

## Other Information

### REVIEW OF INTERIM RESULTS

The Audit Committee of the Company was established by the Board for the purposes of, among other things, reviewing and providing supervision over the Group's financial reporting process and internal controls. It currently comprises four independent non-executive directors of the Company. The Audit Committee has reviewed the Group's unaudited condensed consolidated interim financial statements for the six months ended 31 December 2025 and discussed financial related matters with the management and the external auditors of the Company.

The unaudited condensed consolidated interim financial statements of the Group for the six months ended 31 December 2025 have been reviewed by the Company's external auditors, PricewaterhouseCoopers, 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 Hong Kong Institute of Certified Public Accountants.

### COMPLIANCE WITH CORPORATE GOVERNANCE CODE

The Company is committed to maintaining high standards of corporate governance to safeguard the interests of shareholders and enhance corporate value of the Group. Throughout the six months ended 31 December 2025, the Company had complied with all the code provisions set out in the Corporate Governance Code contained in Appendix C1 to the Rules (the "Listing Rules") Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"), with the exception of code provision F.1.3.

Code provision F.1.3 requires the chairman of the board to attend the annual general meeting. Dr. Cheng Kar Shun, Henry, the Chairman of the Board, was unable to attend the annual general meeting of the Company held on 21 November 2025 (the "2025 AGM") due to his prior commitment to another important engagement. Mr. Doo Wai Hoi, William ("Mr. Doo"), also the Chairman of the Board, who took the chair of the 2025 AGM, together with other members of the Board who attended the 2025 AGM, was of sufficient caliber for answering questions at the 2025 AGM.

### DIRECTORS' DEALINGS IN THE COMPANY'S SECURITIES

The Company has adopted its own Securities Dealing Code, which is no less exacting than the required standard of the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix C3 to the Listing Rules, as the code for dealing in securities of the Company by its directors. In response to a specific enquiry by the Company, all directors of the Company confirmed that they had complied with the required standard set out in the Securities Dealing Code adopted by the Company throughout the six months ended 31 December 2025.

## UPDATE ON DIRECTOR'S INFORMATION

Pursuant to Rule 13.51B(1) of the Listing Rules, the change in information of director of the Company since the publication of the 2024-2025 Annual Report is set out below:

- Dr. Cheng Kar Shun, Henry was appointed as the Chairman and an executive director of New World Department Store China Limited, a company listed on the Stock Exchange (stock code: 825), with effect from 9 January 2026.

Save as disclosed above, there are no other changes in information of the directors of the Company that are required to be disclosed under Rule 13.51B(1) of the Listing Rules.

## DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS IN SECURITIES

As at 31 December 2025, the interests and short positions of the directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code were as follows:

### Long position in ordinary shares of the Company

| Name    | Capacity/nature of interest | Number of ordinary shares in issue | Number of underlying shares | Total number of ordinary shares interested in | Percentage of shareholding |
|---------|-----------------------------|------------------------------------|-----------------------------|---|----------------------------|
| Mr. Doo | Interest of spouse          | 337,500,000                        | 43,676,379                  | 381,176,379                                   | 84.71%                     |

Note:

These shares are beneficially owned by Mrs. Doo Cheng Sau Ha, Amy ("Mrs. Doo"), spouse of Mr. Doo, details of which are set out in Note 3 to the paragraph headed "SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SECURITIES" below. By virtue of Part XV of the SFO, Mr. Doo is taken to be interested in all the shares in which his spouse is interested.

## Other Information

### Long position in ordinary shares of associated corporation — FSE Holdings Limited (“FSE Holdings”)

| Name  | Capacity/nature of interest        | Number of shares           | Percentage of Shareholding <sup>(5)</sup> |
|---|------------------------------------|----------------------------|---|
| Mr. Doo   | Interest of spouse                 | 440,000,000 <sup>(1)</sup> | 88%                                       |
| Mr. Lam Wai Hon, Patrick (“Mr. Lam”)            | Interest of controlled corporation | 20,000,000 <sup>(2)</sup>  | 4%  |
| Mr. Doo William Junior Guilherme (“Mr. Doo Jr”) | Interest of controlled corporation | 35,000,000 <sup>(3)</sup>  | 7%  |
| Mr. Lee Kwok Bong (“Mr. Lee”)                   | Interest of controlled corporation | 5,000,000 <sup>(4)</sup>   | 1%  |

#### Notes:

1. These shares are held by Sino Spring Global Limited (“Sino Spring”) as to 315,000,000 shares, Power Victory Global Limited (“Power Victory”) as to 90,000,000 shares and Frontier Star Limited (“Frontier Star”) as to 35,000,000 shares, the entire issued share capital of each of which is beneficially owned by Mrs. Doo, spouse of Mr. Doo. By virtue of Part XV of the SFO, Mr. Doo is taken to be interested in all the shares in which his spouse is interested.
2. These shares are held by Equal Merit Holdings Limited (“Equal Merit”), the entire issued share capital of which is solely and beneficially owned by Mr. Lam.
3. These shares are held by Master Empire Group Limited (“Master Empire”), the entire issued share capital of which is solely and beneficially owned by Mr. Doo Jr.
4. These shares are held by Lagoon Treasure Limited (“Lagoon Treasure”), the entire issued share capital of which is solely and beneficially owned by Mr. Lee.
5. The percentage of shareholding is calculated on the basis of 500,000,000 shares of FSE Holdings in issue as at 31 December 2025.

Save as disclosed above, none of the directors or chief executive of the Company had 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) as at 31 December 2025.

## SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SECURITIES

As at 31 December 2025, the interests and short positions of persons in the shares and underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO were as follows:

### Long position in ordinary shares and underlying shares of the Company

| Name  | Capacity/nature of interest   | Number of ordinary shares in issue | Number of underlying shares | Total number of ordinary shares interested in | Percentage of shareholding <sup>(6)</sup> |
|---|---|------------------------------------|-----------------------------|---|---|
| FSE Holdings  | Beneficial interest and interest of controlled corporation <sup>(5)</sup> | 337,500,000 <sup>(1)</sup>         | 43,676,379 <sup>(2)</sup>   | 381,176,379 <sup>(3)</sup>                    | 84.71%                                    |
| Sino Spring <sup>(4)</sup>  | Interest of controlled corporation  | 337,500,000                        | 43,676,379                  | 381,176,379                                   | 84.71%                                    |
| Fung Seng Holdings (X) Limited ("Fung Seng") <sup>(5)</sup>                 | Interest of controlled corporations                                       | 337,500,000                        | 43,676,379                  | 381,176,379                                   | 84.71%                                    |
| Fungseng Prosperity Holdings Limited ("Fungseng Prosperity") <sup>(5)</sup> | Interest of controlled corporations                                       | 337,500,000                        | 43,676,379                  | 381,176,379                                   | 84.71%                                    |
| Doo Family Prosperity Holdings Limited ("Doo Family") <sup>(5)</sup>        | Interest of controlled corporations                                       | 337,500,000                        | 43,676,379                  | 381,176,379                                   | 84.71%                                    |
| Mrs. Doo <sup>(5)</sup>   | Interest of controlled corporations                                       | 337,500,000                        | 43,676,379                  | 381,176,379                                   | 84.71%                                    |
| FSE Management Company Limited ("FMC") <sup>(2)</sup>                       | Beneficial interest   | –                                  | 43,676,379                  | 43,676,379                                    | 9.71%                                     |

Notes:

1. These shares are held by FSE Holdings.
2. These shares are issuable to FMC upon full conversion of a total of 43,676,379 non-voting redeemable convertible preference shares (the "CPS") issued by the Company to FMC on 16 December 2019. Upon exercise of the conversion rights attaching to each CPS, each CPS is convertible into one ordinary share of the Company (subject to adjustments upon occurrence of certain prescribed events, including consolidation, subdivision or reclassification of shares in the capital of the Company, capitalisation of profits or reserves etc., in each case if not also made available to holder(s) of CPS) within a period of 10 years from its date of issue. FMC is wholly owned by FSE Holdings. By virtue of Part XV of the SFO, FSE Holdings is deemed to be interested in all the shares in which FMC is interested.

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3. These shares comprise (a) the 337,500,000 ordinary shares in issue and held by FSE Holdings; and (b) the 43,676,379 ordinary shares issuable to FMC upon full conversion of the 43,676,379 CPS as referred to in Note 2 above.
4. FSE Holdings is held as to 63% by Sino Spring, 18% by Power Victory, 7% by Frontier Star, 7% by Master Empire, 4% by Equal Merit and 1% by Lagoon Treasure. By virtue of Part XV of the SFO, Sino Spring is deemed to be interested in all the shares in which FSE Holdings is interested.
5. Sino Spring, Power Victory and Frontier Star are wholly-owned subsidiaries of Fung Seng, which in turn is owned as to 75% by Fungseng Prosperity and 25% by Mrs. Doo. Fungseng Prosperity is a wholly-owned subsidiary of Doo Family which in turn is wholly owned by Mrs. Doo. By virtue of Part XV of the SFO, each of Fung Seng, Fungseng Prosperity, Doo Family and Mrs. Doo is deemed to be interested in all the shares in which Sino Spring is interested.
6. The percentage of shareholding is calculated on the basis of 450,000,000 voting shares of the Company in issue as at 31 December 2025. On a fully diluted basis upon full conversion of the CPS assuming no change in the number of voting shares of the Company, the total number of voting shares of the Company in issue will be 493,676,379 and the percentage of shareholdings held by FSE Holdings and FMC will be 77.21% and 8.85% respectively and in each case, each of Sino Spring, Fung Seng, Fungseng Prosperity, Doo Family and Mrs. Doo is deemed to be interested in all the shares in which FSE Holdings is interested under Part XV of the SFO. These percentage shareholdings on a fully diluted basis are provided for illustrative purposes only. The terms of the CPS will not permit conversion if immediately after such conversion, the public float of the ordinary shares of the Company will fall below the minimum public float requirements of the Listing Rules.

Save as disclosed above, no other person was recorded in the register required to be kept under Section 336 of the SFO as having an interest or short position in the shares or underlying shares of the Company as at 31 December 2025.

### SHARE OPTION SCHEME

The share option scheme adopted by the Company on 20 November 2015 (the “2015 Scheme”) expired and terminated on 19 November 2025. On 21 November 2025, the Company adopted a new share option scheme (the “2025 Scheme”).

No share option has been granted under the 2015 Scheme or the 2025 Scheme since their adoption. Under the 2015 Scheme, the number of options available for grant as at 1 July 2025 and immediately before its termination on 19 November 2025 was 45,000,000 without any sub-limit for any category of eligible participants. Under the 2025 Scheme, the number of options available for grant as at 21 November 2025 (i.e. date of adoption of the 2025 Scheme) and 31 December 2025 was 45,000,000 without any sub-limit for any category of eligible participants.

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

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares (the “Treasury Shares”) within the meaning under the Listing Rules) during the six months ended 31 December 2025.

No Treasury Share was held by the Company as at 31 December 2025.