hotels, the net gearing ratio on a consolidated basis would be reduced from 35.5% to 25.7%.

The Group’s net gearing ratio would be further improved when outstanding sales proceeds from ONMANTIN are available for repayment of project loan.

The following analysis is based on the statutory consolidated financial statements:

INDEBTEDNESS

Our gross debts (including medium term notes) after consolidating Champion REIT and LHI as of 30 June 2025 amounted to HK\$31,263 million (31 December 2024: HK\$31,978 million). Bank borrowings amounting to HK\$11,416 million (31 December 2024: HK\$12,098 million) were secured by way of legal charges over a number of the Group’s assets and business undertakings.

Outstanding gross debts ⁽¹⁾⁽²⁾⁽⁵⁾	Floating rate debts HK\$ million	Fixed rate debts HK\$ million	Utilised facilities HK\$ million
Bank borrowings	21,467	6,716 ⁽⁴⁾	28,183 ⁽³⁾
Medium term notes	–	3,080 ⁽⁴⁾	3,080 ⁽³⁾
Total	21,467	9,796	31,263
%	68.7%	31.3%	100%

⁽¹⁾ All amounts are stated at face value.

⁽²⁾ All debt facilities were denominated in Hong Kong Dollars except for ⁽³⁾ below.

⁽³⁾ Equivalence of HK\$5,215 million bank borrowings and HK\$2,355 million medium term notes were originally denominated in other currencies.

⁽⁴⁾ Included floating rate debts which had been swapped to fixed rate debts. As at 30 June 2025, the Group had outstanding interest rate swap contracts of a notional amount of HK\$6,100 million to manage interest rate exposure. The Group also entered into cross currency swaps of a notional amount equivalent to HK\$600 million to mitigate exposure to fluctuations in exchange rate and interest rates in Japanese YEN.

⁽⁵⁾ Outstanding gross debts on core balance sheet basis as of 30 June 2025 amounted to HK\$10,596 million, of which 29.9% will be due within one year.

DEBT MATURITY PROFILE

The following is a profile of the maturity of our outstanding gross debts (including medium term notes) as of 30 June 2025:

Within 1 year	16.1%
More than 1 year but not exceeding 2 years	27.6%
More than 2 years but not exceeding 5 years	56.3%

LIQUIDITY POSITION

As of 30 June 2025, our cash, bank deposits and undrawn loan facilities amounted to a total of HK\$14,255 million (31 December 2024: HK\$16,013 million).

FINANCE COST

The net consolidated finance cost during the period was HK\$605 million of which HK\$37 million was capitalized to property development projects. Overall net interest cover at the reporting date was 2.7 times.

PLEDGE OF ASSETS

At 30 June 2025, properties of the Group with a total book carrying value of approximately HK\$23,161 million (31 December 2024: HK\$21,485 million) were mortgaged or pledged to secure credit facilities granted to its subsidiaries.

COMMITMENTS AND CONTINGENT LIABILITIES

At 30 June 2025, the Group had authorized capital expenditure for investment properties and property, plant and equipment which was not provided for in these consolidated financial statements amounting to HK\$8,124 million (31 December 2024: HK\$7,563 million) of which HK\$1,002 million (31 December 2024: HK\$808 million) has been contracted for.

Other than the aforesaid, the Group did not have any significant commitments and contingent liabilities at the end of the reporting period.

OUTLOOK

Looking ahead, the global operating environment is expected to remain unsettled, with persistent geopolitical tensions, trade policy uncertainties, and lingering inflationary pressures continuing to drive market volatilities. The timeline for rate cuts is still unclear, which would prolong the prevailing high interest rate environment and this might impact on the economy in general. In Hong Kong, the shifting consumption patterns of both locals and Mainland tourists are likely to prolong difficulties for our F&B, retail and hospitality sectors. However, the talent acquisition schemes would continue to drive residential demand from skilled migrants, providing solid support to the residential market on both sales and rental segments. Also, the city's regained position as a global leading IPO destination and the government's ongoing initiatives to establish Hong Kong as a leading family office hub are expected to boost demand for quality office space from financial services firms, which would in turn support the occupiers market.

In view of the above, the Group will stay abreast of market and formulate adaptive sales strategies for the remainder stock of ONMANTIN and ONTOLO, while continuing to work closely with our joint venture partners for the two sites at Kai Tak and Ma Tau Chung area. Despite prevailing market headwinds, the Group remains cautiously optimistic about Hong Kong's medium-term general property outlook.

The performance of our Hotels Division is expected to be impacted by the ongoing global macroeconomic and geopolitical uncertainties, which would weigh on hospitality demand and hence impact the performance of our hotels. While pressure on escalating operating costs still persists, we will continue to implement target strategies in operational enhancements, revenue optimization and strict cost controls aiming to maximise profitability.

In addition, two more new outlets of Ying'nFlo are scheduled to open in Wuhan and Nanjing respectively during 2H 2025.

The office market of Hong Kong remains challenging with high vacancies and softened demand where negative rental reversion for Three Garden Road and Langham Place Office Tower is expected to continue, whilst the performance of Langham Place Mall should remain stable. The delayed rate cuts and resulted higher borrowing costs would also impede its overall profitability. As such, Champion REIT will optimise the leasing strategies and implement stringent cost control measures to mitigate the negative impacts while positioning for recovery. In addition, more smart and green features would be introduced to keep the portfolio appealing to their tenants and users.

In conclusion, the Group's sound liquidity position and low gearing provide resilience amid the prevailing market uncertainties. We will maintain a close monitoring to the existing business operations both locally and overseas to ensure performance optimization and profit maximisation. While exercising prudent capital management, we will actively pursue strategic investment opportunities that align with our long-term growth and business objectives. This balanced approach enables the Group to weather near-term uncertainties while nurturing sustainable growth for the longer term.

LO Ka Shui

Chairman and Managing Director

Hong Kong, 26 August 2025

DIRECTORS' BIOGRAPHICAL INFORMATION

In accordance with Rule 13.51B(1) of the Listing Rules, the information of Directors of the Company subsequent to the publication of the Annual Report 2024 of the Company and up to the date of this Interim Report, are updated as follows:

Dr. LO Ka Shui

Chairman and Managing Director

Dr. LO Ka Shui, aged 78, has been a Director of the Group since 1980. He is a substantial Shareholder, Chairman and Managing Director of the Company, Chairman of the Company's Finance Committee, and holds directorship in various subsidiaries of the Company. He is Chairman and Non-executive Director of the Manager of the publicly-listed trusts, Champion Real Estate Investment Trust and Langham Hospitality Investments. He is also Vice President of The Real Estate Developers Association of Hong Kong and a member of The Hong Kong Centre for Economic Research's Board of Trustees. Dr. Lo was formerly Director of Hong Kong Exchanges and Clearing Limited; Chairman of the Listing Committee for the Main Board and Growth Enterprise Market; a Member of the Exchange Fund Advisory Committee of the Hong Kong Monetary Authority; Chairman of The Chamber of Hong Kong Listed Companies; Chairman of the Hospital Authority of Hong Kong; a Board Member of the Airport Authority Hong Kong; and a Member of the University Grants Committee of the Hong Kong.

Dr. Lo graduated from McGill University with a Bachelor of Science Degree and obtained a Doctor of Medicine (M.D.) Degree from Cornell University, and was certified in Internal Medicine and Cardiovascular Disease at University of Michigan Hospitals. He has over four decades of experience in property and hotel development and investment both in Hong Kong and overseas. Dr. Lo is a son of Madam LO To Lee Kwan, an elder brother of Mr. Lo Hong Sui, Vincent and Dr. Lo Ying Sui, a younger brother of Mr. Lo Hong Sui, Antony and Madam Law Wai Duen, and the father of Mr. Lo Chun Him, Alexander, all being Directors of the Company.

Madam LO TO Lee Kwan

Non-executive Director

Madam LO TO Lee Kwan, aged 105, has been a Director of the Group since 1963. She was an Executive Director of the Company prior to her re-designation as a Non-executive Director of the Company in 2008. She is the wife of Mr. Lo Ying Shek, the late former chairman of the Company, and is the co-founder of the Group. She was involved in the early stage of development of the Group. She is the mother of Dr. Lo Ka Shui, Mr. Lo Hong Sui, Antony, Madam Law Wai Duen, Mr. Lo Hong Sui, Vincent and Dr. Lo Ying Sui, and the grandma of Mr. Lo Chun Him, Alexander, all being Directors of the Company.

Professor WONG Yue Chim, Richard

Independent Non-executive Director

Professor WONG Yue Chim, Richard, aged 73, is an Independent Non-executive Director of the Company. He has been a Director of the Company since 1995 and is the Chairman of the Nomination Committee and a member of both the Audit Committee and the Remuneration Committee of the Company. Professor Wong is Provost and Deputy Vice-Chancellor and Chair of Economics at The University of Hong Kong. He is a leading figure in advancing economic research on policy issues in Hong Kong through his work as Founding Director of The Hong Kong Centre for Economic Research and the Hong Kong Institute of Economics and Business Strategy. He was awarded the Silver Bauhinia Star in 1999 in recognition of his contributions in education, housing, industry and technology development and was appointed a Justice of the Peace in 2000 by the Government of the Hong Kong Special Administrative Region. He is a member of Research Council of Our Hong Kong Foundation. Professor Wong is an Independent Non-executive Director of Pacific Century Premium Developments Limited and Sun Hung Kai Properties Limited, both of which are companies whose shares are listed on the Stock Exchange.

Mrs. LEE Pui Ling, Angelina

Independent Non-executive Director

Mrs. LEE Pui Ling, Angelina, aged 76, was appointed an Independent Non-executive Director of the Company in 2002 and is the Chairman of the Remuneration Committee and a member of both the Audit Committee and the Nomination Committee of the Company. Mrs. Lee is a solicitor and a Fellow of the Institute of Chartered Accountants in England and Wales. She holds a Bachelor of Laws degree from and was awarded an Honorary Fellowship by University College London, University of London. Amongst her public appointments, Mrs. Lee was a member of the Exchange Fund Advisory Committee of the Hong Kong Monetary Authority and a Non-executive Director of the Securities and Futures Commission. Mrs. Lee is a Non-executive Director of CK Infrastructure Holdings Limited, Henderson Land Development Company Limited and TOM Group Limited, all of which are listed companies.

Mr. ZHU Qi

Independent Non-executive Director

Mr. ZHU Qi, aged 65, was appointed as an Independent Non-executive Director of the Company in 2022 and is the Chairman of the Audit Committee and a member of both the Remuneration Committee and Nomination Committee of the Company. He had been the Chairman and Executive Director of CMB Wing Lung Bank Limited from 2019 to 2022 and the Chief Executive Officer and Executive Director from 2008 to 2019. Mr. Zhu had also been the Executive Vice President of China Merchants Bank Co., Ltd. from 2008 to 2019 and a former Director of CMB International Capital Corporation Limited. He joined the Industrial and Commercial Bank of China in 1986 and had been the Deputy General Manager and General Manager of Industrial and Commercial Bank of China, Hong Kong Branch and the Director, Managing Director and Chief Executive Officer of Industrial and Commercial Bank of China (Asia) Limited respectively from 1995 to 2008. Mr. Zhu is

an Independent Non-executive Director of China Merchants China Direct Investments Limited (listed in Hong Kong) and ZA Bank Limited. He graduated with a Bachelor's Degree in Economics from Dongbei University of Finance and Economics, and obtained a Master's Degree in Economics from Zhongnan University of Finance and Economics.

Mr. HO Shut Kan

Independent Non-executive Director

Mr. HO Shut Kan, aged 77, was appointed as an Independent Non-executive Director of the Company in 2022 and is a member of each of the Audit Committee, Remuneration Committee and Nomination Committee of the Company. He has over 40 years of experience in the property operations and real estate sector including leasing and managing residential, commercial and investment properties. Mr. Ho was Executive Director and Chief Executive Officer of Kerry Properties Limited (listed in Hong Kong) before his retirement in 2018. Mr. Ho currently is the Senior Advisor of Kerry Properties Limited. During the past three years, Mr. Ho was an Independent Non-executive Director of Eagle Asset Management (CP) Limited, being the Manager of Champion Real Estate Investment Trust (listed in Hong Kong). Mr. Ho holds a Master of Business Administration Degree from the University of East Asia.

Ms. Diana Ferreira CESAR***Independent Non-executive Director***

Ms. Diana Ferreira CESAR, aged 56, was appointed as an Independent Non-executive Director of the Company in 2023. Ms. Cesar is an Executive Director and Chief Executive of Hang Seng Bank Limited and the Managing Director of HSBC Holdings plc (both listed in Hong Kong). Ms. Cesar was the Chief Executive Officer, Hong Kong of The Hongkong and Shanghai Banking Corporation Limited from 2015 to 2021. She is the chairman of the board of directors of Hang Seng School of Commerce, a member of the board of trustees of Ho Leung Ho Lee Foundation, a member of The Financial Infrastructure and Market Development Subcommittee of Hong Kong Monetary Authority, a board member, a member of executive committee, the second vice president and campaign committee chairman of The Community Chest of Hong Kong, the chairman of the board of governors of The Hang Seng University of Hong Kong, a vice president of The Hong Kong Institute of Bankers, a council member of Treasury Markets Association, and a non-official member and a member of Working Group on Public Education and Promotion of Women's Commission. Ms. Cesar is a Honorary Certified Banker of The Hong Kong Institute of Bankers and was appointed a Justice of Peace in 2022 by the Government of the Hong Kong Special Administrative Region. She holds a Bachelor of Arts in Commerce and Social Sciences from the University of Toronto.

Mr. LO Hong Sui, Antony***Executive Director***

Mr. LO Hong Sui, Antony, aged 83, is an Executive Director and a director of various subsidiaries of the Company. He has been a Director of the Group since 1967. Mr. Lo has been actively involved in property development, construction and investment for decades. He graduated from the University of New South Wales with a Bachelor's Degree in Commerce. Mr. Lo is a son of Madam Lo To Lee Kwan, an elder brother of Dr. Lo Ka Shui, Mr. Lo Hong Sui, Vincent and Dr. Lo Ying Sui, a younger brother of Madam Law Wai Duen, and an uncle of Mr. Lo Chun Him, Alexander, all being Directors of the Company.

Madam LAW Wai Duen***Executive Director***

Madam LAW Wai Duen, aged 88, is an Executive Director and a director of various subsidiaries of the Company. She has been a Director of the Group since 1963. Madam Law graduated from The University of Hong Kong with a Bachelor's Degree in Arts and has been actively involved in the Group's property development and investment in Hong Kong for decades. Madam Law is a daughter of Madam Lo To Lee Kwan, an elder sister of Dr. Lo Ka Shui, Mr. Lo Hong Sui, Antony, Mr. Lo Hong Sui, Vincent and Dr. Lo Ying Sui, and an aunt of Mr. Lo Chun Him, Alexander, all being Directors of the Company.

Mr. LO Hong Sui, Vincent

Non-executive Director

Mr. LO Hong Sui, Vincent, aged 77, has been a Director of the Group since 1970. He was an Executive Director of the Company prior to his re-designation as a Non-executive Director of the Company in 2008. He is also the Chairman of the Shui On Group which he founded in 1971. The Shui On Group is principally engaged in property development, premium commercial properties' investment and management, construction business with interests in Hong Kong and Mainland China. He is the Chairman of SOCAM Development Limited and Shui On Land Limited, both are listed on the Stock Exchange. He is also a former Non-executive Director of Hang Seng Bank Limited. Mr. Lo is the Honorary President of the Council for the Promotion & Development of Yangtze, an Economic Adviser of the Chongqing Municipal Government and an Honorary Court Chairman of The Hong Kong University of Science and Technology. He was awarded the Grand Bauhinia Medal (GBM) in 2017, the Gold Bauhinia Star in 1998 and was appointed a Justice of the Peace in 1999 by the Government of the Hong Kong Special Administrative Region. Mr. Lo is a son of Madam Lo To Lee Kwan, an elder brother of Dr. LO Ying Sui, a younger brother of Dr. LO Ka Shui, Mr. LO Hong Sui, Antony and Madam Law Wai Duen, and an uncle of Mr. LO Chun Him, Alexander, all being Directors of the Company.

Dr. LO Ying Sui

Non-executive Director

Dr. LO Ying Sui, aged 73, has been a Director of the Group since 1993. He was an Executive Director of the Company prior to his re-designation as a Non-executive Director of the Company in 2008. With a Doctor of Medicine Degree from The University of Chicago, he is a specialist in Cardiology and a Clinical Associate Professor (honorary) at The Chinese University of Hong Kong Faculty of Medicine. He is a son of Madam Lo To Lee Kwan, a younger brother of Dr. LO Ka Shui, Mr. LO Hong Sui, Antony, Madam Law Wai Duen and Mr. LO Hong Sui, Vincent, and an uncle of Mr. LO Chun Him, Alexander, all being Directors of the Company.

Mr. LO Chun Him, Alexander
Executive Director

Mr. LO Chun Him, Alexander, aged 40, joined the Group in 2010 and was appointed as an Executive Director of the Company in 2015. He is also a member of the Finance Committee of the Company. Mr. Lo holds directorships in various subsidiaries of the Company, including The Great Eagle Company, Limited, The Great Eagle Development and Project Management Limited, Langham Hospitality Group Limited, Langham Hotels International Limited, Eagle Property Management (CP) Limited, Rio dei Vetrai S.r.l., Pacific Eagle Holdings Corporation and Great Eagle (China) Investment Limited. He is also a Non-executive Director of Langham Hospitality Investments Limited and LHIL Manager Limited (Manager of the publicly-listed Langham Hospitality Investments). Prior to joining the Group, he had worked at Citibank's investment banking division with a focus on Hong Kong's market. Mr. Lo is also a member of the Executive Committee of The Real Estate Developers Association of Hong Kong and a member of the Management Committee of The Federation of Hong Kong Hotel Owners Limited. He graduated from Washington University in St. Louis with a Bachelor of Arts in Psychology. Mr. Lo is a son of Dr. Lo Ka Shui, being a substantial Shareholder, the Chairman and Managing Director of the Company. Also, he is a grandson of Madam Lo To Lee Kwan, a nephew of Mr. Lo Hong Sui, Antony, Madam Law Wai Duen, Mr. Lo Hong Sui, Vincent and Dr. Lo Ying Sui, all being Directors of the Company.

Mr. KAN Tak Kwong
Executive Director and General Manager

Mr. KAN Tak Kwong, aged 73, has been a Director of the Group since 1988. He is an Executive Director, the General Manager and a member of the Finance Committee of the Company. Mr. Kan also holds directorships in various subsidiaries of the Company, including The Great Eagle Company, Limited, Langham Hospitality Group Limited, Langham Hotels International Limited, Eagle Property Management (CP) Limited, Keysen Property Management Services Limited, Great Eagle Tokyo TMK, Rio dei Vetrai S.r.l., Pacific Eagle Holdings Corporation and Great Eagle (China) Investment Limited. He graduated from The Chinese University of Hong Kong with a Master's Degree in Business Administration and is a member of various professional bodies including the HKICPA. Mr. Kan has decades of experience in finance, accounting, strategic development and corporate administration in the real estate, finance and construction industries.

Mr. CHU Shik Pui
Executive Director

Mr. CHU Shik Pui, aged 63, joined the Group in 1989 and was appointed as an Executive Director of the Company in 2015. He is a member of the Finance Committee of the Company and also the Head of Tax and Investment primarily responsible for the Group's taxation, finance and investment matters. Mr. Chu also holds directorships in various subsidiaries of the Company. Mr. Chu is a fellow of The Association of Chartered Certified Accountants and an associate of the HKICPA. He is also a full member of the Society of Registered Financial Planners. Mr. Chu has over 30 years' aggregated experience in taxation, finance, accounting, legal, and acquisition and investment.

Professor POON Ka Yeung, Larry

Executive Director

Professor POON Ka Yeung, Larry, aged 57, has been a Director of the Company since 2016. He was an Independent Non-executive Director of the Company prior to his re-designation as an Executive Director of the Company in 2021. He is responsible for overseeing the professional investment team of the Group for shortlisting and appraising investment projects. Professor Poon has been teaching marketing-related subjects for different Master Degree programs. He is an Adjunct Associate Professor in the Department of Marketing of The Chinese University of Hong Kong and an Honorary Institute Fellow of The Asia-Pacific Institute of Business of the University. Professor Poon is an Independent Non-executive Director of Shenzhen Neptunus Interlong Bio-Technique Company Limited whose H shares are listed on the Stock Exchange. He also plays a role in public services including Consultant of the Chinese Gold and Silver Exchange Society and independent committee member of the Registration Committee of Hong Kong Gold Exchange, and Council Member of Hong Kong Red Cross. He obtained his Bachelor's Degree in Mathematics with Minor in Economics and Marketing from The Chinese University of Hong Kong and was further admitted to the MBA Degree by the University of Hull, United Kingdom.

Directors' interests in the Group and/or in the associated corporations (within the meaning of Part XV of the SFO) of the Company are set out in the section "Disclosure of Interests" in this Interim Report.

GOVERNANCE AND COMPLIANCE

The Company is committed to upholding high standards of corporate governance practices that aimed at enhancing our corporate image, boosting Shareholders' confidence, and minimising the risk of fraudulent practices, ultimately serving the long-term interests of our stakeholders. The Board regularly reviews our corporate governance practices to ensure regulatory compliance and to support our corporate culture framework, which contributes to the long-term success and sustainability of the Company's businesses.

CORPORATE GOVERNANCE POLICIES AND PRACTICES

The Board assumes responsibility for the leadership and control of the Group and is collectively responsible for promoting the success of the Group. It plays a central and supervisory role in overseeing and enhancing the Company's corporate governance practices. The Company's governance framework emphasises risk management and internal control systems, accountability to Shareholders, transparency in reporting, and compliance with relevant rules and regulations. It also provides Directors with guidance in fulfilling their roles and obligations.

Corporate Governance Policies and Procedures

The Company has put in place a comprehensive set of governance policies and procedures which form the core of the Group's governance framework. They include:

- Anti-Fraud, Bribery and Corruption Policy
- Board Diversity Policy
- Code of Conduct regarding Securities Transactions by Directors and Relevant Employees
- Director Independence Policy
- Employee Code of Conduct
- Policy on the Preservation and Prevention of Misuse of Inside Information
- Privacy Policy
- Reporting and Monitoring Policy on Connected Transactions
- Schedule of Matters Reserved for the Board
- Shareholder Communication Policy
- Social Media Policy
- Whistleblowing Policy
- Workforce Diversity Policy

The Board regularly reviews these policies and procedures, and enhancements will be made from time to time in light of the latest statutory and regulatory regimes and applicable international best practices. Copies of the principal governance policies are available on the Group's website (www.GreatEagle.com.hk).

Highlights for the first half of 2025

Major activities during the six months ended 30 June 2025 and up to the date of this report include:

MAJOR ACTIVITIES	
Corporate Governance Policies	<p>Strengthening Governance Framework</p> <p>The Board regularly updates and assesses the corporate governance practices, aiming to achieve exemplary standards. The Company has updated the Terms of Reference of Nomination Committee and Privacy Policy, and established a Workforce Diversity Policy.</p>
Share Schemes	<p>Grant of Share Awards and Share Options</p> <p>During the six months ended 30 June 2025, the Company granted 834,710 share awards to eligible employees of the Group (including four Executive Directors) under the 2024 Share Award Scheme and 800,000 share options to three Executive Directors under the 2024 Share Option Scheme, with formal announcements made on 20 March 2025 and 21 March 2025 respectively.</p>
Bye-laws	<p>Amendments to the Bye-laws and Adoption of the New Bye-laws</p> <p>At the Special General Meeting of the Company held on 14 May 2025, the amendments to the Bye-laws and adoption of the new Bye-laws were approved by Shareholders, with 100% of the votes were cast in favour of the special resolution. Details of the amendments to the Bye-laws were set out in a circular to the Shareholders dated 28 March 2025.</p>
General Mandates	<p>General Mandates to Buy-back and Issue Shares of the Company</p> <p>After careful consideration and evaluation, the Company has sought the granting of a general mandate to issue 20% of shares (the maximum allowed under the Listing Rules) rather than a lower percentage, as this provides flexibility to the Company, allowing it to capitalise on favourable market conditions and make timely decisions, which could positively influence the perception of the Company's equity financing capability and ultimately maximise value for our Shareholders.</p> <p>At the Annual General Meeting of the Company held on 14 May 2025, general mandates to buy-back no more than 10% of the issued shares and issue no more than 20% of the issued shares of the Company were granted by Shareholders, with 100% and 85.30% of the votes were cast in favour of the respective resolutions. The Company will use the mandates sparingly and in the interest of the Shareholders. The Company did not buy back or issue any shares during the six months ended 30 June 2025.</p>

Compliance with Corporate Governance Code

Throughout the six months ended 30 June 2025, the Company complied with most of the code provisions and, where appropriate, adopted some of the recommended best practices set out in the CG Code contained in Appendix C1 to the Listing Rules. Details of deviations from the code provisions are as follows:

CODE PROVISION	COMPLY OR EXPLAIN
B.2.2	<p>Every Director should be subject to retirement by rotation at least once every three years</p> <p>Under the existing Bye-laws, the Executive Chairman and Managing Director of the Company are not subject to retirement by rotation. The same provision is contained in The Great Eagle Holdings Limited Company Act, 1990 of Bermuda. As such, Directors who hold the offices of either the Executive Chairman or the Managing Director of the Company are by statute not required to retire by rotation. After due consideration, particularly regarding the legal costs and procedures involved, the Board considers that it is not desirable to propose amendments to The Great Eagle Holdings Limited Company Act, 1990 of Bermuda solely to subject the Executive Chairman and Managing Director of the Company to retirement by rotation.</p> <p>Dr. Lo Ka Shui is the Executive Chairman and Managing Director of the Company. We have voluntarily disclosed his biographical details in accordance with Rule 13.74 of the Listing Rules in the circular to the Shareholders in relation to the re-election of retiring Directors for Shareholders' information.</p>
C.1.4	<p>All Directors should participate in continuous professional development to develop and refresh their knowledge and skills</p> <p>Madam Lo To Lee Kwan, a Non-executive Director of the Company, is the co-founder of the Group and was involved in the early stages of development of the Group. She has been relatively inactive in the Group's business and has not participated in the 2025 Director Development Program provided by the Company. However, as a co-founder of the Group, Madam Lo has an irreplaceable status in the Company, and in view of this, the Board considers that it is fit and proper for Madam Lo to remain on the Board.</p>

CODE PROVISION	COMPLY OR EXPLAIN
C.2.1	<p>The roles of Chairman and chief executive should be separate and should not be performed by the same individual</p> <p>Dr. Lo Ka Shui serves as both the Chairman of the Board and Managing Director of the Company, which deviates from CG Code Provision C.2.1. However, this dual role leadership has been in practice for decades and has withstood the test of time, effectively preserving a consistent leadership culture and facilitating the efficient execution of the chief executive. The Board considers that this arrangement to be appropriate for the Company and that a balance of power and authority is adequately ensured by its operations, which consist of experienced and high caliber individuals, including five Independent Non-executive Directors and three Non-executive Directors, who provide valuable insights from diverse perspectives. Day-to-day management and operation of the Group are delegated to divisional management under Dr. Lo's leadership, with support from the Executive Directors and senior management.</p>

Compliance with Model Code

The Company has adopted its own Code of Conduct for Securities Transactions on terms no less exacting than the required standard set out in the Model Code and it is updated from time to time in accordance with the Listing Rules requirements.

Having made specific enquiries, all Directors and relevant employees of the Group confirmed that they have fully complied with the Code of Conduct for Securities Transactions throughout the six months ended 30 June 2025.

EMPLOYMENT AND LABOUR PRACTICES

Our people form the backbone of our sustainable success. The Group is committed to providing lawful and proper employment that prioritises employee development. We recognise the importance of workforce sustainability, which is about retaining and attracting the right people to meet current and future business needs. We offer competitive salaries to our employees. Discretionary bonuses are granted to employees and senior management, including Executive Directors, based on the financial performance and profitability of the Group, individual employee performance, the cost of living and broader market conditions in recognition of their contributions. The Company also provides other employee benefits which include educational allowance, insurance, medical scheme and provident fund schemes. Senior employees of the Group, including Executive Directors, are entitled to participate in the Company's Share Award Scheme and Share Option Scheme. The Director's fee of Non-executive Directors and Independent Non-executive Directors are determined by the Board based on the general duties and responsibilities as a Director, they do not participate in performance-based compensation.

There had been no material change to the number of employees and staff composition of the Group for the six months ended 30 June 2025.

REVIEW OF INTERIM RESULTS

The unaudited condensed consolidated financial statements for the six months ended 30 June 2025 were prepared in accordance with HKAS 34 “Interim Financial Reporting” issued by the HKICPA, and have been reviewed by Deloitte Touche Tohmatsu, the independent auditor of the Company, in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the HKICPA.

This interim report, comprising the unaudited condensed consolidated financial statements, has been reviewed by the Audit Committee of the Company.

ISSUE OF NEW SHARES

As at 30 June 2025, the total number of issued shares of the Company was 747,723,345. No new share was issued by the Company during the six months ended 30 June 2025.

PURCHASE, SALE OR REDEMPTION OF COMPANY’S SECURITIES

During the six months ended 30 June 2025, the trustee of the 2024 Share Award Scheme purchased a total of 408,250 shares of the Company on the Stock Exchange at a total consideration of approximately HK\$5.59 million pursuant to the terms of the trust deed and rules of the 2024 Share Award Scheme for contributing towards the share awards granted to eligible participants of the Group.

Save as disclosed above, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company’s securities during the six months ended 30 June 2025.

PUBLIC FLOAT

Based on information that is publicly available to the Company and within the knowledge of the Directors, the Company has maintained a sufficient public float with more than 25% of the issued shares of the Company being held by the public as at 30 June 2025.

SUSTAINABILITY

At heart of our sustainability vision lies a commitment to achieving sustainable growth through collaboration. Guided by our five-pillar sustainability framework – Governance, Environment, People, Communities, and Value Chain, we adopt a holistic approach to responsible business practices, addressing key areas of impact while aligning with nine relevant United Nations Sustainable Development Goals (UNSDGs).

Through targeted initiatives under each pillar, we strive to meet targets and goals that contribute to a resilient and prosperous future. Our Governance pillar ensures transparency and accountability, while our commitment to the Environment drives climate action towards net-zero by 2045. We invest in People through inclusive workplaces, empower Communities through social impact programmes, and promote sustainable innovation and practices across our Value Chain.

Working towards climate leadership in Asia, we embed environmental and social responsibility into our business decisions, ensuring that we meet today’s needs while preserving resources for tomorrow. By combining innovation, partnerships, and high standards, we turn sustainability challenges into shared value, benefiting both our business and the communities we serve, and advancing sustainable development in Asia with lasting impact.

DISCLOSURE OF INTERESTS

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 30 June 2025, the interests and short positions of the Directors or 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 SFO) which were notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO) and the Model Code, or which were recorded in the register required to be kept by the Company under Section 352 of the SFO are as follows:

A. Long Positions in Shares and Underlying Shares of the Company

Name of Directors	Capacity	Nature of Interests	Number of Ordinary Shares/ Underlying Shares Held	Percentage of Issued Share Capital ⁽¹²⁾	Total
Lo Ka Shui	Beneficial Owner	Personal Interests	64,894,835 ⁽¹⁾	8.68)	64.38
	Interests of Controlled Corporations	Corporate Interests	95,988,364 ⁽²⁾	12.83)	
	Discretionary Beneficiary of a Discretionary Trust	Discretionary Trust Interests	254,664,393 ⁽³⁾	34.06)	
	Founder of a Discretionary Trust	Trust Interests	65,866,676	8.81)	
Lo To Lee Kwan	Beneficial Owner	Personal Interests	1,341,561	0.18)	34.97
	Interests of Controlled Corporations	Corporate Interests	5,442,810 ⁽⁴⁾	0.73)	
	Discretionary Beneficiary of a Discretionary Trust	Discretionary Trust Interests	254,664,393 ⁽³⁾	34.06)	
Wong Yue Chim, Richard	Beneficial Owner	Personal Interests	10,198	0.00	0.00
Lo Hong Sui, Antony	Beneficial Owner	Personal Interests	1,203,973 ⁽⁵⁾	0.16)	34.22
	Discretionary Beneficiary of a Discretionary Trust	Discretionary Trust Interests	254,664,393 ⁽³⁾	34.06)	
Law Wai Duen	Beneficial Owner	Personal Interests	2,300,858 ⁽⁶⁾	0.31)	34.37
	Discretionary Beneficiary of a Discretionary Trust	Discretionary Trust Interests	254,664,393 ⁽³⁾	34.06)	

DISCLOSURE OF INTERESTS

Name of Directors	Capacity	Nature of Interests	Number of Ordinary Shares/ Underlying Shares Held	Percentage of Issued Share Capital ⁽¹²⁾	Total
Lo Hong Sui, Vincent	Beneficial Owner	Personal Interests	293	0.00)	34.06
	Discretionary Beneficiary of a Discretionary Trust	Discretionary Trust Interests	254,664,393 ⁽³⁾	34.06)	
Lo Ying Sui	Beneficial Owner	Personal Interests	1,540,000	0.21)	39.50
	Interests of Controlled Corporations	Corporate Interests	39,180,903 ⁽⁷⁾	5.24)	
	Discretionary Beneficiary of a Discretionary Trust	Discretionary Trust Interests	254,664,393 ⁽³⁾	34.06)	
Lo Chun Him, Alexander	Beneficial Owner	Personal Interests	936,978 ⁽⁸⁾	0.13	0.13
Kan Tak Kwong	Beneficial Owner	Personal Interests	4,433,058 ⁽⁹⁾	0.59	0.59
Chu Shik Pui	Beneficial Owner	Personal Interests	1,834,599 ⁽¹⁰⁾	0.25	0.25
Poon Ka Yeung, Larry	Beneficial Owner	Personal Interests	223,778 ⁽¹¹⁾	0.03	0.03

Notes:

- (1) Among these interests, 3,412,000 were share options.
- (2) These interests were held by certain companies wholly-owned by Dr. Lo Ka Shui. Dr. Lo Ka Shui and Mr. Lo Chun Him, Alexander are directors of these companies.
- (3) These 254,664,393 shares were owned by a discretionary trust of which Dr. Lo Ka Shui, Madam Lo To Lee Kwan, Mr. Lo Hong Sui, Antony, Madam Law Wai Duen, Mr. Lo Hong Sui, Vincent and Dr. Lo Ying Sui are among the discretionary beneficiaries.
- (4) These 5,442,810 shares were held by two companies wholly-owned by Madam Lo To Lee Kwan who is also a director of these companies. Dr. Lo Ka Shui is a director of one of these companies.
- (5) Among these interests, 290,000 were share options.
- (6) Among these interests, 290,000 were share options.
- (7) These 39,180,903 shares were held by a company wholly-owned by Dr. Lo Ying Sui who is also a director of such company.
- (8) Among these interests, 21,490 were share awards and 787,000 were share options.

DISCLOSURE OF INTERESTS

- (9) Among these interests, 62,865 were share awards and 1,680,000 were share options.
- (10) Among these interests, 45,045 were share awards and 1,497,000 were share options.
- (11) Among these interests, 23,778 were share awards and 200,000 were share options.
- (12) This percentage has been compiled based on 747,723,345 shares of the Company in issue as at 30 June 2025.
- (13) Details of the share awards and share options granted to Directors are set out in the section headed “Share Schemes” below.

B. Long Positions in Shares and Underlying Shares of Associated Corporations of the Company

(i) Champion Real Estate Investment Trust (“Champion REIT”)

Champion REIT (Stock Code: 2778), a Hong Kong collective investment scheme authorised under Section 104 of the SFO, is accounted for as a subsidiary of the Company. As at 30 June 2025, the Group owned 70.49% interests in Champion REIT. While the definition of “associated corporation” under the SFO caters only to corporations, for the purpose of enhancing the transparency, the interests of the Directors or chief executives of the Company in Champion REIT as at 30 June 2025 are disclosed as follows:

Name of Directors	Total Number of Units/ Underlying Units Held	Percentage of Issued Units ⁽⁴⁾
Lo Ka Shui	16,589,617 ⁽¹⁾	0.27
Lo Ying Sui	239,000 ⁽²⁾	0.00
Chu Shik Pui	8,000 ⁽³⁾	0.00

Notes:

- (1) Among these 16,589,617 units:
- (i) 6,620,007 units were held by Dr. Lo Ka Shui personally;
- (ii) 3,258,610 units were held by certain companies wholly-owned by Dr. Lo Ka Shui. Dr. Lo Ka Shui and Mr. Lo Chun Him, Alexander are directors of these companies; and
- (iii) 6,711,000 units were held by a charitable trust of which Dr. Lo Ka Shui is the settlor and a member of the Advisory Committee and Management Committee.
- (2) Dr. Lo Ying Sui had personal interests in 239,000 units of Champion REIT.
- (3) Mr. Chu Shik Pui had personal interests in 8,000 units of Champion REIT.
- (4) This percentage has been compiled based on 6,109,590,638 units of Champion REIT in issue as at 30 June 2025.

(ii) Langham Hospitality Investments and Langham Hospitality Investments Limited (“LHI”)

LHI (Stock Code: 1270), the share stapled units (the “SSUs”) of which are listed on the Stock Exchange. As at 30 June 2025, the Group owned 71.31% interests in LHI and is therefore a subsidiary of the Company. The holdings of the Directors or chief executives of the Company in LHI as at 30 June 2025 are disclosed as follows:

Name of Directors	Total Number of SSUs/ Underlying SSUs Held	Percentage of Issued SSUs ⁽⁶⁾
Lo Ka Shui	124,684,250 ⁽¹⁾	3.62
Lo To Lee Kwan	306,177 ⁽²⁾	0.01
Wong Yue Chim, Richard	257,610 ⁽³⁾	0.01
Law Wai Duen	3,888,421 ⁽⁴⁾	0.11
Lo Ying Sui	932,194 ⁽⁵⁾	0.03

Notes:

- (1) Among these 124,684,250 SSUs:
- (i) 31,584,000 SSUs were held by Dr. Lo Ka Shui personally;
 - (ii) 3,090,000 SSUs were held by certain companies wholly-owned by Dr. Lo Ka Shui. Dr. Lo Ka Shui and Mr. Lo Chun Him, Alexander are directors of these companies; and
 - (iii) 90,010,250 SSUs were held by a charitable trust of which Dr. Lo Ka Shui is the settlor and a member of the Advisory Committee and Management Committee.
- (2) These SSUs were held by two companies wholly-owned by Madam Lo To Lee Kwan who is also a director of these companies. Dr. Lo Ka Shui is a director of one of these companies.
- (3) Professor Wong Yue Chim, Richard had personal interests in 257,610 SSUs of LHI.
- (4) Madam Law Wai Duen had personal interests in 3,888,421 SSUs of LHI.
- (5) Dr. Lo Ying Sui had personal interests in 932,194 SSUs of LHI.
- (6) This percentage has been compiled based on 3,444,141,132 SSUs of LHI in issue as at 30 June 2025.

Save as disclosed above, as at 30 June 2025, none of the Directors or chief executives of the Company were taken to be interested or deemed to have any other 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) which would have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO and the Model Code, or which were recorded in the register required to be kept by the Company under Section 352 of the SFO.

SHARE SCHEMES

The purpose of the 2024 Share Schemes is to enable the Company to grant share awards and/or share options to eligible participants of the Group as retention incentives or rewards for their contributions to the Group, to attract suitable personnel for enhancing the Group's development, and to align the interests of the participants generally with those of the Shareholders for the medium to long-term benefit of the Group.

Upon the adoption of the 2024 Share Award Scheme and 2024 Share Option Scheme on 29 May 2024, the 2019 Share Option Scheme was terminated. Share options granted during the life of the 2019 Share Option Scheme and remain unexpired prior to the termination of the 2019 Share Option Scheme continue to be exercisable in accordance with the terms of issue under the scheme.

A. Share Award Scheme

In determining the grant of share awards under the 2024 Share Award Scheme, the eligibility and allocation of share awards for each participant were determined by an allocation mechanism, approved by the Remuneration Committee. This mechanism consists of several key determinants, including (i) roles and grades of the participants with the Group; (ii) individual performance rating and job grading of the participants; (iii) financial performance and staff expenses budget of the Company; and (iv) business outlook of the Group and industry practices.

The share awards granted under the 2024 Share Award Scheme would be subject to certain vesting conditions and a clawback mechanism. As approved by the Remuneration Committee, the vesting period of the share awards under the 2024 Share Award Scheme is 36 months.

In order to qualify for the vesting of the share awards under the 2024 Share Award Scheme, participants must attain a satisfactory score regarding their performance rating throughout the 36-month vesting period. The performance rating comprises organisational, divisional and individual's objectives related to the job performance of the participants including their professionalism and integrity, and the business and financial performance of the Group. Participants must consistently meet essential job expectations and undergo continuous assessment of their proficiency in the duties associated with their roles and responsibilities within the Group. They are also expected to uphold the standards set forth in the Employee Code of Conduct of the Company throughout the vesting period. The journey to vesting is shaped not only by performance but also by a commitment to uphold high standards. This thorough assessment is designed to ensure alignment of interests between the participants and the Company.

B. Share Option Schemes

The Group has a long-standing practice of offering share options to employees and Executive Directors as a form of bonus payment for the relevant financial period. In determining the grant of share options, the Remuneration Committee has taken into account the roles and grades of the participants within the Group, and that the value of share options formed part of the bonus payment for the relevant financial period. The purpose of the Share Option Schemes is to enable the Company to grant share options to selected eligible participants as retention incentives or rewards for their contributions to the Group. The value of the share option is linked to the future price of the Share, motivating participants to contribute to the Company's development. Additionally, the vesting and exercise periods are structured to foster long-term commitment to the Group.

The share options granted under the Share Option Schemes would be subject to a clawback mechanism. As approved by the Remuneration Committee, the share options are exercisable for a period of 36 months commencing on the expiry of 24 months from the date upon which the share option is deemed to be granted and accepted, and expiring on the last day of the 36 month-period.

MOVEMENTS OF THE SHARE AWARDS AND SHARE OPTIONS GRANTED TO EMPLOYEES (INCLUDING DIRECTORS AND THEIR ASSOCIATES)

Details of the movements in the share awards and share options granted to the Group's employees (including Directors and their Associates) under the 2024 Share Award Scheme, 2019 Share Option Scheme and 2024 Share Option Scheme during the six months ended 30 June 2025 are as follows:

(i) Movements of Share Awards

Date of Grant	Number of Share Awards					Vesting Period
	Outstanding as at 01/01/2025	Granted during the Period	Vested during the Period	Lapsed during the Period	Outstanding as at 30/06/2025	
20/03/2025 ⁽¹⁾	–	834,710 ⁽²⁾	–	(21,354)	813,356	21/03/2025–20/03/2028
Total	–	834,710	–	(21,354)	813,356	

DISCLOSURE OF INTERESTS

(ii) Movements of Share Options

Date of Grant	Number of Share Options				Outstanding as at 30/06/2025	Exercise Period	Exercise Price per Share (HK\$)
	Outstanding as at 01/01/2025	Granted during the Period	Exercised during the Period	Lapsed during the Period			
18/03/2020 ⁽³⁾	3,770,000	–	–	(3,770,000)	–	19/03/2022–18/03/2025	21.65
18/03/2021 ⁽³⁾	3,530,000	–	–	(101,000)	3,429,000	19/03/2023–18/03/2026	28.45
18/03/2022 ⁽³⁾	4,159,000	–	–	(143,000)	4,016,000	19/03/2024–18/03/2027	19.06
20/03/2023 ⁽³⁾	4,851,000	–	–	(151,000)	4,700,000	21/03/2025–20/03/2028	16.52
20/03/2024 ⁽³⁾	5,468,000	–	–	(136,000)	5,332,000	21/03/2026–20/03/2029	11.18
20/03/2025 ⁽⁴⁾	–	800,000 ⁽⁵⁾	–	–	800,000	21/03/2027–20/03/2030	13.364
Total	21,778,000	800,000	–	(4,301,000)	18,277,000		

Notes:

- (1) Share awards were granted under the 2024 Share Award Scheme.
- (2) During the six months ended 30 June 2025, 157,164 share awards were granted to four Directors of the Company and an Associate of a Director, while 677,546 share awards were granted to eligible employees of the Group. Please refer to the announcement of the Company dated 20 March 2025 for details.
- (3) Share options were granted under the 2019 Share Option Scheme.
- (4) Share options were granted under the 2024 Share Option Scheme.
- (5) During the six months ended 30 June 2025, 800,000 share options were granted to three Directors of the Company. Please refer to the announcements of the Company dated 20 March 2025 and 21 March 2025 for details.
- (6) Additional information disclosed pursuant to Rule 17.07 of the Listing Rules:
 - (a) During the six months ended 30 June 2025, no share award or share option was cancelled.
 - (b) Consideration paid for acceptance of each grant of share option was HK\$1.00.
 - (c) The vesting period for the share awards granted is 36 months after the date of grant.
 - (d) The vesting period for the share options granted is 24 months after the date of grant.
 - (e) The closing price of the shares of the Company immediately before the date of grant of share awards and share options on 20 March 2025, i.e. 19 March 2025 was HK\$13.70.

- (f) According to the Company's accounting policy, the fair value of each share award and share option as at the date of grant of 20 March 2025 were HK\$13.32 and HK\$1.55 respectively. Further details are set out in note 26 to the Condensed Consolidated Financial Statements on pages 87 to 88 of this Interim Report.
- (g) As at 1 January 2025 and 30 June 2025, the number of share awards and share options available for grant under all the share schemes of the Company were 74,772,334 and 73,158,978 respectively.
- (h) The number of shares that may be issued in respect of share awards and share options granted under all the share schemes of the Company during the six months ended 30 June 2025 (i.e. 1,634,710) divided by the weighted average number of shares of the Company in issue for the six months ended 30 June 2025 (i.e. 747,723,345) was 0.22%.

DETAILS OF SHARE AWARDS AND SHARE OPTIONS GRANTED

During the six months ended 30 June 2025, the details of share awards and share options granted to the Group's employees (including Directors (some are also substantial Shareholders) and their Associate) under the 2024 Share Award Scheme, 2019 Share Option Scheme and 2024 Share Option Scheme as required to be disclosed according to Rule 17.07 of the Listing Rules are as follows:

(i) Details of Share Awards Granted

Category	Date of Grant	Number of Share Awards					Weighted Average Closing Price Immediately Before the Date of Vest (HK\$)
		Outstanding as at 01/01/2025	Granted during the Period	Vested during the Period	Lapsed during the Period	Outstanding as at 30/06/2025	
(i) Directors							
Lo Chun Him, Alexander	20/03/2025 ⁽¹⁾	–	21,490	–	–	21,490	–
Kan Tak Kwong	20/03/2025 ⁽¹⁾	–	62,865	–	–	62,865	–
Chu Shik Pui	20/03/2025 ⁽¹⁾	–	45,045	–	–	45,045	–
Poon Ka Yeung, Larry	20/03/2025 ⁽¹⁾	–	23,778	–	–	23,778	–
(ii) Associate of Directors ⁽²⁾	20/03/2025 ⁽¹⁾	–	3,986	–	–	3,986	–
(iii) Eligible Employees							
(other than Directors and their Associate ⁽²⁾)	20/03/2025 ⁽¹⁾	–	677,546	–	(21,354)	656,192	–
Total		–	834,710	–	(21,354)	813,356	

DISCLOSURE OF INTERESTS

(ii) Details of Share Options Granted

								Weighted Average Closing Price Immediately Before the
		Number of Share Options					Exercise	
		Outstanding as at	Granted during	Exercised during	Lapsed during	Outstanding as at	Price per Share	Date of Exercise
Category	Date of Grant	01/01/2025	the Period	the Period	the Period	30/06/2025	(HK\$)	(HK\$)
(i) Directors								
Lo Ka Shui	18/03/2020 ⁽³⁾	680,000	–	–	(680,000)	–	21.65	–
	18/03/2021 ⁽³⁾	612,000	–	–	–	612,000	28.45	–
	18/03/2022 ⁽³⁾	700,000	–	–	–	700,000	19.06	–
	20/03/2023 ⁽³⁾	700,000	–	–	–	700,000	16.52	–
	20/03/2024 ⁽³⁾	700,000	–	–	–	700,000	11.18	–
	20/03/2025 ⁽⁴⁾	–	700,000	–	–	700,000	13.364	–
		3,392,000	700,000	–	(680,000)	3,412,000		
Lo Hong Sui, Antony	18/03/2020 ⁽³⁾	100,000	–	–	(100,000)	–	21.65	–
	18/03/2021 ⁽³⁾	90,000	–	–	–	90,000	28.45	–
	18/03/2022 ⁽³⁾	50,000	–	–	–	50,000	19.06	–
	20/03/2023 ⁽³⁾	50,000	–	–	–	50,000	16.52	–
	20/03/2024 ⁽³⁾	50,000	–	–	–	50,000	11.18	–
	20/03/2025 ⁽⁴⁾	–	50,000	–	–	50,000	13.364	–
		340,000	50,000	–	(100,000)	290,000		
Law Wai Duen	18/03/2020 ⁽³⁾	100,000	–	–	(100,000)	–	21.65	–
	18/03/2021 ⁽³⁾	90,000	–	–	–	90,000	28.45	–
	18/03/2022 ⁽³⁾	50,000	–	–	–	50,000	19.06	–
	20/03/2023 ⁽³⁾	50,000	–	–	–	50,000	16.52	–
	20/03/2024 ⁽³⁾	50,000	–	–	–	50,000	11.18	–
	20/03/2025 ⁽⁴⁾	–	50,000	–	–	50,000	13.364	–
		340,000	50,000	–	(100,000)	290,000		
Lo Chun Him, Alexander	18/03/2020 ⁽³⁾	230,000	–	–	(230,000)	–	21.65	–
	18/03/2021 ⁽³⁾	207,000	–	–	–	207,000	28.45	–
	18/03/2022 ⁽³⁾	180,000	–	–	–	180,000	19.06	–
	20/03/2023 ⁽³⁾	180,000	–	–	–	180,000	16.52	–
	20/03/2024 ⁽³⁾	220,000	–	–	–	220,000	11.18	–
		1,017,000	–	–	(230,000)	787,000		

DISCLOSURE OF INTERESTS

Category	Date of Grant	Number of Share Options				Exercise Price per Share (HK\$)	Weighted Average Closing Price Immediately Before the Date of Exercise (HK\$)
		Outstanding as at 01/01/2025	Granted during the Period	Exercised during the Period	Lapsed during the Period	Outstanding as at 30/06/2025	
Kan Tak Kwong	18/03/2020 ⁽³⁾	400,000	–	–	(400,000)	–	21.65
	18/03/2021 ⁽³⁾	360,000	–	–	–	360,000	28.45
	18/03/2022 ⁽³⁾	420,000	–	–	–	420,000	19.06
	20/03/2023 ⁽³⁾	420,000	–	–	–	420,000	16.52
	20/03/2024 ⁽³⁾	480,000	–	–	–	480,000	11.18
		2,080,000	–	–	(400,000)	1,680,000	
Chu Shik Pui	18/03/2020 ⁽³⁾	330,000	–	–	(330,000)	–	21.65
	18/03/2021 ⁽³⁾	297,000	–	–	–	297,000	28.45
	18/03/2022 ⁽³⁾	380,000	–	–	–	380,000	19.06
	20/03/2023 ⁽³⁾	400,000	–	–	–	400,000	16.52
	20/03/2024 ⁽³⁾	420,000	–	–	–	420,000	11.18
		1,827,000	–	–	(330,000)	1,497,000	
Poon Ka Yeung, Larry	20/03/2023 ⁽³⁾	100,000	–	–	–	100,000	16.52
	20/03/2024 ⁽³⁾	100,000	–	–	–	100,000	11.18
		200,000	–	–	–	200,000	
(ii) Associate of Directors ⁽⁵⁾	18/03/2020 ⁽³⁾	40,000	–	–	(40,000)	–	21.65
	18/03/2021 ⁽³⁾	36,000	–	–	–	36,000	28.45
	18/03/2022 ⁽³⁾	36,000	–	–	–	36,000	19.06
	20/03/2023 ⁽³⁾	34,000	–	–	–	34,000	16.52
	20/03/2024 ⁽³⁾	47,000	–	–	–	47,000	11.18
		193,000	–	–	(40,000)	153,000	
(iii) Eligible Employees (other than Directors and their Associate ⁽⁵⁾)	18/03/2020 ⁽³⁾	1,890,000	–	–	(1,890,000)	–	21.65
	18/03/2021 ⁽³⁾	1,838,000	–	–	(101,000)	1,737,000	28.45
	18/03/2022 ⁽³⁾	2,343,000	–	–	(143,000)	2,200,000	19.06
	20/03/2023 ⁽³⁾	2,917,000	–	–	(151,000)	2,766,000	16.52
	20/03/2024 ⁽³⁾	3,401,000	–	–	(136,000)	3,265,000	11.18
		12,389,000	–	–	(2,421,000)	9,968,000	

DISCLOSURE OF INTERESTS

Notes:

- (1) Share awards were granted under the 2024 Share Award Scheme.

The vesting period for share awards granted is 36 months after the date of grant. Share awards granted on 20/03/2025 will be vested on 21/03/2028.

- (2) Being share awards held by Mr. Lo Chun Lai, Andrew.

- (3) Share options were granted under the 2019 Share Option Scheme.

Share options granted on 18/03/2020 are exercisable during the period from 19/03/2022 to 18/03/2025.

Share options granted on 18/03/2021 are exercisable during the period from 19/03/2023 to 18/03/2026.

Share options granted on 18/03/2022 are exercisable during the period from 19/03/2024 to 18/03/2027.

Share options granted on 20/03/2023 are exercisable during the period from 21/03/2025 to 20/03/2028.

Share options granted on 20/03/2024 are exercisable during the period from 21/03/2026 to 20/03/2029.

- (4) Share options were granted under the 2024 Share Option Scheme.

Share options granted on 20/03/2025 are exercisable during the period from 21/03/2027 to 20/03/2030.

- (5) Being share options held by Mr. Lo Chun Lai, Andrew.

- (6) Consideration paid for acceptance of each grant of share option was HK\$1.00.

- (7) The vesting period for the share options granted is 24 months after the date of grant.

- (8) During the six months ended 30 June 2025, no share award or share option was cancelled.

- (9) The closing price of the shares of the Company immediately before the date of grant of share awards and share options of 20 March 2025, i.e. 19 March 2025 was HK\$13.70.

SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SHARES

As at 30 June 2025, the interests and short positions of persons (other than Directors or chief executives of the Company) in the shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO as having an interest in 5% or more of the issued share capital of the Company are as follows:

Long Positions in Shares of the Company

Name of Shareholders	Total Number of Ordinary Shares/ Underlying Shares Held	Percentage of Issued Share Capital ⁽⁸⁾
HSBC International Trustee Limited	315,009,622 ⁽¹⁾	42.13
Powermax Agents Limited	246,937,926 ⁽²⁾	33.03
Mind Reader Limited	49,481,019 ⁽³⁾	6.62
Surewit Finance Limited	45,342,008 ⁽⁴⁾	6.06
Eagle Guardian Limited	41,763,361 ⁽⁵⁾	5.59
Adscan Holdings Limited	39,180,903 ⁽⁶⁾	5.24
Dr. Jens Alfred Karl Ehrhardt	41,462,612 ⁽⁷⁾	5.55
DJE Kapital AG	41,462,612 ⁽⁷⁾	5.55
DJE Investment S.A.	41,462,612 ⁽⁷⁾	5.55

Notes:

- (1) The number of shares disclosed was based on the latest Disclosure of Interests Form (with the date of relevant event as at 21 June 2021) received from HSBC International Trustee Limited ("HITL"). According to the latest disclosures made by the Directors of the Company, as at 30 June 2025:
 - (i) 254,664,393 shares representing 34.06% of the issued share capital of the Company were held in the name of HITL as a trustee of a discretionary trust, of which Dr. Lo Ka Shui, Madam Lo To Lee Kwan, Mr. Lo Hong Sui, Antony, Madam Law Wai Duen, Mr. Lo Hong Sui, Vincent and Dr. Lo Ying Sui, all being Directors of the Company, are among the discretionary beneficiaries; and
 - (ii) 65,866,676 shares representing 8.81% of the issued share capital of the Company were held in the name of HITL as a trustee of another discretionary trust, of which Dr. Lo Ka Shui is the founder.
- (2) Powermax Agents Limited is wholly-owned by HITL in the capacity of a trustee of a discretionary trust and the said 246,937,926 shares held by it related to the same parcel of shares referred to in Note (1)(i) above.
- (3) Mind Reader Limited is a company wholly-owned by Dr. Lo Ka Shui. Dr. Lo Ka Shui and Mr. Lo Chun Him, Alexander are directors of this company.

DISCLOSURE OF INTERESTS

- (4) Surewit Finance Limited is wholly-owned by HITL in the capacity of a trustee of a discretionary trust and the said 45,342,008 shares held by it were among the shares referred to in Note (1)(ii) above. Dr. Lo Ka Shui is a director of this company.
- (5) Eagle Guardian Limited is a company wholly-owned by Dr. Lo Ka Shui. Dr. Lo Ka Shui and Mr. Lo Chun Him, Alexander are directors of this company.
- (6) Adscan Holdings Limited is a company wholly-owned by Dr. Lo Ying Sui who is also a director of this company.
- (7) Based on the Disclosure of Interests Forms filed by Dr. Jens Alfred Karl Ehrhardt, DJE Kapital AG and DJE Investment S.A. respectively, DJE Investment S.A. is a company wholly-owned by DJE Kapital AG, of which Dr. Jens Alfred Karl Ehrhardt is the main shareholder (holding more than 50%). DJE Investment S.A. is a Luxembourg-based management company for several mutual funds that invested in the Company. Those mutual funds do not have legal personality, and hence the voting rights for the ordinary shares held are exercised by DJE Investment S.A..
- (8) This percentage has been compiled based on 747,723,345 shares of the Company in issue as at 30 June 2025.

Save as disclosed above, as at 30 June 2025, no person (other than Directors or chief executives of the Company whose interests in the shares, underlying shares and debentures of the Company are set out on pages 38 to 40 of this Interim Report) was interested (or deemed to be interested) or held any short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO.

REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS



TO THE BOARD OF DIRECTORS OF GREAT EAGLE HOLDINGS LIMITED

(incorporated in Bermuda with limited liability)

INTRODUCTION

We have reviewed the condensed consolidated financial statements of Great Eagle Holdings Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 52 to 94, which comprise the condensed consolidated statement of financial position as of 30 June 2025 and the related condensed consolidated income statement, condensed consolidated statement of comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended, and notes to the condensed consolidated financial statements. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 "Interim Financial Reporting" ("HKAS 34") issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA"). The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the HKICPA. A review of these condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements are not prepared, in all material respects, in accordance with HKAS 34.

Deloitte Touche Tohmatsu

Certified Public Accountants

Hong Kong

26 August 2025

CONDENSED CONSOLIDATED INCOME STATEMENT

For the six months ended 30 June 2025

		Six months ended 30 June	
	NOTES	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Revenue	3	5,419,349	5,293,488
Cost of goods and services		(3,606,433)	(3,258,088)
Operating profit before depreciation		1,812,916	2,035,400
Depreciation		(450,481)	(435,606)
Operating profit		1,362,435	1,599,794
Fair value changes on investment properties		(2,161,308)	(1,739,556)
Fair value changes on derivative financial instruments		37,257	(180,469)
Fair value changes on financial assets at fair value through profit or loss		110,495	38,271
Other income	5	165,417	131,154
Administrative and other expenses		(242,574)	(272,190)
Finance costs	6	(669,763)	(751,020)
Share of results of joint ventures		592	15,428
Share of results of associates		(11,908)	(10,151)
Loss before tax	7	(1,409,357)	(1,168,739)
Income taxes	8	(147,712)	(174,867)
Loss for the period, before deducting the amounts attributable to non-controlling unitholders of Champion REIT		(1,557,069)	(1,343,606)
Loss for the period attributable to:			
Owners of the Company		(1,056,453)	(985,907)
Non-controlling interests		(15,595)	(24,506)
		(1,072,048)	(1,010,413)
Non-controlling unitholders of Champion REIT		(485,021)	(333,193)
		(1,557,069)	(1,343,606)
Loss per share:	10		
Basic and diluted		(HK\$1.41)	(HK\$1.32)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2025

	Six months ended 30 June	
	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Loss for the period, before deducting the amounts attributable to non-controlling unitholders of Champion REIT	(1,557,069)	(1,343,606)
Other comprehensive income (expense):		
<i>Items that will not be reclassified to profit or loss:</i>		
Fair value gain (loss) on equity instruments at fair value through other comprehensive income	96,080	(139,748)
Share of other comprehensive income of an associate	3,844	19,132
<i>Items that may be reclassified subsequently to profit or loss:</i>		
Exchange differences arising on translation of foreign operations	520,750	(282,818)
Cash flow hedges:		
Fair value adjustment on cross currency swaps and interest rate swaps designated as cash flow hedges	(73,530)	28,170
Reclassification of fair value adjustments to profit or loss	(17,061)	(48,613)
Deferred tax related to fair value adjustments recognised in other comprehensive income	9,107	5,105
Other comprehensive income (expense) for the period, before deducting amounts attributable to non-controlling unitholders of Champion REIT	539,190	(418,772)
Total comprehensive expense for the period, before deducting amounts attributable to non-controlling unitholders of Champion REIT	(1,017,879)	(1,762,378)
Total comprehensive expense for the period attributable to:		
Owners of the Company	(505,631)	(1,399,630)
Non-controlling interests	(11,869)	(24,682)
	(517,500)	(1,424,312)
Non-controlling unitholders of Champion REIT	(500,379)	(338,066)
	(1,017,879)	(1,762,378)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2025

	NOTES	At 30 June 2025 HK\$'000 (unaudited)	At 31 December 2024 HK\$'000 (audited)
Non-current assets			
Investment properties	11	62,922,572	64,944,730
Property, plant and equipment	11	19,951,402	19,450,265
Interests in joint ventures	12	1,202,078	1,139,827
Interests in associates	13	208,769	222,911
Equity instruments at fair value through other comprehensive income	14	1,348,147	1,319,381
Notes and loan receivables	15	74,065	125,006
Derivative financial instruments	20	45,618	97,219
Deposit for acquisition of investment properties		137,846	–
		85,890,497	87,299,339
Current assets			
Stock of properties	16	13,568,908	12,661,584
Inventories		97,768	97,663
Debtors, deposits and prepayments	17	1,822,098	1,838,853
Notes and loan receivables	15	49,202	219,822
Financial assets at fair value through profit or loss	18	537,023	577,561
Derivative financial instruments	20	16,605	–
Tax recoverable		67,160	11,773
Restricted cash		172,505	113,166
Time deposits with original maturity over three months		78,500	–
Bank balances and cash		6,415,467	6,769,320
		22,825,236	22,289,742
Current liabilities			
Creditors, deposits and accruals	19	10,345,492	8,827,339
Derivative financial instruments	20, 21	33,464	89,372
Provision for taxation		206,193	133,480
Distribution payable		126,324	110,628
Borrowings due within one year	22	4,562,350	2,729,179
Medium term notes	23	449,833	1,223,585
Lease liabilities	24	11,716	8,777
		15,735,372	13,122,360
Net current assets		7,089,864	9,167,382
Total assets less current liabilities		92,980,361	96,466,721

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2025

	NOTES	At 30 June 2025 HK\$'000 (unaudited)	At 31 December 2024 HK\$'000 (audited)
Non-current liabilities			
Derivative financial instruments	20, 21	165,310	103,538
Borrowings due after one year	22	23,509,261	25,293,919
Medium term notes	23	2,609,487	2,581,876
Deferred taxation		1,547,982	1,529,907
Lease liabilities	24	584,508	539,880
		28,416,548	30,049,120
NET ASSETS		64,563,813	66,417,601
Equity attributable to:			
Owners of the Company			
Share capital	25	373,862	373,862
Share premium and reserves		52,857,481	53,714,997
		53,231,343	54,088,859
Non-controlling interests		(907,971)	(606,272)
		52,323,372	53,482,587
Net assets attributable to non-controlling unitholders of Champion REIT		12,240,441	12,935,014
		64,563,813	66,417,601

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the six months ended 30 June 2025

	Attributable to owners of the Company												Non-controlling interests	Total equity	Amount attributable to non-controlling unitholders of Champion REIT	Total
	Share capital	Share premium	Investment revaluation reserve	Property revaluation reserve	Capital redemption reserve	Contributed surplus	Exchange translation reserve	Share-based payment reserve	Hedging reserve	Other reserves	Retained profits	Sub-total				
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000				
	(note a)															
At 1 January 2024 (audited)	373,862	7,059,099	(36,202)	23,109	3,054	400,965	(1,118,433)	81,135	(44,946)	8,715,184	41,322,030	56,778,857	(622,094)	56,156,763	14,281,956	70,438,719
Loss for the period	-	-	-	-	-	-	-	-	-	-	(985,907)	(985,907)	(24,506)	(1,010,413)	(333,193)	(1,343,606)
Fair value loss on equity instruments at fair value through other comprehensive income	-	-	(139,748)	-	-	-	-	-	-	-	-	(139,748)	-	(139,748)	-	(139,748)
Change in cash flow hedges	-	-	-	-	-	-	-	-	(11,020)	-	-	(11,020)	-	(11,020)	(4,318)	(15,338)
Exchange differences arising on translation of foreign operations	-	-	-	-	-	-	(282,114)	-	-	27	-	(282,087)	(176)	(282,263)	(555)	(282,818)
Share of other comprehensive income of an associate	-	-	19,132	-	-	-	-	-	-	-	-	19,132	-	19,132	-	19,132
Total comprehensive (expense) income for the period	-	-	(120,616)	-	-	-	(282,114)	-	(11,020)	27	(985,907)	(1,399,630)	(24,682)	(1,424,312)	(338,066)	(1,762,378)
Transaction with non-controlling unitholders of Champion REIT: Distribution to non-controlling unitholders of Champion REIT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(148,188)	(148,188)
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(148,188)	(148,188)
Transactions with owners: Dividend paid (note 9)	-	-	-	-	-	-	-	-	-	-	(373,862)	(373,862)	-	(373,862)	-	(373,862)
Transfer of gain on disposal of equity instrument at fair value through other comprehensive income	-	-	(2,584)	-	-	-	-	-	-	-	2,584	-	-	-	-	-
Lapse of share options	-	-	-	-	-	-	-	(24,181)	-	-	24,181	-	-	-	-	-
Recognition of equity-settled share based payments	-	-	-	-	-	-	-	5,301	-	-	-	5,301	-	5,301	-	5,301
Change in interests in subsidiaries (note b)	-	-	-	-	-	-	-	-	-	157,359	-	157,359	29,754	187,113	(215,657)	(28,544)
At 30 June 2024 (unaudited)	373,862	7,059,099	(159,402)	23,109	3,054	400,965	(1,400,547)	62,255	(55,966)	8,872,570	39,989,026	55,168,025	(617,022)	54,551,003	13,580,045	68,131,048

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the six months ended 30 June 2025

	Attributable to owners of the Company													Amount attributable to non-controlling unitholders of		
	Share capital HK\$'000	Share premium HK\$'000	Investment revaluation reserve HK\$'000	Property revaluation reserve HK\$'000	Capital redemption reserve HK\$'000	Contributed surplus HK\$'000 (note a)	Exchange translation reserve HK\$'000	Share-based payment reserve HK\$'000	Hedging reserve HK\$'000	Other reserves HK\$'000	Retained profits HK\$'000	Sub-total HK\$'000	Non-controlling interests HK\$'000			
At 1 January 2025 (audited)	373,862	7,059,099	(159,327)	23,109	3,054	400,965	(1,628,105)	64,687	(59,217)	9,045,101	38,965,631	54,088,859	(606,272)	53,482,587	12,935,014	66,417,601
Loss for the period	-	-	-	-	-	-	-	-	-	-	(1,056,453)	(1,056,453)	(15,595)	(1,072,048)	(485,021)	(1,557,069)
Fair value gain on equity instruments at fair value through other comprehensive income	-	-	96,080	-	-	-	-	-	-	-	-	96,080	-	96,080	-	96,080
Change in cash flow hedges	-	-	-	-	-	-	-	-	(57,599)	-	-	(57,599)	-	(57,599)	(23,885)	(81,484)
Exchange differences arising on translation of foreign operations	-	-	-	-	-	-	509,180	-	-	(683)	-	508,497	3,726	512,223	8,527	520,750
Share of other comprehensive income of an associate	-	-	3,844	-	-	-	-	-	-	-	-	3,844	-	3,844	-	3,844
Total comprehensive income (expense) for the period	-	-	99,924	-	-	-	509,180	-	(57,599)	(683)	(1,056,453)	(505,631)	(11,869)	(517,500)	(500,379)	(1,017,879)
Transaction with non-controlling unitholders of Champion REIT: Distribution to non-controlling unitholders of Champion REIT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(126,324)	(126,324)
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(126,324)	(126,324)
Transactions with owners: Dividend paid (note 9)	-	-	-	-	-	-	-	-	-	-	(373,862)	(373,862)	-	(373,862)	-	(373,862)
Transfer of gain on disposal of equity instrument at fair value through other comprehensive income	-	-	(45)	-	-	-	-	-	-	-	45	-	-	-	-	-
Purchase for share award scheme	-	-	-	-	-	-	-	(5,480)	-	-	-	(5,480)	-	(5,480)	-	(5,480)
Lapse of share options	-	-	-	-	-	-	-	(11,300)	-	-	11,300	-	-	-	-	-
Recognition of equity-settled share based payments	-	-	-	-	-	-	-	3,677	-	-	-	3,677	-	3,677	-	3,677
Change in interests in subsidiaries (note b)	-	-	-	-	-	-	-	-	-	58,785	-	58,785	4,298	63,083	(67,870)	(4,787)
Recognition of disposal of interest in subsidiary without losing control	-	-	-	-	-	-	-	-	-	(35,005)	-	(35,005)	291,208	256,203	-	256,203
Distribution to non-controlling interest	-	-	-	-	-	-	-	-	-	-	-	-	(585,336)	(585,336)	-	(585,336)
At 30 June 2025 (unaudited)	373,862	7,059,099	(59,448)	23,109	3,054	400,965	(1,118,925)	51,584	(116,816)	9,068,198	37,546,661	53,231,343	(907,971)	52,323,372	12,240,441	64,563,813

Notes:

- (a) Contributed surplus represents the surplus arising under the Scheme of Arrangement undertaken by the Group in 1989/90. Under the Bermuda Companies Act, the contributed surplus of the Group is available for distribution to shareholders.
- (b) It mainly represents the effect from the Group's change in interests in Champion REIT and Langham (both defined in note 4) upon the settlement of management fees in units and purchase of units of Champion REIT from the market by the Group.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2025

	Six months ended 30 June	
	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Cash generated from operations	2,450,871	1,569,030
Hong Kong Profits Tax paid	(61,296)	(53,842)
Other jurisdictions tax paid	(75,475)	(69,995)
Hong Kong Profits Tax refunded	–	17,032
Other jurisdictions tax refunded	679	678
Net cash from operating activities	2,314,779	1,462,903
Investing activities		
Additions of equity instruments at fair value through other comprehensive income	(9,418)	(17,773)
Additions of financial assets at fair value through profit or loss	(57,372)	(151,055)
Additions of investment properties	(21,435)	(29,567)
Additions of property, plant and equipment	(230,674)	(221,191)
Additions of notes receivables	–	(33,528)
Acquisition of investment properties	(140,437)	–
Deposit paid for the acquisition of investment properties	(126,808)	–
Placement of restricted cash	(56,743)	(4,840)
Dividends received from associates	6,079	6,811
Interest received	126,690	120,602
Advance to a joint venture	–	(65,390)
Repayments of amounts due from joint ventures	–	131,919
Proceeds on disposal of		
– equity instruments at fair value through other comprehensive income	80,550	26,062
– financial assets at fair value through profit or loss	209,606	347,961
Proceeds on redemption of loan receivable	224,669	376
Proceeds on redemption of notes receivable	265	94,034
Proceeds on disposal of property, plant and equipment	72	170
Placement of time deposits with original maturity over three months	(78,500)	(77,741)
Release of time deposits with original maturity over three months	–	82,196
Net cash (used in) from investing activities	(73,456)	209,046

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the six months ended 30 June 2025

	Six months ended 30 June	
	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Financing activities		
Bank loans origination fees	(11,201)	(35,871)
Change in interests in subsidiaries	(4,787)	(28,544)
Distribution paid to non-controlling unitholders of Champion REIT	(110,898)	(140,051)
Distribution paid to non-controlling interests	(585,336)	–
Dividends paid to shareholders	(373,862)	(373,862)
Interest paid	(710,319)	(857,386)
New bank loans raised	4,569,960	9,227,397
Repayments of bank loans	(4,853,996)	(8,789,979)
Repayments of lease liabilities	(4,492)	(3,773)
Interest paid for leases	(14,675)	(10,050)
Redemption of medium term notes	(775,000)	–
Purchase of shares for share award scheme	(5,480)	–
Net cash used in financing activities	(2,880,086)	(1,012,119)
Net (decrease) increase in cash and cash equivalents	(638,763)	659,830
Effect of foreign exchange rates changes	284,910	(67,428)
Cash and cash equivalents at 1 January	6,769,320	5,767,324
Cash and cash equivalents at 30 June	6,415,467	6,359,726

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) as well as the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

2. ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis, except for investment properties and certain financial instruments, which are measured at fair values.

Other than the change in accounting policies resulting from application of amendments to HKFRS Accounting Standards, the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2025 are the same as those presented in the Group’s annual consolidated financial statements for the year ended 31 December 2024.

Application of amendments to HKFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to a HKFRS Accounting Standard issued by the HKICPA, for the first time, which are mandatorily effective for the Group’s annual period beginning on 1 January 2025 for the preparation of the Group’s condensed consolidated financial statements:

Amendments to HKAS 21

Lack of Exchangeability

The application of the amendments to a HKFRS Accounting Standard in the current interim period has had no material impact on the Group’s financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

3. REVENUE

Revenue represents the aggregate of income from hotel operation, gross rental income, building management service income, income from sale of properties, proceeds from sale of building materials, dividend income from investments and income from other operations (including property management and maintenance income and property agency commission).

	Six months ended 30 June	
	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Hotel income	3,099,403	3,065,345
Rental income from investment properties	1,096,844	1,193,764
Building management service income	146,665	148,823
Sale of properties	906,196	769,286
Sale of goods	79,351	25,253
Dividend income	14,418	19,367
Others	76,472	71,650
	5,419,349	5,293,488

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

3. REVENUE (CONTINUED)

Set out below is the reconciliation of the revenue from contracts with customers with the amounts disclosed in the segment information.

Six months ended 30 June 2025

	Hotel operation HK\$'000 (unaudited)	Property investment HK\$'000 (unaudited)	Property development HK\$'000 (unaudited)	Other operations HK\$'000 (unaudited)	Sub-total HK\$'000 (unaudited)	Champion REIT HK\$'000 (unaudited)	Langham HK\$'000 (unaudited)	Eliminations HK\$'000 (unaudited)	Consolidated HK\$'000 (unaudited)
Hotel income	3,126,528	-	-	-	3,126,528	-	220,930	(248,055)	3,099,403
Building management service income	-	12,599	-	-	12,599	134,066	-	-	146,665
Sale of properties	-	-	906,196	-	906,196	-	-	-	906,196
Sale of goods	-	-	-	79,351	79,351	-	-	-	79,351
Others	-	-	-	219,389	219,389	-	-	(142,917)	76,472
Revenue from contracts with customers	3,126,528	12,599	906,196	298,740	4,344,063	134,066	220,930	(390,972)	4,308,087
Rental income from investment properties	-	76,036	-	-	76,036	1,029,437	-	(8,629)	1,096,844
Dividend income	-	-	-	14,418	14,418	-	-	-	14,418
	3,126,528	88,635	906,196	313,158	4,434,517	1,163,503	220,930	(399,601)	5,419,349

Six months ended 30 June 2024

	Hotel operation HK\$'000 (unaudited)	Property investment HK\$'000 (unaudited)	Property development HK\$'000 (unaudited)	Other operations HK\$'000 (unaudited)	Sub-total HK\$'000 (unaudited)	Champion REIT HK\$'000 (unaudited)	Langham HK\$'000 (unaudited)	US Real Estate Fund HK\$'000 (unaudited)	Eliminations HK\$'000 (unaudited)	Consolidated HK\$'000 (unaudited)
Hotel income	3,093,982	-	-	-	3,093,982	-	229,037	-	(257,674)	3,065,345
Building management service income	-	11,181	-	-	11,181	137,642	-	-	-	148,823
Sale of properties	-	-	769,286	-	769,286	-	-	-	-	769,286
Sale of goods	-	-	-	25,253	25,253	-	-	-	-	25,253
Others	-	-	-	229,444	229,444	-	-	-	(157,794)	71,650
Revenue from contracts with customers	3,093,982	11,181	769,286	254,697	4,129,146	137,642	229,037	-	(415,468)	4,080,357
Rental income from investment properties	-	73,015	-	-	73,015	1,114,649	-	14,474	(8,374)	1,193,764
Dividend income	-	-	-	19,367	19,367	-	-	-	-	19,367
	3,093,982	84,196	769,286	274,064	4,221,528	1,252,291	229,037	14,474	(423,842)	5,293,488

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six months ended 30 June 2025

3. REVENUE (CONTINUED)

Disaggregation of revenue from contracts with customers:

– by source of revenue:

	Six months ended 30 June 2025			Six months ended 30 June 2024		
	Revenue recognised at a point in time HK\$'000 (unaudited)	Revenue recognised over time HK\$'000 (unaudited)	Total HK\$'000 (unaudited)	Revenue recognised at a point in time HK\$'000 (unaudited)	Revenue recognised over time HK\$'000 (unaudited)	Total HK\$'000 (unaudited)
Hotel income						
– room revenue	–	1,957,606	1,957,606	–	1,879,934	1,879,934
– food & beverage revenue	922,075	–	922,075	961,070	–	961,070
– others	175,383	44,339	219,722	179,491	44,850	224,341
Building management service income	–	146,665	146,665	–	148,823	148,823
Sale of properties	906,196	–	906,196	769,286	–	769,286
Sale of goods	71,785	7,566	79,351	21,019	4,234	25,253
Others	–	76,472	76,472	–	71,650	71,650
Revenue from contracts with customers	2,075,439	2,232,648	4,308,087	1,930,866	2,149,491	4,080,357
Rental income from investment properties			1,096,844			1,193,764
Dividend income			14,418			19,367
			5,419,349			5,293,488

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

3. REVENUE (CONTINUED)

Disaggregation of revenue from contracts with customers: (continued)

– by geographical locations:

	Six months ended 30 June 2025			Six months ended 30 June 2024		
	Revenue recognised at a point in time HK\$'000 (unaudited)	Revenue recognised over time HK\$'000 (unaudited)	Total HK\$'000 (unaudited)	Revenue recognised at a point in time HK\$'000 (unaudited)	Revenue recognised over time HK\$'000 (unaudited)	Total HK\$'000 (unaudited)
Hong Kong	1,358,797	685,363	2,044,160	1,180,575	685,628	1,866,203
The USA	378,447	696,193	1,074,640	388,707	624,496	1,013,203
The Mainland China	59,082	157,732	216,814	64,616	153,511	218,127
Canada	46,394	216,416	262,810	44,932	207,901	252,833
The United Kingdom	93,184	247,380	340,564	105,259	253,701	358,960
Australia	79,211	140,846	220,057	74,557	127,888	202,445
New Zealand	60,324	85,791	146,115	71,944	93,524	165,468
Others	–	2,927	2,927	276	2,842	3,118
Revenue from contracts with customers	2,075,439	2,232,648	4,308,087	1,930,866	2,149,491	4,080,357
Rental income from investment properties			1,096,844			1,193,764
Dividend income			14,418			19,367
			5,419,349			5,293,488

4. SEGMENT INFORMATION

Operating segments are identified on the basis of organisational structure and internal reports about components of the Group. Such internal reports are regularly reviewed by the chief operating decision maker (“CODM”) (i.e. the chairman and managing director of the Group) in order to allocate resources to segments and to assess their performance. Performance assessment is more specifically focused on the segment results of three listed groups, including Great Eagle Holdings Limited, Champion Real Estate Investment Trust (“Champion REIT”) and Langham Hospitality Investments and Langham Hospitality Investments Limited (“Langham”).

The Group’s operating and reportable segments under HKFRS 8 “Operating Segments” are as follows:

Hotel operation	– hotel accommodation, food and banquet operations as well as hotel management.
Property investment	– gross rental income and building management service income from leasing of furnished apartments and properties held for investment potential.
Property development	– income from selling of properties held for sale.
Other operations	– sale of building materials, flexible workspace operation, investment in securities, provision of property management, maintenance and property agency services.
Results from Champion REIT	– based on published financial information of Champion REIT.
Results from Langham	– based on financial information of Langham.
Pacific Eagle (US) Real Estate Fund, L.P. and its subsidiaries (collectively referred to as “US Real Estate Fund”)	– based on rental income and related expenses of the property owned by the US Real Estate Fund for the year ended 31 December 2024. During the six months ended 30 June 2025, US Real Estate Fund became inactive and immaterial following the disposal of its property in 2024.

Segment results of Champion REIT represent the published net property income less manager’s fee. Segment results of Langham represent revenue less property related expenses and services fees. Segment results of other operating segments (hereinafter referred to as the “Great Eagle Operations”) represent the results of each segment without including any effect of allocation of interest income from time deposits with original maturity over three months, bank balances and cash centrally managed, central administration costs, Directors’ salaries, share of results of joint ventures, share of results of associates, depreciation, fair value changes on investment properties, derivative financial instruments and financial assets at fair value through profit or loss (“FVTPL”), other income, finance costs and income taxes. The hotel operation segment result has been arrived at after reversing intra-group HKFRS 16 “Leases” impact for its role as a lessee to the three hotel properties owned by Langham. This is the measurement basis reported to the CODM for the purposes of resource allocation and performance assessment.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

4. SEGMENT INFORMATION (CONTINUED)

Segment revenue and results

The following is the analysis of the Group's revenue and results by reportable segment for the period under review:

Six months ended 30 June 2025

	Hotel operation HK\$'000 (unaudited)	Property investment HK\$'000 (unaudited)	Property development HK\$'000 (unaudited)	Other operations HK\$'000 (unaudited)	Sub-total HK\$'000 (unaudited)	Champion REIT HK\$'000 (unaudited)	Langham HK\$'000 (unaudited) (note)	Eliminations HK\$'000 (unaudited)	Consolidated HK\$'000 (unaudited)
REVENUE									
External revenue	3,098,569	88,501	906,196	170,241	4,263,507	1,155,008	834	–	5,419,349
Inter-segment revenue	27,959	134	–	142,917	171,010	8,495	220,096	(399,601)	–
Total	3,126,528	88,635	906,196	313,158	4,434,517	1,163,503	220,930	(399,601)	5,419,349
Inter-segment revenue are charged at prevailing market rates or at mutually agreed prices where no market price was available. They are recognised when services are provided.									
RESULTS									
Segment results	408,648	57,960	225,216	200,962	892,786	754,520	173,916	(8,306)	1,812,916
Depreciation					(348,187)	–	(106,649)	4,355	(450,481)
Operating profit after depreciation					544,599	754,520	67,267	(3,951)	1,362,435
Fair value changes on investment properties					(134,820)	(2,026,488)	–	–	(2,161,308)
Fair value changes on derivative financial instruments					64,574	–	(27,317)	–	37,257
Fair value changes on financial assets at FVTPL					110,495	–	–	–	110,495
Other income					61,924	3,313	324	(1,338)	64,223
Administrative and other expenses					(230,234)	(7,411)	(6,062)	1,133	(242,574)
Net finance costs					(143,730)	(291,745)	(133,855)	761	(568,569)
Share of results of joint ventures					(735)	1,327	–	–	592
Share of results of associates					(11,908)	–	–	–	(11,908)
Profit (loss) before tax					260,165	(1,566,484)	(99,643)	(3,395)	(1,409,357)
Income taxes					(78,862)	(77,099)	7,675	574	(147,712)
Profit (loss) for the period					181,303	(1,643,583)	(91,968)	(2,821)	(1,557,069)
Less: (Profit) loss attributable to non-controlling interests/ non-controlling unitholders of Champion REIT					(10,791)	485,021	26,386	–	500,616
Profit (loss) attributable to owners of the Company					170,512	(1,158,562)	(65,582)	(2,821)	(1,056,453)

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six months ended 30 June 2025

4. SEGMENT INFORMATION (CONTINUED)

Segment revenue and results (continued)

Six months ended 30 June 2024

	Hotel operation HK\$'000 (unaudited)	Property investment HK\$'000 (unaudited)	Property development HK\$'000 (unaudited)	Other operations HK\$'000 (unaudited)	Sub-total HK\$'000 (unaudited)	Champion REIT HK\$'000 (unaudited)	Langham HK\$'000 (unaudited) (note)	US Real Estate Fund HK\$'000 (unaudited)	Eliminations HK\$'000 (unaudited)	Consolidated HK\$'000 (unaudited)
REVENUE										
External revenue	3,064,419	83,928	769,286	116,270	4,033,903	1,244,185	926	14,474	–	5,293,488
Inter-segment revenue	29,563	268	–	157,794	187,625	8,106	228,111	–	(423,842)	–
Total	3,093,982	84,196	769,286	274,064	4,221,528	1,252,291	229,037	14,474	(423,842)	5,293,488
Inter-segment revenue are charged at prevailing market rates or at mutually agreed prices where no market price was available. They are recognised when services are provided.										
RESULTS										
Segment results	392,808	54,357	361,190	214,772	1,023,127	838,342	180,956	1,575	(8,600)	2,035,400
Depreciation					(327,477)	–	(111,696)	(179)	3,746	(435,606)
Operating profit after depreciation					695,650	838,342	69,260	1,396	(4,854)	1,599,794
Fair value changes on investment properties					(182,830)	(1,556,770)	–	44	–	(1,739,556)
Fair value changes on derivative financial instruments					(196,381)	–	15,912	–	–	(180,469)
Fair value changes on financial assets at FVTPL					38,271	–	–	–	–	38,271
Other income					11,139	135	315	2,571	(1,277)	12,883
Administrative and other expenses					(257,183)	(8,647)	(7,513)	(1,760)	2,913	(272,190)
Change related to settlement arrangement of hotel management fees and licence fee					–	–	(14,634)	–	14,634	–
Net finance costs					(173,834)	(298,700)	(161,342)	970	157	(632,749)
Share of results of joint ventures					141	15,287	–	–	–	15,428
Share of results of associates					(10,151)	–	–	–	–	(10,151)
(Loss) profit before tax					(75,178)	(1,010,353)	(98,002)	3,221	11,573	(1,168,739)
Income taxes					(97,925)	(90,384)	12,868	–	574	(174,867)
(Loss) profit for the period					(173,103)	(1,100,737)	(85,134)	3,221	12,147	(1,343,606)
Less: Loss (profit) attributable to non-controlling interests/ non-controlling unitholders of Champion REIT					1,181	333,193	24,936	(1,611)	–	357,699
(Loss) profit attributable to owners of the Company					(171,922)	(767,544)	(60,198)	1,610	12,147	(985,907)

Note: The inter-segment revenue of Langham mainly includes the rental income of three hotel properties receivable from Great Eagle.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

4. SEGMENT INFORMATION (CONTINUED)

Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by reportable and operating segment:

	30 June 2025			31 December 2024		
	Assets HK\$'000 (unaudited)	Liabilities HK\$'000 (unaudited)	Net Assets HK\$'000 (unaudited)	Assets HK\$'000 (audited)	Liabilities HK\$'000 (audited)	Net Assets/ (liabilities) HK\$'000 (audited)
Hotel operation (note a)	19,693,254	6,969,362	12,723,892	19,016,415	6,611,796	12,404,619
Property investment (note a)	4,895,944	32,057	4,863,887	4,789,029	36,857	4,752,172
Property development (note a)	15,348,708	7,662,525	7,686,183	14,529,998	6,824,443	7,705,555
Other operations (note a)	573,417	197,380	376,037	554,223	201,171	353,052
Unallocated (note a)	5,781,788	5,463,958	317,830	5,377,206	5,503,568	(126,362)
Great Eagle Operations (note b)	46,293,111	20,325,282	25,967,829	44,266,871	19,177,835	25,089,036
Champion REIT (note c)	41,869,911	12,329,647	29,540,264	43,130,905	12,251,826	30,879,079
Langham (note d)	11,472,023	4,833,030	6,638,993	11,564,913	4,797,296	6,767,617
US Real Estate Fund (note e)	N/A	N/A	N/A	441,682	151,211	290,471

Notes:

- The segment assets include primarily investment properties, property, plant and equipment, right-of-use assets, equity instruments at fair value through other comprehensive income ("FVTOCI"), stock of properties, inventories, notes and loan receivables, financial assets at FVTPL, time deposits with original maturity over three months, bank balances and cash, deposit for acquisition of investment properties, debtors, deposits and prepayments and tax recoverable attributable to respective operating segments. The segment liabilities include primarily creditors, deposits and accruals, borrowings, lease liabilities, provision for taxation and deferred taxation attributable to respective operating segments.
- Included in the assets and liabilities are bank deposits and restricted cash of HK\$5,635,063,000 (31 December 2024: HK\$5,232,241,000) and borrowings of HK\$10,596,042,000 (31 December 2024: HK\$11,112,981,000), representing net debt of HK\$4,960,979,000 as at 30 June 2025 (31 December 2024: HK\$5,880,740,000).
- Assets and liabilities of Champion REIT are based on published financial information of Champion REIT, at the effective interest held by Great Eagle Holdings Limited, being 70.49% (31 December 2024: 70.30%), excluding the effective interest of the distribution payable attributable from Champion REIT of HK\$301,748,000 (31 December 2024: HK\$261,856,000).
- Assets and liabilities of Langham are based on published financial information of Langham, at the effective interest held by Great Eagle Holdings Limited, being 71.31% (31 December 2024: 71.22%). It includes three hotel properties with appraised value of HK\$15,764,000,000 as at 30 June 2025 (31 December 2024: HK\$15,895,000,000). The three hotel properties are self-operated by Great Eagle and accordingly recognised as property, plant and equipment with corresponding carrying amount (at cost less accumulated depreciation) of HK\$2,964,421,000 (31 December 2024: HK\$3,062,478,000) in the Group's condensed consolidated statement of financial position.
- Assets and liabilities of the US Real Estate Fund were based on results of the fund at the 49.97% interest held by Great Eagle Holdings Limited as at 31 December 2024. Following the disposal of the investment property in the USA in 2024, the results of the US Real Estate Fund was no longer reported as an operating segment of the Group during the current interim period.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six months ended 30 June 2025

5. OTHER INCOME

	Six months ended 30 June	
	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Interest income on:		
Bank deposits	75,034	106,273
Financial assets at FVTPL	2,243	550
Notes and loan receivables	2,616	4,294
Others	21,301	7,154
Reversal of allowance for notes receivables	101,194	118,271
Net exchange gain	978	–
Sundry income	11,760	–
	51,485	12,883
	165,417	131,154

6. FINANCE COSTS

	Six months ended 30 June	
	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Interest on bank and other borrowings	592,321	765,543
Interest on medium term notes	58,481	62,055
Interest on lease liabilities	14,675	10,050
Other borrowing costs	40,876	42,418
	706,353	880,066
Less: amount capitalised (note)	(36,590)	(129,046)
	669,763	751,020

Note: Interest were capitalised at an average annual rate of 5.22% (30 June 2024: 4.80%) to property development projects.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

7. LOSS BEFORE TAX

	Six months ended 30 June	
	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Loss before tax has been arrived at after charging (crediting):		
Staff costs (including Directors' emoluments)	1,560,813	1,513,953
Share-based payments (including Directors' emoluments)	3,677	5,301
	1,564,490	1,519,254
Depreciation	450,481	435,606
Share of tax of an associate (included in the share of results of associates)	54	109
Share of tax of a joint venture (included in the share of results of joint ventures)	(171)	5,001
Loss on disposal of property, plant and equipment (included in administrative and other expenses)	105	27
Net exchange loss (included in administrative and other expenses)	–	9,441
Net exchange gain (included in other income)	(11,760)	–
Reversal of allowance for notes receivables (included in other income)	(978)	–
Dividend income from		
– financial assets at FVTPL	(4,420)	(5,741)
– equity instruments at FVTOCI	(9,998)	(13,626)

8. INCOME TAXES

	Six months ended 30 June	
	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Current tax:		
Current period:		
Hong Kong Profits Tax	111,655	145,125
Other jurisdictions	39,073	40,550
	150,728	185,675
Underprovision in prior periods:		
Hong Kong Profits Tax	–	12
Other jurisdictions	3,252	697
	3,252	709
	153,980	186,384
Deferred tax:		
Current period	(10,196)	(4,596)
Underprovision (overprovision) in prior periods	3,928	(6,921)
	(6,268)	(11,517)
	147,712	174,867

8. INCOME TAXES (CONTINUED)

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for both periods. Taxation arising in other jurisdictions is calculated at the rates prevailing in the respective jurisdictions.

9. DIVIDENDS

	Six months ended 30 June	
	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Dividends paid: Final dividend of HK50 cents in respect of the financial year ended 31 December 2024 (2024: HK50 cents in respect of the financial year ended 31 December 2023) per ordinary share	373,862	373,862
Dividends declared after the end of reporting period: Interim dividend of HK41 cents in respect of the six months ended 30 June 2025 (2024: HK37 cents in respect of the six months ended 30 June 2024) per ordinary share	306,567	276,658

The Directors have resolved to declare an interim dividend in the form of cash of HK41 cents (2024: HK37 cents) per ordinary share to the shareholders of the Company, whose names appear in the Register of Members, on 3 October 2025.

In addition, the Directors have resolved to declare a special dividend in the form of a distribution in specie of certain share stapled units of Langham (Stock Code: 1270) to the qualifying shareholders of the Company. Further announcement(s) containing details of the distribution in specie, including the distribution ratio and record date, will be made by the Company.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

10. LOSS PER SHARE

The calculation of basic and diluted loss per share attributable to owners of the Company is based on the following data:

	Six months ended 30 June	
	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Loss		
Loss for the purposes of basic and diluted loss per share (Loss for the period attributable to owners of the Company)	(1,056,453)	(985,907)

	Six months ended 30 June	
	2025 (unaudited)	2024 (unaudited)
Number of shares		
Number of shares for the purposes of basic and diluted loss per share	747,723,345	747,723,345

For the period ended 30 June 2025 and 30 June 2024, the diluted loss per share is the same as the basic loss per share as the computation of diluted loss per share does not assume the exercise of the Company's outstanding share options because it will otherwise result in a decrease in loss per share.

11. MOVEMENTS IN INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT

Investment properties

During the current interim period, the Group acquired investment properties located in Hong Kong at a consideration together with transaction costs for a total amount of HK\$153,475,000 (six months ended 30 June 2024: nil). The Group also had additions to improvement work on investment properties at a cost of HK\$21,951,000 (six months ended 30 June 2024: HK\$29,567,000).

During the six months ended 30 June 2025, investment property with fair value of HK\$43,700,000 were transferred to property, plant and equipment due to change in use from earning rental from outsider to owner occupation and use.

11. MOVEMENTS IN INVESTMENT PROPERTIES AND PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Investment properties (continued)

The fair value of the Group's investment properties of HK\$62,922,572,000 as at 30 June 2025 (31 December 2024: HK\$64,944,730,000) has been arrived at on a basis of valuation carried out by in-house valuation team and independent professional property valuers not connected with the Group:

- Investment properties in Hong Kong – Knight Frank Petty Limited and Savills Valuation and Professional Services Limited
- Investment properties in the Mainland China – Knight Frank Petty Limited
- Investment properties for residential use in Hong Kong – In-house valuation team

The valuations for certain investment properties were arrived at by using income capitalisation method which is determined based on the future cash flow of market rentals at market yield expected by property investors and applicable discount rates. The market rentals are also assessed by reference to the rentals achieved in other similar properties in the neighbourhood. The valuations of the remaining investment properties were arrived at by using direct comparison method, which is based on market observable transactions of similar properties and adjusts to reflect the conditions and locations of the subject property. Additionally, in estimating the fair value of the investment properties, the highest and best use of the properties is their current use.

Property, plant and equipment

During the current interim period, the Group had additions in relation to structural improvement work on hotel properties of HK\$23,860,000 (six months ended 30 June 2024: HK\$839,000) and hotel buildings under development of HK\$49,129,000 (six months ended 30 June 2024: HK\$44,160,000). The Group also had additions in owner occupied properties in Hong Kong of HK\$43,700,000 (six months ended 30 June 2024: nil) and other property, plant and equipment of HK\$157,666,000 (six months ended 30 June 2024: HK\$176,265,000). During the current interim period, the Group had disposals of other property, plant and equipment with carrying amount of HK\$177,000 (six months ended 30 June 2024: HK\$197,000).

At 30 June 2025 and 2024, the Directors conducted an impairment assessment on hotel properties, neither reversal nor additional impairment loss was recognised for the six months ended 30 June 2025 and 2024.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

12. INTERESTS IN JOINT VENTURES

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Cost of investments in joint ventures	531,399	518,194
Share of post-acquisition results and other comprehensive income, net of dividend received	(224,964)	(218,278)
	306,435	299,916
Amounts due from joint ventures (note)	895,643	839,911
	1,202,078	1,139,827

Note: Included an amount of HK\$895,348,000 (31 December 2024: HK\$839,619,000), which is unsecured, repayable on demand and carries interest at a fixed rate of 2% per annum. The amounts are classified as non-current as the management expects to demand repayment of the amount over twelve months after the end of the reporting period.

In determining whether there is any objective evidence of impairment of the Group's interests in joint ventures, the Directors consider any loss events at the end of the reporting period which may have an impact on the estimated future cash flows of its joint ventures. The Directors assessed that no objective evidence was identified. Accordingly, no impairment loss is recognised.

13. INTERESTS IN ASSOCIATES

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Cost of investments in associates	134,336	134,336
Share of post-acquisition profit and other comprehensive income, net of dividend received	74,433	88,575
	208,769	222,911

In determining whether there is any objective evidence of impairment of the Group's interests in associates, the Directors consider any loss events at the end of the reporting period which may have an impact on the estimated future cash flows of its associates. The Directors assessed that no objective evidence was identified. Accordingly, no impairment loss is recognised.

14. EQUITY INSTRUMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Listed equity securities in Hong Kong	178,267	225,201
Listed equity securities outside Hong Kong	223,593	317,393
Unlisted equity securities in Hong Kong	110,102	109,604
Unlisted equity securities outside Hong Kong	836,185	667,183
	1,348,147	1,319,381

At the end of the reporting period, all the listed equity securities were stated at fair values which have been determined by reference to closing prices quoted in the active markets.

15. NOTES AND LOAN RECEIVABLES

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Notes receivables (note a)	46,831	46,150
Loan receivables (note b)	432	217,925
Mortgage loan receivables (note c)	76,004	80,753
	123,267	344,828
Less: Amounts due within one year shown under current assets	(49,202)	(219,822)
Amounts due after one year	74,065	125,006

Notes:

(a) Notes receivables

At 30 June 2025, the Group held unsecured bonds with principal amounts of HK\$46,831,000 (31 December 2024: HK\$46,150,000). Details of the notes receivables are set out below:

30 June 2025 and 31 December 2024

Nominal values	Interest rate (per annum)	Maturity
United States dollar ("US\$") 1,000,000 to US\$3,000,000	1.500% to 3.625%	January 2026 to May 2026

Included in the carrying amount of notes receivables as at 30 June 2025 is accumulated allowance for credit losses of HK\$169,403,000 (31 December 2024: HK\$168,249,000).

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

15. NOTES AND LOAN RECEIVABLES (CONTINUED)

Notes: (continued)

(b) Loan receivables

At 30 June 2025, the Group held loan receivables with aggregate carrying amount of US\$55,000 (equivalent to approximately HK\$432,000) (31 December 2024: US\$28,070,000 (equivalent to approximately HK\$217,925,000)), which bears interest at 6% per annum and have a maturity date in 2027.

(c) Mortgage loan receivables

Mortgage loan receivables are secured by second mortgages on properties and repayable by monthly instalments with tenors not more than 25 years at the period end date and carry interest at rates with reference to banks' lending rates.

16. STOCK OF PROPERTIES

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Properties under development for sale (note a)	–	11,683,536
Properties held for sale (note b)	13,568,908	978,048
	13,568,908	12,661,584

Notes:

- (a) In February 2021, the Group entered into various agreements with MTR Corporation Limited (the original owner of a piece of land in Ho Man Tin, Kowloon, which is subject to development) and other interest parties including the preceding developer for the development of the relevant land (the "HMT Project"). Pursuant to the terms of these agreements, the Group became the succeeding developer of the HMT Project. During the current interim period, the property was transferred from properties under development for sale to properties held for sale upon occupation permit of the development was obtained in February 2025.
- (b) Other than the HMT Project as mentioned in note a above, properties held for sale also includes a residential site in Pak Shek Kok, Tai Po at the land premium of HK\$2,412,000,000 acquired in 2014. Occupation permit of the development was obtained in June 2020.

As at the end of the reporting period, the Directors assessed whether there is any objective evidence of impairment of the stock of properties held. No recognition of write-down of stock of properties is required as at 30 June 2025 and 31 December 2024.

17. DEBTORS, DEPOSITS AND PREPAYMENTS

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Trade debtors, net of allowance for doubtful debts	257,237	264,154
Deferred lease receivables	109,633	91,415
Retention money receivables	7,694	9,755
Other receivables, net of credit losses on interest receivables	829,055	886,032
Deposits and prepayments	618,479	587,497
	1,822,098	1,838,853

Included in the balance of debtors, deposits and prepayments are trade debtors (net of allowance for doubtful debts) of HK\$257,237,000 (31 December 2024: HK\$264,154,000). For hotel income and sale of goods, the Group allows an average credit period of 30-60 days to certain trade customers. Rentals receivable from tenants and service income receivable from customers are payable on presentation of invoices.

The trade receivables from contracts with customers and retention money receivables are as follows:

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Trade receivables from contracts with customers	226,821	235,380
Retention money receivables	7,694	9,755
Amount due within one year	(3,631)	(5,064)
Amount due after one year	4,063	4,691

Deposits and prepayments mainly consist of rental deposit paid, prepaid expenses for hotels operations and prepaid contribution for a joint venture project.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

17. DEBTORS, DEPOSITS AND PREPAYMENTS (CONTINUED)

The following is an analysis of trade debtors by age, presented based on the invoice date, net of allowance for doubtful debts:

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Within 3 months	229,804	233,223
More than 3 months but within 6 months	14,554	19,850
Over 6 months	12,879	11,081
	257,237	264,154

18. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Equity linked notes	33,768	68,217
Liquidity funds	–	28,475
Listed equity securities held for trading	503,255	480,869
	537,023	577,561

At the end of the reporting period, all the listed equity securities were stated at fair values which have been determined by reference to closing prices quoted in the active markets.

The Group had entered into equity linked notes and liquidity funds with banks, the redemption amount and interest rates vary depending on various conditioning terms and different strike prices, further details are as follows:

30 June 2025		31 December 2024	
Nominal values	Maturity period	Nominal values/principal amounts	Maturity period
Equity linked notes		Equity linked notes	
US\$1,000,000	4 months	US\$1,000,000 to US\$2,000,000	6 months
HK\$2,000,000	4 months		
		Liquidity funds	
		US\$3,668,000	N/A

19. CREDITORS, DEPOSITS AND ACCRUALS

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Trade creditors	251,146	335,548
Deposits received	676,641	688,730
Customer deposits and other deferred revenue	6,118,434	5,150,360
Construction fee payable and retention money payable	981,579	41,592
Accruals, interest payable and other payables (note)	2,317,692	2,611,109
	10,345,492	8,827,339

Note: With reference to the HMT Project as disclosed in note 16, the estimated sharing of surplus proceeds amounted to HK\$36,103,000 (31 December 2024: HK\$61,600,000), which is measured at fair value, is included in the accruals, interest payable and other payables as at 30 June 2025.

In determining the sharing of surplus proceeds of the HMT Project, the Directors have taken into account the expectation of forecast sales and budgeted costs of the development, which involves the application of significant judgement and estimates. Inputs and assumption reflecting the best estimation of the Directors are used based on the then available information. Notwithstanding periodic reviews and revisions of these estimates at each subsequent reporting dates, the assumptions and expectations may change when more information become known and/or available so that the actual sharing of surplus proceeds may be higher or lower than the estimated amount. Any changes would be reflected in the financial statements in the period when such changes occur.

Included in the accruals is accrual of stamp duty based on the current stamp duty rate of 4.25% (31 December 2024: 4.25%) on the stated consideration of HK\$22,670,000,000 in the property sale and purchase agreements for the legal assignment of the investment properties which Champion REIT acquired the property interests in Three Garden Road upon listing.

The following is an analysis of trade creditors by age, presented based on the invoice date:

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Within 3 months	244,458	323,615
More than 3 months but within 6 months	2,739	7,749
Over 6 months	3,949	4,184
	251,146	335,548

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

20. DERIVATIVE FINANCIAL INSTRUMENTS

	30 June 2025		31 December 2024	
	Assets HK\$'000 (unaudited)	Liabilities HK\$'000 (unaudited)	Assets HK\$'000 (audited)	Liabilities HK\$'000 (audited)
Interest rate swaps	–	30,291	–	2,975
Cross currency swaps	45,618	–	95,716	–
Foreign currency derivative contracts	16,605	–	–	86,397
	62,223	30,291	95,716	89,372
Less: Would be matured within one year shown under current assets/liabilities	(16,605)	(12,920)	–	(89,372)
Would be matured after one year	45,618	17,371	95,716	–

The Group entered into interest rate swaps with aggregate notional amount of HK\$2,600,000,000 (31 December 2024: HK\$1,500,000,000) to manage the exposure to the interest rate risk on the Group's floating-rate borrowings by swapping a proportion of those borrowings from floating rate of Hong Kong Interbank Offered Rate ("HIBOR") to fixed rate ranging from 2.899% to 3.995% (31 December 2024: 3.975% to 3.995%). The Group also entered into interest rate swaps and cross currency swaps to manage the exposure to the Group's interest rate risk and currency risk on the floating rate loans denominated in other currencies. In addition, the Group used foreign currency derivative contracts to manage its exposure to foreign exchange rate movements.

The fair values of foreign currency derivative contracts, interest rate swaps and cross currency swaps at the end of the reporting periods are provided by counterparty banks and their maturity dates are detailed as follows:

	30 June 2025 Maturity	31 December 2024 Maturity
Interest rate swaps	October 2025 to December 2027	October 2025 to December 2025
Cross currency swaps	June 2027	June 2027
Foreign currency derivative contracts	July 2025 to December 2025	January 2025 to June 2025

21. DERIVATIVE FINANCIAL INSTRUMENTS UNDER HEDGE ACCOUNTING

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Derivative as assets		
Designated as cash flow hedge – interest rate swaps (note i)	–	1,503
Analysed for reporting purpose: Shown under non-current assets	–	1,503
Derivative as liabilities		
Designated as cash flow hedge – interest rate swaps (note i)	66,596	12,901
– cross currency swaps (note ii)	101,887	90,637
	168,483	103,538
Analysed for reporting purpose: Shown under current liabilities	20,544	–
Shown under non-current liabilities	147,939	103,538
	168,483	103,538

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

21. DERIVATIVE FINANCIAL INSTRUMENTS UNDER HEDGE ACCOUNTING (CONTINUED)

Notes:

(i) Interest rate swaps

As at 30 June 2025, the Group entered into interest rate swap contracts to minimise its exposure to fluctuations in interest rates of its bank borrowings which bear interest at a floating rate of HIBOR plus 0.88% to 0.89% (31 December 2024: HIBOR plus 0.88% to 0.89%) per annum. The critical terms of the interest rate swaps and the corresponding bank borrowings are identical and the Directors considered that the interest rate swap contracts were highly effective hedging instruments and qualified as cash flow hedges.

	At 30 June 2025 (unaudited)	At 31 December 2024 (audited)
Carrying amount – liabilities (HK\$'000)	(66,596)	(11,398)
Notional amount (HK\$'000)	3,500,000	2,000,000
Maturity date	29 June 2026 to 28 June 2027	29 June 2026 to 28 June 2027
Change in fair value of outstanding instruments during the period/year (HK\$'000)	(62,060)	18,219
Change in value of hedged item used to determine hedge effectiveness during the period/year (HK\$'000)	62,060	(18,219)
Weighted average swap rate per annum (before interest margin)	3.59%	3.89%

(ii) Cross currency swaps

As at 30 June 2025, the Group entered into cross currency swap contracts to minimise its exposure to fluctuations in foreign currency exchange rates and interest rate of certain of its medium term notes denominated in US\$. The critical terms of the cross currency swaps and the corresponding medium term notes are identical and the Directors considered that the cross currency swaps were highly effective hedging instruments and qualified as cash flow hedges.

	At 30 June 2025 (unaudited)	At 31 December 2024 (audited)
Carrying amount – liabilities (HK\$'000)	(101,887)	(90,637)
Notional amount (US\$'000)	300,000	300,000
Maturity date	15 June 2030	15 June 2030
Change in fair value of hedging instruments during the period/year (HK\$'000)	(11,470)	(6,060)
Change in value of hedged item used to determine hedge effectiveness during the period/year (HK\$'000)	11,470	6,060
Weighted average exchange rate (US\$: HK\$)	7.8176	7.8176

21. DERIVATIVE FINANCIAL INSTRUMENTS UNDER HEDGE ACCOUNTING (CONTINUED)

Notes: (continued)

(iii) Hedging reserve

	Cross currency swaps HK\$'000	Interest rate swaps HK\$'000	Total hedging reserves HK\$'000
As at 1 January 2024 (audited)	(57,365)	12,419	(44,946)
Fair value adjustments on cross currency swaps and interest rate swaps designated as cash flow hedges	(6,060)	18,219	12,159
Reclassification of fair value adjustments to profit or loss	14,490	(51,590)	(37,100)
Deferred tax related to fair value adjustments recognised in other comprehensive income	–	5,629	5,629
Reclassification of amount attributable to non-controlling unitholders of Champion REIT	(3,391)	8,432	5,041
As at 31 December 2024 (audited)	(52,326)	(6,891)	(59,217)
Fair value adjustments on cross currency swaps and interest rate swaps designated as cash flow hedges	(11,470)	(62,060)	(73,530)
Reclassification of fair value adjustments to profit or loss	(25,950)	8,889	(17,061)
Deferred tax related to fair value adjustments recognised in other comprehensive income	–	9,107	9,107
Reclassification of amount attributable to non-controlling unitholders of Champion REIT	10,901	12,984	23,885
As at 30 June 2025 (unaudited)	(78,845)	(37,971)	(116,816)

The fair values of the above derivatives are based on the valuations provided by the counterparty financial institutions and measured at the present value of future cash flows estimated and discounted based on the applicable yield curves derived from quoted interest rates.

22. BORROWINGS

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Bank loans and revolving loans	28,182,642	27,931,580
Other loans	–	217,378
Loan front-end fee	28,182,642 (111,031)	28,148,958 (125,860)
	28,071,611	28,023,098

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

22. BORROWINGS (CONTINUED)

The maturity of the above loans based on scheduled repayment terms is as follows:

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Within one year	4,562,350	2,729,179
More than one year but not exceeding two years	8,604,444	5,025,341
More than two years but not exceeding five years	14,904,817	20,268,578
	28,071,611	28,023,098
Less: Amounts due within one year shown under current liabilities	(4,562,350)	(2,729,179)
Amounts due after one year shown under non-current liabilities	23,509,261	25,293,919

Borrowings amounting to HK\$11,415,505,000 (31 December 2024: HK\$12,098,134,000) were secured by way of legal charges over certain of the Group's assets and business undertakings.

The exposure of the Group's fixed-rate borrowings and the contractual maturity dates are as follows:

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Within one year	15,495	–
More than one year but not exceeding two years	–	232,562
	15,495	232,562

The exposure of the Group's floating-rate borrowings and the contractual maturity dates are as follows:

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Within one year	4,546,855	2,729,179
More than one year but not exceeding two years	8,604,444	4,792,778
More than two years but not exceeding three years	13,299,995	17,503,918
More than three years but not exceeding four years	1,604,822	2,131,495
More than four years but not exceeding five years	–	633,166
	28,056,116	27,790,536

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
For the six months ended 30 June 2025

22. BORROWINGS (CONTINUED)

The ranges of effective interest rates per annum (which approximate to contracted interest rates) on the Group's borrowings are as follows:

	30 June 2025 (unaudited)	31 December 2024 (audited)
Fixed-rate borrowings	1%	1%
Floating-rate borrowings	0.50% to 6.11%	0.49% to 7.08%

The Group entered into interest rate swaps and cross currency swaps to manage the exposure to interest rate risk and currency risk of the floating-rate borrowings as disclosed in notes 20 and 21.

23. MEDIUM TERM NOTES

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Medium term notes	3,080,000	3,829,050
Origination fees	(20,680)	(23,589)
Less: Amount due within one year shown under current liabilities	3,059,320 (449,833)	3,805,461 (1,223,585)
Amount due after one year shown under non-current liabilities	2,609,487	2,581,876

The maturity of the medium term notes is as follows:

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Within one year	449,833	1,223,585
More than two years but not exceeding five years	2,609,487	274,874
More than five years	–	2,307,002
Less: Amount due within one year shown under current liabilities	3,059,320 (449,833)	3,805,461 (1,223,585)
Amount due after one year shown under non-current liabilities	2,609,487	2,581,876

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

23. MEDIUM TERM NOTES (CONTINUED)

The major terms of the issued medium term notes are set out below:

As at 30 June 2025		As at 31 December 2024	
Principal amounts	Coupon rate (per annum)	Principal amounts	Coupon rate (per annum)
US\$300,000,000	2.95%	US\$300,000,000	2.95%
HK\$725,000,000	Fixed rates ranging from 3.73% to 4.00%	HK\$1,500,000,000	Fixed rates ranging from 2.85% to 4.00%

The Group also entered into interest rate swaps and cross currency swaps, details of which are set out in note 21.

24. LEASE LIABILITIES

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Within one year	11,716	8,777
More than one year but not exceeding two years	18,167	14,802
More than two years but not exceeding five years	69,506	57,653
More than five years	496,835	467,425
Less: Amount due within one year shown under current liabilities	596,224 (11,716)	548,657 (8,777)
Amount due after one year shown under non-current liabilities	584,508	539,880

25. SHARE CAPITAL

	30 June 2025 (unaudited)		31 December 2024 (audited)	
	Number of shares '000	Nominal value HK\$'000	Number of shares '000	Nominal value HK\$'000
Authorised:				
Shares of HK\$0.50 each				
Balance brought forward and carried forward	1,200,000	600,000	1,200,000	600,000
Issued and fully paid:				
Shares of HK\$0.50 each				
Balance brought forward and carried forward	747,723	373,862	747,723	373,862

26. SHARE AWARDS AND SHARE OPTIONS

The Company has a share award scheme and a share option scheme for eligible employees of the Group. Details of the share awards and share options outstanding during the period are as follows:

	Number of share awards	Number of share options
Outstanding at 1 January 2025 (audited)	–	21,778,000
Granted during the period	834,710	800,000
Lapsed during the period	(21,354)	(4,301,000)
Outstanding at 30 June 2025 (unaudited)	813,356	18,277,000

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

26. SHARE AWARDS AND SHARE OPTIONS (CONTINUED)

During the six months ended 30 June 2025, 834,710 shares were awarded on 20 March 2025. The fair value of the awarded shares was HK\$13.32, which was determined by using the closing price of the Company's share as at the date of grant. The vesting period for the share awards is 36 months after the date of grant.

During the six months ended 30 June 2025, 800,000 share options were granted on 20 March 2025. The closing price of the Company's shares immediately before 20 March 2025, the date of grant, were HK\$13.70. The fair value of the options determined at the date of grant using the Black-Scholes option pricing model were derived with the significant assumptions below:

	Share Options
Date of grant:	20 March 2025
Closing price per share as at the date of grant:	HK\$13.32
Exercise price:	HK\$13.36
Expected volatility (note a):	10.99%
Expected dividend yield (note b):	8.68%
Expected life from grant date:	5 years
Risk free interest rate (note c):	3.43%
Fair value per share:	HK\$1.55

Notes:

- (a) The expected volatility was based on 5-year historical volatility of the Company's shares.
- (b) The expected dividend yield was based on 5-year historical dividends of the Company.
- (c) Risk free interest rate was approximated the yield of 5-year Exchange Fund Note on the date of grant.
- (d) The vesting period for the share options is 24 months after the date of grant.

The variables and assumptions used in computing the fair value of the share options are based on the Directors' best estimate. Change in variables and assumptions may result in changes in fair value of the options.

27. COMMITMENTS AND CONTINGENT LIABILITIES

At 30 June 2025, the Group has authorised capital expenditure for investment properties and property, plant and equipment which is not provided for in these condensed consolidated financial statements amounting to HK\$8,123,521,000 (31 December 2024: HK\$7,562,999,000) of which HK\$1,001,982,000 (31 December 2024: HK\$807,631,000) was contracted for.

Other than that, the Group did not have any significant commitments and contingent liabilities at the end of the reporting period.

28. CONNECTED AND RELATED PARTY DISCLOSURES

The Group had the following significant related party balances and transactions during the period. The transactions were carried out in the normal course of the Group's business on terms mutually agreed between the parties. Dr. Lo Ka Shui is the chairman and managing director of the Company. Transactions with the Group were disclosed as related party transactions.

	Six months ended 30 June	
	2025 HK\$'000 (unaudited)	2024 HK\$'000 (unaudited)
Transactions with a related party for the period		
Dr. Lo Ka Shui		
Management fee income	624	624
Transactions with related companies for the period		
Shui On Land Limited and its subsidiaries ¹		
Management fee expenses	2,037	1,549
Hotel income	998	1,138
Rental and licence fee expenses	211	–
Global marketing fee	505	–
Shui Sing (BVI) Limited and its subsidiaries ²		
Management fee income	132	132
Repair and maintenance income	139	183
Agency fee income	48	25
Healthy Seed ³		
Rental income	48	79
Building management fee income	90	90
Management fee income	84	98
Repair and maintenance income	16	26
Donation	470	–

Transactions with a related party and related companies are also connected transactions as defined in the Chapter 14A of the Listing Rules.

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

28. CONNECTED AND RELATED PARTY DISCLOSURES (CONTINUED)

	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)
Balances with related companies and parties		
Amounts due from related companies (included in debtors, deposits and prepayments)		
Shui On Land Limited and its subsidiaries ¹	1,093	1,035
Shui Sing (BVI) Limited and its subsidiaries ²	35	21
	1,128	1,056
Amounts due from related parties (included in debtors, deposits and prepayments)		
Dr. Lo Ka Shui	–	21
Mr. Lo Kai Shui	664	664
	664	685
Amounts due to related companies (included in creditors, deposits and accruals)		
Shui Sing (BVI) Limited and its subsidiaries ²	132	148
Healthy Seed ³	73	73
	205	221

Balances with related companies and parties are unsecured, interest-free and repayable on demand.

28. CONNECTED AND RELATED PARTY DISCLOSURES (CONTINUED)

Notes:

- 1 Mr. Lo Hong Sui, Vincent, being a director and controlling shareholder of these companies, is an associate of Dr. Lo Ka Shui (a substantial shareholder of the Company), Madam Lo To Lee Kwan, Mr. Lo Hong Sui, Antony, Madam Law Wai Duen, Dr. Lo Ying Sui and Mr. Lo Chun Him, Alexander, all being Directors of the Company, and Mr. Lo Kai Shui.
- 2 Dr. Lo Ka Shui, Madam Lo To Lee Kwan, Mr. Lo Hong Sui, Antony, Madam Law Wai Duen, Mr. Lo Hong Sui, Vincent and Dr. Lo Ying Sui, all being Directors of the Company, and Mr. Lo Kai Shui, are among the discretionary beneficiaries under a discretionary trust, being a substantial shareholder of this company, holding 34.06% (31 December 2024: 34.06%) interest of the Company.
- 3 Dr. Lo Ka Shui and Mr. Lo Chun Him, Alexander, are directors of this company.

29. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS**Fair value measurements and valuation processes**

The fair values of the Group's financial assets and financial liabilities are determined (in particular, the valuation techniques and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (Levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 fair value measurements are based on quoted prices (unadjusted) in active market for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include the lowest level inputs which are significant to the fair value measurement for the asset or liability that are not based on observable market data (significant unobservable inputs).

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

For the six months ended 30 June 2025

29. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (CONTINUED)

Fair values of the Group's financial assets and financial liabilities that are measured at fair values on a recurring basis

Financial assets/(liabilities)	Fair value as at		Fair value hierarchy	Valuation technique and key inputs
	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)		
Listed equity securities classified as equity instruments at FVTOCI in the condensed consolidated statement of financial position.	401,860	542,594	Level 1	Quoted market bid prices in an active market.
Listed equity securities held for trading in the condensed consolidated statement of financial position.	503,255	480,869	Level 1	Quoted market bid prices in an active market.
Unlisted equity securities classified as equity instruments at FVTOCI in the condensed consolidated statement of financial position.	637,140	480,209	Level 1	Broker's quote which reflects the Group's share of fair value of the underlying investments which are publicly traded equity investments.
Liquidity funds classified as financial assets at FVTPL in the condensed consolidated statement of financial position.	–	28,475	Level 1	Broker's quote which reflects the Group's share of fair value of the underlying investments which are publicly traded equity investments.
Interest rate swaps classified as derivative financial instruments in the condensed consolidated statement of financial position.	– (96,887)	1,503 (15,876)	Level 2	Discounted cash flow. Future cash flows are estimated based on forward interest rates (from observable forward interest rates at the end of the reporting period) and contracted interest rates, discounted at a rate that reflects the credit risk of various counterparties.
Cross currency swaps classified as derivative financial instruments in the condensed consolidated statement of financial position.	45,618 (101,887)	95,716 (90,637)	Level 2	Discounted cash flow. Future cash flows are estimated based on forward exchange rates and interest rates (from observable forward exchange rates and interest rates at the end of the reporting period) and contracted forward rates and interest rates discounted at a rate that reflects the credit risk of various counterparties.

29. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (CONTINUED)

Fair values of the Group's financial assets and financial liabilities that are measured at fair values on a recurring basis (continued)

Financial assets/(liabilities)	Fair value as at		Fair value hierarchy	Valuation technique and key inputs	Significant unobservable inputs
	30 June 2025 HK\$'000 (unaudited)	31 December 2024 HK\$'000 (audited)			
Unlisted equity securities classified as equity instruments at FVTOCI in the condensed consolidated statement of financial position.	309,147	296,578	Level 3	Market approach. It is based on the best information available in the circumstances and includes appropriate risk adjustments for lack of marketability.	Multiples of several comparable companies and risk adjustments for lack of marketability. (note a)
Equity linked notes classified as financial assets at FVTPL in the condensed consolidated statement of financial position.	33,768	68,217	Level 3	Discounted cash flow. Future cash flows are estimated based on share price (from observable share price at the end of the reporting period) and contracted share price, discounted at a rate that reflects the credit risk of various counterparties.	Volatility of underlying share prices. (note b)
Other payable classified as financial liability designated as at fair value in the condensed consolidated statement of financial position.	36,103	61,600	Level 3	Discounted cash flow. Future cash flows are estimated based on the forecast sales and budgeted costs to completion, discounted at a rate that reflects the risk of counterparty.	Forecast sales, budgeted costs to completion and discount rate. (note c)

29. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (CONTINUED)**Fair values of the Group's financial assets and financial liabilities that are measured at fair values on a recurring basis (continued)**

Notes:

- (a) The higher the multiples, the higher the fair value of unlisted equity securities. The higher the risk adjustments, the lower the fair value of unlisted equity securities. A reasonably possible change in the unobservable input would result in a significant higher or lower fair value measurement.
- (b) The higher the volatility, the higher the fair value of equity linked notes. A reasonably possible change in the unobservable input would result in a significant higher or lower fair value measurement.
- (c) The higher the forecast sales, the higher the fair value of other payable. The higher the budgeted costs to completion, the lower the fair value of other payable. The higher the discount rate, the lower the fair value of other payable. A reasonably possible change in the unobservable input would result in a significant higher or lower fair value measurement.

Reconciliation of Level 3 fair value measurements

	Other payable HK\$'000	Equity linked notes HK\$'000	Unlisted equity securities HK\$'000
As at 1 January 2024 (audited)	220,000	31,828	304,398
Increase	–	177,895	29,688
Decrease	–	(139,225)	(135)
Change in fair value	(158,400)	(2,281)	(37,373)
As at 31 December 2024 (audited)	61,600	68,217	296,578
Increase	–	33,277	9,418
Decrease	–	(70,053)	(1,161)
Change in fair value	(25,497)	2,327	4,312
As at 30 June 2025 (unaudited)	36,103	33,768	309,147

The above changes in fair value of equity linked notes and unlisted equity securities are included in "fair value changes on financial assets at FVTPL" in the condensed consolidated income statement and "fair value gain (loss) on equity instruments at FVTOCI" in the condensed consolidated statement of comprehensive income, respectively.

The Directors of the Company consider that the carrying amounts of financial assets and financial liabilities recorded at amortised costs in the condensed consolidated financial statements approximate to their fair values. They are determined in accordance with generally accepted pricing models based on discounted cash flow analysis.

GLOSSARY OF TERMS

In this interim report, unless the context otherwise requires, the following expression shall have the followings meanings:

Term	Definition
"2019 Share Option Scheme"	the share option scheme of the Company adopted by an ordinary resolution passed on 22 May 2019
"2024 Share Award Scheme"	the share award scheme of the Company adopted by an ordinary resolution passed on 29 May 2024
"2024 Share Option Scheme"	the share option scheme of the Company adopted by an ordinary resolution passed on 29 May 2024
"2024 Share Schemes"	2024 Share Award Scheme and 2024 Share Option Scheme
"Board"	Board of Directors of the Company
"Bye-laws"	the bye-laws of the Company as may be amended from time to time
"CG Code"	Corporate Governance Code set out in Appendix C1 to the Listing Rules
"Champion REIT"	Champion Real Estate Investment Trust (Stock Code: 2778), a Hong Kong collective investment scheme authorised under section 104 of SFO, in which the Group has an interest of approximately 70.49% as at 30 June 2025
"Code of Conduct for Securities Transactions"	Code of Conduct regarding Securities Transactions by Directors and Relevant Employees
"Company" or "Great Eagle"	Great Eagle Holdings Limited
"Director(s)"	the director(s) of the Company
"EBITDA"	earning before interest, taxes, depreciation and amortisation
"Group"	the Company and its subsidiaries
"HITL"	HSBC International Trustee Limited
"HKAS"	Hong Kong Accounting Standard

Term	Definition
"HKFRS Accounting Standards"	Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards, and HK (IFRIC) Interpretations, HK Interpretations and HK (SIC) Interpretations issued by the HKICPA
"HKICPA"	Hong Kong Institute of Certified Public Accountants
"Langham" or "LHI"	Langham Hospitality Investments and Langham Hospitality Investments Limited (Stock Code: 1270), the share stapled units of which are listed on the Stock Exchange, in which the Group had an interest of approximately 71.31% as at 30 June 2025
"Listing Rules"	Rules Governing the Listing of Securities on the Stock Exchange
"Model Code"	Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules
"RevPAR"	revenue per available room
"SFO"	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
"Shareholder(s)"	holder(s) of ordinary share(s) in the share capital of the Company
"Stock Exchange"	The Stock Exchange of Hong Kong Limited
"U.S. Fund" or "U.S. Real Estate Fund"	Pacific Eagle (US) Real Estate Fund, L.P., in which the Group had an interest of approximately 49.97% as at 30 June 2025
"We" or "us"	the Group, unless the content otherwise requires, i.e. the Company only (Exclude in the Report on Review of Condensed Consolidated Financial Statements and Condensed Consolidated Financial Statements)



Scan to view digital edition
of this publication
掃描以查看網上版本

33rd Floor, Great Eagle Centre
23 Harbour Road, Wanchai, Hong Kong
香港灣仔港灣道 23 號
鷹君中心 33 樓

Tel 電話 : 2827 3668 Fax 傳真 : 2827 5799

www.GreatEagle.com.hk

