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YUANDA CHINA HOLDINGS LIMITED 遠大中國控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立之有限公司)

Stock Code 股票代碼：2789



2025
ANNUAL REPORT
年報



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Corporate Information

集團資料

DIRECTORS

Executive Directors

Kang Baohua (*Chairman*)

Zhao Zhongqiu (*Chief executive officer*)

Wang Hao

Zhang Lei (resigned on 29 August 2025)

Gao Kai

Independent non-executive Directors

Yang Qianwen

Wang Yuhang

Ha Gang

BOARD COMMITTEES

Audit Committee

Yang Qianwen (*Chairman*)

Wang Yuhang

Ha Gang

Nomination Committee

Kang Baohua (*Chairman*)

Yang Qianwen

Wang Yuhang

Remuneration Committee

Zhao Zhongqiu

Yang Qianwen (*Chairman*)

Ha Gang

REGISTERED OFFICE

Cricket Square

Hutchins Drive

P.O. Box 2681

Grand Cayman KY1-1111

Cayman Islands

董事

執行董事

康寶華(主席)

趙忠秋(行政總裁)

王昊

張雷(已於2025年8月29日辭任)

高凱

獨立非執行董事

楊倩雯

王宇航

哈剛

董事委員會

審核委員會

楊倩雯(主席)

王宇航

哈剛

提名委員會

康寶華(主席)

楊倩雯

王宇航

薪酬委員會

趙忠秋

楊倩雯(主席)

哈剛

註冊辦事處

Cricket Square

Hutchins Drive

P.O. Box 2681

Grand Cayman KY1-1111

Cayman Islands

Corporate Information 集團資料

HEADQUARTERS IN CHINA

20, Street 13
Shenyang Economic & Technological Development Area
Shenyang 110027
China

PLACE OF BUSINESS IN HONG KONG

Office 11, 9/F
Fortune Commercial Building
362 Sha Tsui Road
Tsuen Wan, New Territories
Hong Kong

AUTHORIZED REPRESENTATIVES

Zhao Zhongqiu
Yu Leung Fai, Philip (CPA (HKICPA, AICPA and ASCPA))

COMPANY SECRETARY

Yu Leung Fai, Philip (CPA (HKICPA, AICPA and ASCPA))

PRINCIPAL SHARE REGISTRAR

Suntera (Cayman) Limited
Suite 3204, Unit 2A
Block 3, Building D, P.O. Box 1586
Gardenia Court, Camana Bay
Grand Cayman, KY1-1100
Cayman Islands

HONG KONG SHARE REGISTRAR

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

PLACE OF LISTING

The Main Board of The Stock Exchange of Hong Kong Limited
(the “**Stock Exchange**”)

STOCK CODE

2789

中國總辦事處

中國
瀋陽市
瀋陽經濟技術開發區
13號街20號，郵編110027

香港營業地點

香港
新界荃灣
沙咀道362號
全發商業大廈
9樓11室

授權代表

趙忠秋
余亮暉(執業會計師(香港、美國、澳洲))

公司秘書

余亮暉(執業會計師(香港、美國、澳洲))

證券登記總處

Suntera (Cayman) Limited
Suite 3204, Unit 2A
Block 3, Building D, P.O. Box 1586
Gardenia Court, Camana Bay
Grand Cayman, KY1-1100
Cayman Islands

香港證券登記處

卓佳證券登記有限公司
香港
香港夏慤道16號
遠東金融中心17樓

上市地點

香港聯合交易所有限公司
(「聯交所」)主板

股份代碼

2789

Corporate Information

集團資料

PRINCIPAL BANKERS

Industrial and Commercial Bank of China Limited,
Shenyang Yuhong Subbranch
China Development Bank Corporation, Liaoning Branch
Shengjing Bank, Shenyang Yuhong Subbranch
China Construction Bank Corporation, Shenyang
Shenhe Subbranch
China Zheshang Bank Co., Ltd., Shenyang Branch
Shenyang Rural Commercial Bank Co., Ltd., Hunnan Subbranch
Huludao Rural Commercial Bank Co., Ltd., Longgang Subbranch
Industrial Bank Co., Ltd. Shenyang Changbai Subbranch

AUDITORS

KPMG
*Public Interest Entity Auditor registered in accordance with
the Accounting and Financial Reporting Council Ordinance*
8th Floor, Prince's Building
10 Chater Road
Central, Hong Kong

LEGAL ADVISORS

As to Hong Kong law
Ronald Tong & Co

WEBSITE

www.yuandacn.com

主要往來銀行

中國工商銀行股份有限公司
瀋陽於洪支行
國家開發銀行股份有限公司遼寧省分行
盛京銀行瀋陽市於洪支行
中國建設銀行股份有限公司
瀋陽瀋河支行
浙商銀行股份有限公司沈陽分行
瀋陽農村商業銀行股份有限公司渾南支行
葫蘆島農村商業銀行股份有限公司龍港支行
興業銀行股份有限公司瀋陽長白支行

核數師

畢馬威會計師事務所
於《會計及財務匯報局條例》下的註冊公眾
利益實體核數師
香港中環
遮打道10號
太子大廈8樓

法律顧問

香港法律
唐滙棟律師行

網站

www.yuandacn.com

Financial Highlights 財務摘要

		2025 2025 年 (Approximately) (概約)	2024 2024 年 (Approximately) (概約)
Revenue (RMB million)	收入(人民幣百萬元)	2,814.6	2,212.4
Gross profit margin	毛利率	26.1%	19.5%
Consolidated net profit /(loss) (RMB million)	合併淨利潤／(虧損) (人民幣百萬元)	352.5	(354.0)
Profit/(loss) attributable to equity shareholders of the Company (RMB million)	本公司股東應佔利潤／(虧損) (人民幣百萬元)	352.5	(354.0)
Net cash generated from operating activities (RMB million)	經營活動產生之淨現金 (人民幣百萬元)	433.2	212.9
Basic and diluted earnings/(loss) per share (RMB cents)	每股基本及攤薄盈利／(虧損) (人民幣分)	5.68	(5.70)
Proposed final dividend per share (HKD cents)	建議每股末期股息 (港仙)	NIL 無	NIL 無

Corporate Culture & Mission

企業文化及使命

OPERATION PHILOSOPHY

Technology leads markets
Services create value

ENTERPRISE MOTTO

To do things honestly
To treat people sincerely
To understand causes and results
To unify theory and practice
To lead an honest and clean life

CORPORATE MISSION

For the country
For the customers
For the employees
For the shareholders

MANAGEMENT CONCEPTS

Sustainable Development
Circular Improvement
Statistics Analysis
Continuous Improvement

PRODUCT CONCEPTS

Service
Quality
Cost

WEALTH CONCEPTS

Wealth means responsibility

TALENT CONCEPTS

Judging people on his performance
Talent comes first

MARKETING CONCEPTS

Identify the needs of the customers
Create value for the customers
Provide best services to the customers

CULTURE CONCEPTS

Respect
Communicate
Understand
Integrate
Pursue

DEVELOPMENT STRATEGIES

Independent Brand
Independent Intellectual Property
Independent Marketing Network

經營理念

科技引領市場
服務創造價值

企訓

真實做事
誠實待人
深明事理
知行合一
潔身自愛

企業使命

「四為」，即「為國家、為客戶、
為員工、為股東」

管理理念

持續發展
迴圈改進
統計分析
不斷提高

產品理念

服務
品質
成本

財富理念

財富即責任

人才理念

依事看人
人才第一

市場理念

發現客戶需求
創造客戶價值
提供優質服務

文化理念

尊重
溝通
理解
融合
追求

發展戰略

自主品牌
自主知識產權
自主市場營銷網絡

Chairman's Statement 主席報告

Dear shareholders,

On behalf of the board (the “**Board**”) of directors (the “**Directors**”) of Yuanda China Holdings Limited (the “**Company**”), together with its subsidiaries (collectively referred to as the “**Group**” or “**Yuanda China**”), I hereby present to you the Group’s annual report for the year ended 31 December 2025 (the “**Reporting Period**”).

In 2025, the global economy continued to struggle to recover within a complex and volatile environment. Although inflationary pressures in major economies have eased and expectations of a shift toward accommodative monetary policy have emerged, factors such as geopolitical conflicts, increased uncertainty surrounding trade policies, and the restructuring of supply chains continue to cast uncertainty over the global growth outlook. Faced with a complex external environment and the growing pains of domestic transformation and adjustment, China’s economy demonstrated remarkable resilience in 2025. Benefiting from precise macroeconomic policies and the gradual release of domestic demand potential, the year-on-year growth target for gross domestic product was successfully achieved, economic structure continued to improve, and high-quality development solidly advanced. According to the data released by the National Bureau of Statistics of China, the gross domestic product of China in 2025 amounted to RMB140.19 trillion, representing an increase of 5.0% compared with the previous year. The economy reached a new milestone, with strategic emerging industries and the transition to a green and low-carbon economy serving as new drivers of growth.

尊敬的各位股東：

本人謹代表遠大中國控股有限公司（「**本公司**」）及其附屬公司（統稱「**本集團**」或「**遠大中國**」）董事（「**董事**」）會（「**董事會**」），向閣下呈報本集團截至2025年12月31日止年度（「**報告期**」）之年度報告。

2025年，全球經濟繼續在複雜多變的環境中艱難復甦。儘管主要經濟體通脹壓力有所緩解，貨幣政策轉向寬鬆預期，但地緣政治衝突、貿易政策不確定性增加及供應鏈重構等因素仍為全球增長帶來不確定性。面對外部環境複雜演變與國內轉型調整陣痛交織的局面，中國經濟在2025年展現出強大韌性，得益於宏觀調控的精準發力與內需潛力的逐步釋放，全年國內生產總值同比增長目標順利實現，經濟結構持續優化，高質量發展紮實推進。根據中國國家統計局公佈數據，2025年中國國內生產總值達140.19萬億元人民幣，較上年增長5.0%，經濟總量躍上新台階，戰略性新興產業與綠色低碳轉型成為增長新動能。

Chairman's Statement

主席報告

In 2025, competition in the building curtain wall industry continued to intensify, placing higher demands on enterprises' technical capabilities, project management, and financial operational capacity. In light of the market conditions in 2025, the Group adhered to the business principle of "prudent operation, quality improvement and efficiency enhancement, and risk control", and fully leveraged our professional strengths. During the year, we continued to deepen refined management, focusing on lean control throughout the entire project lifecycle to effectively improve engineering quality and delivery efficiency. At the same time, we strengthened supply chain coordination and strictly controlled procurement costs to further consolidate cost competitiveness. In terms of market expansion, we focused on quality overseas clients and high-quality projects, proactively avoiding high-risk orders to ensure healthy and stable cash flow. Furthermore, the Group deepened technological innovation and transformed production models to build a product system with core technological competitive advantages. In 2025, the Group achieved steady and robust growth by leveraging sound business strategies and exceptional project execution capabilities.

BUSINESS REVIEW

For the year ended 31 December 2025, the Group's profit attributable to equity shareholders of the Company was about RMB352.5 million (2024: the loss attributable to equity shareholders of the Company was about RMB354.0 million), mainly due to (i) the delivery of sound performance by the Group in its domestic and international sales markets in 2025, particularly with a significant year-on-year increase in overseas orders, which drove the Group's revenue growth in 2025 as compared with 2024, and (ii) the Group's continuous efforts in debt collection for trade receivables and contract assets, achieving the improvement in credit risk profile this year.

2025年，建築幕牆行市場競爭不斷加劇，對企業的技術實力、項目管理及資金運作能力提出更高要求。面對2025年的市場格局，本集團堅持「穩健經營、提質增效、風險可控」的經營方針，充分發揮自身專業優勢。年內，我們持續深化精細化管理，以項目全週期精益管控為抓手，有效提升工程質量和交付效率；同時，強化供應鏈協同，嚴控採購成本，進一步鞏固成本競爭力；在市場拓展方面，我們聚焦海外優質客戶與高質量項目，主動規避高風險訂單，保障現金流健康穩定；此外，本集團深化技術革新以及生產模式的革新，打造具有核心技術競爭力的產品體系。2025年，憑借穩健的經營策略與卓越的項目執行能力，本集團取得了穩定良好的發展態勢。

業務回顧

截至2025年12月31日，本集團年內利潤可分配予本公司股東約人民幣352.5百萬元（2024年：年內虧損可分配予本公司股東約為人民幣354.0百萬元），主要原因是(i) 2025年本集團於國內國際銷售市場表現良好，特別是海外訂單同比顯著增加，使得本集團2025年收入規模較2024年實現增長，及(ii)本集團不斷致力催收貿易應收款及合同資產欠款，本年度信貸風險情況得以改善。

BUSINESS PROSPECTS

Looking ahead to 2026, the global economic recovery remains unsure, and geopolitical conflicts and trade protectionism and other factors may continue to impact the global industrial landscape. The PRC's economy will maintain a steady and progressive trend although the downstream real estate market adjustment has not yet fully ended, which imposes multiple pressures on the building curtain wall industry, including slow demand recovery, intensified competition and cost fluctuations. However, the industry will also usher in a strategic opportunity period for technological upgrading and green transformation where innovative products such as prefabricated curtain walls and building integrated photovoltaic are expected to accelerate their penetration, and digital transformation will remain the main path for industry development. The Group will always adhere to a prudent and stable operating philosophy to integrate risk control throughout the business process. Leveraging its core strengths, the Group will closely monitor market changes, rationally plan its business layout, and ensure the smooth and orderly development of its business. In the future, the Group will balance efficiency improvement and risk control, and consolidate its existing core market share through meticulous management, focusing on core regional markets and prioritizing projects with manageable risks. We will further strengthen technological research and development, enhance system integration capabilities, and create more benchmark curtain wall projects; deepen internal management reforms, optimize resource allocation, and continuously improve operational efficiency and profitability. At the same time, we will strictly adhere to the risk bottom line to ensure capital security, promote the Group's high-quality and sustainable development, thereby creating greater value for shareholders, and building more high-quality projects.

Kang Baohua

Chairman

31 March 2026

業務展望

展望2026年，全球經濟復甦進程仍存在不確定性，地緣政治博弈、貿易保護主義等因素仍可能影響全球產業格局。中國國內經濟將保持穩中有進態勢，但下游房地產市場調整態勢尚未完全結束，建築幕牆行業仍面臨需求恢復緩慢、競爭加劇、成本波動等多重壓力，但同時，行業亦將迎來技術升級與綠色轉型的戰略機遇期，裝配式幕牆、光伏建築一體化等創新產品有望加速滲透，數字化轉型仍是行業發展的主要路徑。本集團將始終堅持審慎穩健的經營理念，將風險防控貫穿業務全流程，立足自身核心優勢，密切關注市場變化，合理規劃業務佈局，保障業務平穩有序發展。面向未來，本集團兼顧效率提升與風險防控，將通過精細管理鞏固現有核心市場份額，聚焦核心區域市場、優先獲取風險可控的項目；我們將進一步加強技術研發，提升系統集成能力，打造更多標桿性幕牆工程；深化內部管理變革，優化資源分配，不斷提升運營效率與盈利能力；同時，嚴守風險底線，保障資金安全，推動集團實現高質量、可持續發展，為股東創造更大價值，締造更多精品工程。

主席

康寶華

2026年3月31日

Management Discussion and Analysis

管理層討論與分析

BUSINESS REVIEW

Overall performance

In 2025, the global economy continued to struggle to recover within a complex and volatile environment. Although inflationary pressures in major economies have eased and expectations of a shift toward accommodative monetary policy have emerged, factors such as geopolitical conflicts, increased uncertainty surrounding trade policies, and the restructuring of supply chains continue to cast uncertainty over the global growth outlook. Faced with a complex external environment and the growing pains of domestic transformation and adjustment, China's economy demonstrated remarkable resilience in 2025. Benefiting from precise macroeconomic policies and the gradual release of domestic demand potential, the year-on-year growth target for gross domestic product was successfully achieved, economic structure continued to improve, and high-quality development solidly advanced. According to the data released by the National Bureau of Statistics of China, the gross domestic product of China in 2025 amounted to RMB140.19 trillion, representing an increase of 5.0% compared with the previous year. The economy reached a new milestone, with strategic emerging industries and the transition to a green and low-carbon economy serving as new drivers of growth.

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業務回顧

概況

2025年，全球經濟繼續在複雜多變的環境中艱難復甦。儘管主要經濟體通脹壓力有所緩解，貨幣政策轉向寬鬆預期，但地緣政治衝突、貿易政策不確定性增加及供應鏈重構等因素仍為全球增長帶來不確定性。面對外部環境複雜演變與國內轉型調整陣痛交織的局面，中國經濟在2025年展現出強大韌性，得益於宏觀調控的精準發力與內需潛力的逐步釋放，全年國內生產總值同比增長目標順利實現，經濟結構持續優化，高質量發展紮實推進。根據中國國家統計局公佈數據，2025年中國國內生產總值達140.19萬億元人民幣，較上年增長5.0%，經濟總量躍上新台階，戰略性新興產業與綠色低碳轉型成為增長新動能。

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Management Discussion and Analysis

管理層討論與分析

BUSINESS REVIEW (continued)

Overall performance (continued)

For the year ended 31 December 2025, the Group's profit attributable to equity shareholders of the Company was about RMB352.5 million (2024: loss attributable to equity shareholders of the Company of about RMB354.0 million), mainly due to (i) the delivery of sound performance by the Group in its domestic and international sales markets in 2025, particularly with a significant year-on-year increase in overseas orders, which drove the Group's revenue growth in 2025 as compared with 2024, and (ii) the Group's continuous efforts in debt collection for trade receivables and contract assets, achieving the improvement in credit risk profile this year.

Newly-awarded projects (including Value Added Tax ("VAT"))

During the year 2025, the aggregate amount of newly-awarded projects of the Group increased by about RMB1,842.2 million or 55.4% as compared with last year to about RMB5,168.3 million (2024: about RMB3,326.1 million). The main reason for the increase was that the significant success of the Group's internationalisation strategy, which led to substantial results growth in overseas markets during the year, particularly in regions such as Australia and the Middle East.

業務回顧 (續)

概況 (續)

截至2025年12月31日，本集團年內利潤可分配予本公司股東約人民幣352.5百萬元（2024年：年內虧損可分配予本公司股東約為人民幣354.0百萬元），主要原因是(i)2025年本集團於國內國際銷售市場表現良好，特別是海外訂單同比顯著增加，使得本集團2025年收入規模較2024年實現增長，及(ii)本集團不斷致力催收貿易應收款及合同資產欠款，本年度信貸風險情況得以改善。

新承接工程 (含增值稅)

2025年，本集團的新承接工程總值約人民幣5,168.3百萬元（2024年：約人民幣3,326.1百萬元），較去年增加約人民幣1,842.2百萬元或55.4%。主要原因是本集團國際化戰略成效顯著，年度內於海外市場尤其是澳洲、中東等區域取得顯著業績增長。

		2025 2025 年		2024 2024 年	
		Number of projects 項目數量	RMB million 人民幣百萬	Number of projects 項目數量	RMB million 人民幣百萬
Domestic	國內	49	1,998.8	73	1,762.1
Overseas	海外	60	3,169.5	21	1,564.0
Total	合計	109	5,168.3	94	3,326.1

Management Discussion and Analysis

管理層討論與分析

BUSINESS REVIEW (continued)

Backlog

As at 31 December 2025, the remaining contract value of backlog of the Group increased by about RMB1,797.0 million or 15.8% as compared with last year to about RMB13,201.3 million (31 December 2024: about RMB11,404.3 million), which could support a sustainable development of the Group for the next 2-3 years.

業務回顧(續)

未完工合同

於2025年12月31日，本集團的未完工合同金額約人民幣13,201.3百萬元(2024年12月31日：約人民幣11,404.3百萬元)，較去年同期增加約人民幣1,797.0百萬元或15.8%，足以為本集團未來2-3年的發展提供有力支撐。

		2025 2025 年		2024 2024 年	
		Remaining value of contracts 合同餘下價值		Remaining value of contracts 合同餘下價值	
		Number of projects 項目數量	RMB million 人民幣百萬	Number of projects 項目數量	RMB million 人民幣百萬
Domestic	國內	282	6,649.3	221	5,454.9
Overseas	海外	95	6,552.0	85	5,949.4
Total		377	13,201.3	306	11,404.3

Major technology achievements and awards

In 2025, the Group obtained 10 patents for utility model.

主要技術成果和科技獎項

2025年本集團新獲實用新型專利10項。

BUSINESS PROSPECTS

Looking ahead to 2026, the global economic recovery remains unsure, and geopolitical conflicts and trade protectionism and other factors may continue to impact the global industrial landscape. The PRC's economy will maintain a steady and progressive trend although the downstream real estate market adjustment has not yet fully ended, which imposes multiple pressures on the building curtain wall industry, including slow demand recovery, intensified competition and cost fluctuations. However, the industry will also usher in a strategic opportunity period for technological upgrading and green transformation where innovative products such as prefabricated curtain walls and building integrated photovoltaic are expected to accelerate their penetration, and digital transformation will remain the main path for industry development.

業務展望

展望2026年，全球經濟復甦進程仍存在不確定性，地緣政治博弈、貿易保護主義等因素仍可能影響全球產業格局。中國國內經濟將保持穩中有進態勢，但下游房地產市場調整態勢尚未完全結束，建築幕牆行業仍面臨需求恢復緩慢、競爭加劇、成本波動等多重壓力，但同時，行業亦將迎來技術升級與綠色轉型的戰略機遇期，裝配式幕牆、光伏建築一體化等創新產品有望加速滲透，數字化轉型仍是行業發展的主要路徑。

Management Discussion and Analysis

管理層討論與分析

BUSINESS PROSPECTS (continued)

The Group will always adhere to a prudent and stable operating philosophy to integrate risk control throughout the business process. Leveraging its core strengths, the Group will closely monitor market changes, rationally plan its business layout, and ensure the smooth and orderly development of its business. In the future, the Group will balance efficiency improvement and risk control, and consolidate its existing core market share through meticulous management, focusing on core regional markets and prioritizing projects with manageable risks. We will further strengthen technological research and development, enhance system integration capabilities, and create more benchmark curtain wall projects; deepen internal management reforms, optimize resource allocation, and continuously improve operational efficiency and profitability. At the same time, we will strictly adhere to the risk bottom line to ensure capital security, promote the Group's high-quality and sustainable development, thereby creating greater value for shareholders, and building more high-quality projects.

FINANCIAL REVIEW

Revenue

For the year ended 31 December 2025, the Group's revenue was about RMB2,814.6 million (2024: about RMB2,212.4 million), representing an increase of about RMB602.2 million or 27.2% as compared with the corresponding period of last year. This was mainly attributable to the tangible results of the Group's continuously improving operational efficiency and the successful delivery of core projects both domestically and internationally, of which:

1. the revenue from domestic market of the Group increased by about RMB255.2 million or 25.1% as compared with last year to about RMB1,271.6 million (2024: about RMB1,016.4 million), contributing about 45.2% of the total revenue of the Group; and
2. the revenue from overseas market of the Group amounted to about RMB1,543.0 million (2024: about RMB1,196.0 million), representing an increase of about RMB347.0 million or 29.0% as compared with last year, contributing about 54.8% of the total revenue of the Group.

業務展望 (續)

本集團將始終堅持審慎穩健的經營理念，將風險防控貫穿業務全流程，立足自身核心優勢，密切關注市場變化，合理規劃業務佈局，保障業務平穩有序發展。面向未來，本集團兼顧效率提升與風險防控，將通過精細管理鞏固現有核心市場份額，聚焦核心區域市場、優先獲取風險可控的項目；我們將進一步加強技術研發，提升系統集成能力，打造更多標桿性幕牆工程；深化內部管理變革，優化資源分配，不斷提升運營效率與盈利能力；同時，嚴守風險底線，保障資金安全，推動集團實現高質量、可持續發展，為股東創造更大價值，締造更多精品工程。

財務回顧

營業收入

截至2025年12月31日止年度，本集團的營業收入約人民幣2,814.6百萬元(2024年：約人民幣2,212.4百萬元)，較去年同期增加約人民幣602.2百萬元或27.2%。主要得益於本集團運營效率持續提升成效顯現，海內外核心項目順利交付。其中：

1. 本集團的國內收入約人民幣1,271.6百萬元(2024年：約人民幣1,016.4百萬元)，較去年同期增加約人民幣255.2百萬元或25.1%，佔本集團整體收入約45.2%；及
2. 本集團的海外收入約人民幣1,543.0百萬元(2024年：約人民幣1,196.0百萬元)，較去年同期增加約人民幣347.0百萬元或29.0%，佔本集團整體收入約54.8%。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (continued)

Cost of sales

In 2025, the cost of sales of the Group increased by about RMB300.2 million or 16.9% as compared with last year to about RMB2,080.7 million (2024: about RMB1,780.5 million). This was mainly due to the cost variations resulting from the increase in the Group's revenue.

Gross profit margin

In 2025, the Group's gross profit margin was about 26.1% (2024: about 19.5%), representing an increase of about 6.6 percentage points as compared with last year. The increase was primarily attributable to the Group's enhanced coverage of high-quality customers and an increase in the proportion of newly secured projects with higher gross profit margins.

Adjusted gross profit margin

In 2025, the Group's adjusted gross profit margin was about 30.3% (2024: about 11.5%), representing an increase of about 18.8 percentage points as compared with last year. The main reason was that the Group continuously strengthened the collection management of receivables and contract assets, resulting in a reduction in the provision made for bad debt losses on receivables and contract assets this year, of which:

1. the domestic adjusted gross profit margin of the Group was about 35.8% (2024: about 17.5%), representing an increase of about 18.3 percentage points as compared with last year; and
2. the overseas adjusted gross profit margin of the Group was about 25.8% (2024: about 6.3%) representing an increase of about 19.5 percentage points as compared with last year.

財務回顧(續)

銷售成本

2025年，本集團的銷售成本約人民幣2,080.7百萬元(2024年：約人民幣1,780.5百萬元)，較去年增加約人民幣300.2百萬元或16.9%。主要原因為本集團收入增加帶來的成本變動。

毛利率

2025年，本集團的毛利率為約26.1%(2024年：約19.5%)，比去年增加了約6.6個百分點。主要原因為本集團加強優質客戶的覆蓋力度，新承接的高毛利工程項目佔比提升。

經調整毛利率

2025年，本集團經調整毛利率為約30.3%(2024年：約11.5%)，比去年增加了約18.8個百分點。主要原因為本集團持續加強應收賬款及合同資產欠款的催收管理，本年度的應收賬款及合同資產計提的壞賬損失減少。其中：

1. 本集團的國內經調整毛利率約35.8%(2024年：約17.5%)，較去年增加約18.3個百分點；及
2. 本集團的海外經調整毛利率約25.8%(2024年：約6.3%)，較去年增加約19.5個百分點。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (continued)

Non-IFRS measures: Adjusted gross profit

To supplement the consolidated statement of profit or loss presented in the annual results announcement which is presented in accordance with IFRS Accounting Standards, the Company also use the adjusted gross profit as a non-IFRS measures, which are not required by, or presented in accordance with, IFRS Accounting Standards. The adjusted gross profit for the year ended 31 December 2025 is calculated by deducting impairment reversal of approximately RMB119.4 million from gross profit for financial assets and contract assets. The Company believes that considering non-IFRS measurement indicators (when presented together with the corresponding IFRS measurement indicators) is based on the characteristics of the industry in which the Company operates, taking into account the credit risks that the Group may face in project execution, thereby enhancing financial transparency and comparability. Such non-IFRS measures allow investors to consider metrics used by the Company's management in evaluating the Group's performance. The use of the non-IFRS measures has limitations as an analytical tool, and shareholders of the Company (the “**Shareholders**”) or potential investors should not consider it in isolation from, or as a substitute for or superior to analysis of, the Group's results of operations or financial condition as reported under IFRS. In addition, the definition of such non-IFRS financial measures does not have a standardized meaning prescribed by IFRS and may differ from similar terms used by other companies.

Other income/(loss)

Other income primarily comprised government grants, rental income and net loss on disposal of property, plant and equipment.

In 2025, the other income/(loss) of the Group turns to an income of RMB8.3 million as compared with last year of other loss of about RMB20.1 million, mainly due to the increase in governmental grants received during the year and the decrease in net losses arising from disposal of property, plant and equipment.

財務回顧(續)

非國際財務報告準則計量指標：經調整毛利

為補充根據國際財務報告準則會計準則呈列的年度業績公告中的綜合損益表，本公司亦使用經調整毛利作為非國際財務報告準則計量指標，國際財務報告準則對其並無規定或並非根據國際財務報告準則會計準則呈列。截至2025年12月31日止年度之經調整毛利乃按自毛利剔除金融資產及合同資產的減值撥回約人民幣119.4百萬元後計算。本公司認為，考慮非國際財務報告準則計量指標（連同相應國際財務報告準則計量指標一併呈列時）乃基於本公司所在行業特性，綜合考慮本集團項目執行中可能面臨的信貸風險，便於提升財務透明度和可比性。有關非國際財務報告準則計量指標允許投資者考慮本公司管理層評估本集團表現時使用的度量指標。使用非國際財務報告準則計量指標作為分析工具有局限性，本公司股東（「**股東**」）或潛在投資者不應視其為獨立於或可代替或優於本集團根據國際財務報告準則報告的經營業績或財務狀況分析。此外，此等非國際財務報告準則財務計量指標的定義並未具有國際財務報告準則規定的標準化涵義，可能與其他公司使用的類似術語不同。

其他收入／（虧損）

其他收入主要包括政府補助、租賃收入及處置物業、廠房及設備產生的淨虧損。

較去年其他虧損約人民幣20.1百萬元，本集團於2025年其他收入／（虧損）轉而錄得收入人民幣8.3百萬元，主要由於本年度取得政府補助款項的增長，及處置物業、廠房、設備產生的淨虧損的減少。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (continued)

Selling expenses

In 2025, the Group's selling expenses amounted to about RMB70.3 million (2024: about RMB68.2 million), representing an increase of about RMB2.1 million or 3.1% as compared with last year, accounting for about 2.5% (2024: 3.1%) of the Group's operating income.

Administrative expenses

In 2025, the Group's administrative expenses amounted to about RMB359.5 million (2024: about RMB346.7 million), representing an increase of about RMB12.8 million or 3.7% as compared with last year, and accounted for about 12.8% (2024: 15.7%) of the Group's revenue.

Expected credit losses of financial and contract assets

In 2025, the expected credit losses of financial and contract assets of the Group decreased by about RMB296.1 million as compared with the corresponding period of last year to a reversal of about RMB119.3 million (2024: provision of about RMB176.8 million), accounting for 4.2% of the revenue of the Group (2024: 8.0%).

The calculation of loss allowance for trade receivables and contract assets arising from construction projects as at 31 December 2025 was carried out by an independent specialist, namely Vincorn Consulting and Appraisal Limited (the “**Valuer**”), with experience in expected credit loss calculation.

Since 2021, certain customers of the Group, in particular, some property developer customers (the “**Defaulted Customers**”), have encountered liquidity issues due to the adverse impact of the macroeconomic environment and the COVID-19 pandemic, and have defaulted on their debts. Accordingly, there was a significant increase in credit risk for financial assets and contract assets arising from contracts with these Defaulted Customers.

財務回顧(續)

銷售費用

2025年，本集團的銷售費用約人民幣70.3百萬元(2024年：約人民幣68.2百萬元)，較去年增加約人民幣2.1百萬元或3.1%，佔本集團營業收入的比例為約2.5%(2024年：3.1%)。

行政開支

2025年，本集團的行政開支約人民幣359.5百萬元(2024年：約人民幣346.7百萬元)，較去年增加約人民幣12.8百萬元或3.7%，佔本集團營業收入的比例為約12.8%(2024年：15.7%)。

金融資產及合同資產之預期信用損失

2025年，本集團的金融資產及合同資產之預期信用損失為回撥約人民幣119.3百萬元(2024年：計提約人民幣176.8百萬元)，較去年同期減少約人民幣296.1百萬元，佔集團收入的4.2%(2024年：8.0%)。

於2025年12月31日就工程合同確認的貿易應收款及合同資產的虧損撥備計算由具有預期信貸虧損計算經驗的獨立專業公司 Vincorn Consulting and Appraisal Limited (「**估值師**」)進行計算。

自2021年起，本集團某些客戶，尤其物業開發商客戶(「**違約客戶**」)遭遇因宏觀經濟環境及新冠疫情負面影響造成的流動性問題，並且該等債務違約。因此，就違約客戶合同確認的金融資產及合同資產的信用風險激增。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (continued)

Expected credit losses of financial and contract assets
(continued)

The Valuer adopted expected credit loss model for calculation of expected credit loss of trade receivables and contract assets. The total trade receivables and contract assets as at 31 December 2025 are divided into two risk categories by the customers as Defaulted Customers and other customers.

For the Defaulted Customers, the expected loss rates are estimated based on the weighted-average recovery rate of troubled debts derived from historical market data and have been adjusted for industry specific information and forward-looking information. The Group has identified the enterprise prosperity index and real estate industry enterprise prosperity index to be the most relevant factors, and accordingly adjusts the weighted-average recovery rate of troubled debts derived from historical market data based on expected changes in these factors.

For other customers, the expected loss rates are estimated based on the provision matrix, which derives expected credit loss rates of trade receivables, commercial bills receivables and contract assets based on the Group's historical credit loss experiences adjusted for factors that specific to the debtors and an assessment of both the current and forecast general economic conditions at the reporting date.

As of 31 December 2025, the outstanding balances of trade receivables and contract assets (after the amounts written-off) is RMB3,723.7 million (31 December 2024: RMB4,875.0 million). The expected credit loss reversed for the year ended 31 December 2025 and the loss allowance as at 31 December 2025 are RMB111.9 million and RMB1,907.5 million, respectively (the expected credit loss recognised for the year ended 31 December 2024 and the loss allowance as at 31 December 2024 are RMB172.9 million and RMB2,642.1 million, respectively).

財務回顧 (續)

金融資產及合同資產之預期信用損失 (續)

估值師採用預期信用損失模型計算應收賬款和合同資產的預期信用損失。截至2025年12月31日止，貿易應收款和合同資產總額依據違約客戶和其他客戶劃分為兩個風險類別。

對於違約客戶，預期損失率根據歷史市場數據得出的不良債務加權平均回收率估計，並已根據行業特定資料以及前瞻性信息予以調整。本集團將企業景氣指數及房地產行業企業景氣指數確定為最相關的因素，並根據該等因素的預期變化相應調整歷史市場數據得出的不良債務加權平均回收率。

對於其他客戶，預期虧損率是根據遷移率矩陣估算的，該矩陣根據對貿易應收款，應收票據和合同資產在報告日曆史信用損失經驗、欠款人特性以及當前及前瞻性影響的情況得出。

截至2025年12月31日，貿易應收款和合同資產的未償餘額(註銷金額後)為人民幣3,723.7百萬元(2024年12月31日：人民幣4,875.0百萬元)。截至2025年12月31日止年度轉回的預期信用損失及於2025年12月31日虧損撥備分別為人民幣111.9百萬元及人民幣1,907.5百萬元(截至2024年12月31日止年度及於2024年12月31日的確認的預期信用損失和損失準備分別為人民幣172.9百萬元和人民幣2,642.1百萬元)。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (continued)

Expected credit losses of financial and contract assets (continued)

For expected credit loss of the commercial bills receivable from property developer customers, the Group adopted the same model as that of Defaulted Customers as these customers of bills receivables had similar risk profile with Defaulted Customers. As of 31 December 2025, the outstanding balances of bills receivable is RMB81.8 million (31 December 2024: RMB99.6 million). The loss allowance for the commercial bills receivable as at 31 December 2025 is RMB38.3 million (31 December 2024: RMB45.8 million).

For expected credit loss of other receivables, the expected credit loss recognised for the year ended 31 December 2025 and the loss allowance as of 31 December 2025 are RMB Nil and RMB10.3 million, respectively (the expected credit loss reversed for the year ended 31 December 2024 and the loss allowance as of 31 December 2024 are RMB1.3 million and RMB10.3 million, respectively).

Finance costs

In 2025, the Group's finance costs amounted to about RMB62.1 million (2024: about RMB68.5 million), and accounted for 2.2% (2024: 3.1%) of the Group's operating income. This was mainly attributable to the decrease in interest expenses on borrowings.

Income tax

In 2025, the income tax cost of the Group was about RMB17.1 million (2024: RMB105.5 million), which mainly due to the decrease in reversal of deferred income tax recognised by the Group.

Consolidated net profit

As a result of the foregoing, in 2025, the consolidated net profit of the Group was about RMB352.5 million (2024: consolidated net loss of about RMB354.0 million).

財務回顧(續)

金融資產及合同資產之預期信用損失(續)

對於來自物業開發商客戶的應收商業票據的預期信用損失，本集團採用與違約客戶相同的模型，因為這些應收票據相關客戶與違約客戶具有類似的風險狀況。截至2025年12月31日，應收票據的未償餘額為人民幣81.8百萬元(2024年12月31日：人民幣99.6百萬元)。截至2025年12月31日的應收商業票據虧損撥備為人民幣38.3百萬元(2024年12月31日：人民幣45.8百萬元)。

對於其他應收款的預期信用損失，截至2025年12月31日止年度確認的預期信用損失及截至2025年12月31日虧損撥備分別為人民幣零元及人民幣10.3百萬元(截至2024年12月31日止年度及截至2024年12月31日，轉回的預期信用損失和損失準備分別為人民幣1.3百萬元和人民幣10.3百萬元)。

融資成本

2025年，本集團的融資成本約人民幣62.1百萬元(2024年：約人民幣68.5百萬元)，佔本集團營業收入的比例為2.2%(2024年：3.1%)。主要原因是借款利息支出下降所致。

所得稅

2025年，本集團的所得稅成本約人民幣17.1百萬元(2024年：人民幣105.5百萬元)，主要是由於本集團確認的遞延所得稅項撥回減少。

合併淨利潤

綜上所述，2025年，本集團的合併淨利潤為約人民幣352.5百萬元(2024年：合併淨虧損約人民幣354.0百萬元)。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (continued)

Profit attributable to equity shareholders of the Company

In 2025, the profit attributable to equity shareholders of the Company was about RMB352.5 million (2024: loss attributable to equity shareholders of the Company of about RMB354.0 million). The main reasons were (i) the delivery of sound performance by the Group in its domestic and international sales markets in 2025, particularly with a significant year-on-year increase in overseas orders, which drove the Group's revenue growth in 2025 as compared with 2024, and (ii) the Group's continuous efforts in debt collection for trade receivables and contract assets, achieving the improvement in credit risk profile this year.

Net current liabilities and financial resources

As at 31 December 2025, the net current assets of the Group was about RMB212.5 million (31 December 2024: net current liabilities of about RMB75.1 million). This was mainly due to the increase in the net cash generated from the operation activities.

As of 31 December 2025, the restricted deposits of the Group increased by about RMB119.9 million or 34.3% as compared with last year to about RMB469.1 million (31 December 2024: about RMB349.2 million), which were mainly denominated in RMB.

As of 31 December 2025, the cash and cash equivalents of the Group increased by about RMB239.0 million or 71.5% as compared with last year to about RMB573.1 million (31 December 2024: about RMB334.1 million), which were mainly denominated in RMB, USD, Qatar Riyal, Euro, GBP and AUD. Such increases were mainly due to the improvement in cash flow resulting from the Group's accelerated collection of receivables and the increase in bank loans.

財務回顧(續)

年內利潤可分配予本公司股東

2025年，年內利潤可分配予本公司股東為約人民幣352.5百萬元(2024年：年內虧損可分配予本公司股東為約人民幣354.0百萬元)。主要原因是(i)2025年本集團於國內國際銷售市場表現良好，特別是海外訂單同比顯著增加，使得本集團2025年收入規模較2024年實現增長，及(ii)本集團不斷致力催收貿易應收款及合同資產欠款，本年度信貸風險情況得以改善。

流動負債淨額及財務資源

於2025年12月31日，本集團的流動資產淨額約人民幣212.5百萬元(2024年12月31日：流動負債淨額約人民幣75.1百萬元)。這主要是由於經營活動產生之淨現金增加所致。

截至2025年12月31日，本集團的限制性存款較去年增加約人民幣119.9百萬元或34.3%至約人民幣469.1百萬元(2024年12月31日：約人民幣349.2百萬元)，主要以人民幣為主。

截至2025年12月31日，本集團的現金及現金等價物較去年增加約人民幣239.0百萬元，即71.5%至約人民幣573.1百萬元(2024年12月31日：約人民幣334.1百萬元)，主要以人民幣、美元、卡塔爾裡亞爾、歐元、英鎊、澳元為主。該等增加主要由於本集團加速回款帶來的現金流改善及銀行貸款的增加。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (continued)

Bank loans, other borrowings and gearing ratio

As at 31 December 2025, the Group's total bank loans amounted to about RMB901.1 million (31 December 2024: about RMB695.0 million), representing an increase of about RMB206.1 million or 29.7% as compared with last year.

As at 31 December 2025, the Group's total other borrowings amounted to about RMB365.3 million (31 December 2024: about RMB333.6 million), representing an increase of about RMB31.7 million or 9.5% as compared with last year. The Group's gearing ratio (calculated by total liabilities divided by total assets) was 83.7% (31 December 2024: 88.7%).

Turnover days

財務回顧(續)

銀行貸款、其他借款及負債比率

於2025年12月31日，本集團的銀行貸款總額約人民幣901.1百萬元(2024年12月31日：約人民幣695.0百萬元)，較去年增加約人民幣206.1百萬元或29.7%。

於2025年12月31日，本集團的其他借款總額約為人民幣365.3百萬元(2024年12月31日：約人民幣333.6百萬元)，較去年增加約人民幣31.7百萬元或9.5%。本集團之資產負債率(總負債除以總資產計算)為83.7%(2024年12月31日：88.7%)。

周轉天數

Turnover days (day)	周轉天數(天)	2025 2025年	2024 2024年
Receivables (note 1)	應收賬款(附註1)	184	312
Trade and bills payables (note 2)	貿易應付款及應付票據(附註2)	214	433
Inventory (note 3)	存貨(附註3)	39	157

Notes:

- The calculation of the receivables turnover days is based on the average amount of trade and bills receivables net of provision and contract assets due from customer (contract assets less contract liabilities) as at the beginning and ending of the relevant period divided by total revenue of the relevant period and multiplied by 365 days.
- The calculation of turnover days of trade and bills payables is based on the average amount of trade and bills payables balances as at the beginning and ending of the relevant period divided by cost of raw materials and installation cost of the relevant period and multiplied by 365 days.
- The calculation of inventory turnover days is based on the average amount of inventory balances as at the beginning and ending of the relevant period (net of provision) divided by cost of raw materials of the relevant period and multiplied by 365 days.

附註：

- 應收賬款周轉天數乃通過將有關期間的期初及期末經扣除撥備的貿易應收款及應收票據及應收客戶合同資產(合同資產減合同負債)的平均金額除以相應期間的收入再乘以365天計算。
- 貿易應付款及應付票據周轉天數等於貿易應付款及應付票據的期初及期末結餘平均餘額除以原材料費用及安裝費用再乘以365天計算。
- 存貨周轉天數乃將存貨的期初及期末結餘平均餘額(扣除撥備)除以原材料費用再乘以365天計算。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (continued)

Turnover days (continued)

During the Reporting Period, the turnover days of receivables decreased by about 128 days or 41.0% as compared with last year to about 184 days (2024: about 312 days).

During the Reporting Period, the turnover days of trade and bill payables decreased by about 219 days or 50.6% as compared with last year to about 214 days (2024: about 433 days).

Inventories and contract costs

The Group's inventories primarily consist of materials used in fabrication of curtain wall products, including extrusions aluminum, glass, steel and sealant. Contract costs are either the incremental costs of obtaining a contract with a customer or the costs to fulfill a contract with a customer which are not capitalised as inventory.

As at 31 December 2025, the inventory and contract costs of the Group decreased by about RMB52.7 million or 21.4% as compared with last year to about RMB193.4 million (31 December 2024: about RMB246.1 million).

Capital expenditure

In 2025, the payment for capital expenditure of the Group increased by about RMB0.8 million or 7.0% as compared with last year to about RMB12.2 million (2024: about RMB11.4 million), which was mainly the expenditure on the purchase of piecemeal machinery and equipment in 2025.

Foreign exchange risk

The overseas projects of the Group were mainly denominated in USD, HK\$, GBP and AUD. The Group ensures that net exposure to currency risk arising from assets and liabilities will be maintained at an acceptable level.

Contingent liabilities

Details of the Group's contingent liabilities as of 31 December 2025 are set out in Note 31 to the consolidated financial statements.

財務回顧 (續)

周轉天數 (續)

報告期內，應收賬款周轉天數約184天(2024年：約312天)，較去年減少約128天或41.0%。

報告期內，貿易應付款及應付票據周轉天數約214天(2024年：約433天)，較去年減少約219天或50.6%。

存貨及合同成本

本集團的存貨主要由製造幕牆產品所用的材料組成，包括鋁材、玻璃、鋼材及密封膠等。合同成本是取得客戶合同的增量成本或履行客戶合同的成本，其並無資本化為存貨。

於2025年12月31日，本集團的存貨及合同成本結餘約人民幣193.4百萬元(2024年12月31日：約人民幣246.1百萬元)，較去年減少約人民幣52.7百萬元或21.4%。

資本支出

2025年，本集團的資本支出而支付的款項約人民幣12.2百萬元(2024年：約人民幣11.4百萬元)，較去年增加約人民幣0.8百萬元或7.0%，主要為2025年購買零星機器設備的支出。

外匯風險

本集團的海外項目主要以美元、港元、英鎊和澳元結算。本集團會確保資產和負債產生的外匯風險淨額保持在可接受的水準。

或然負債

本集團於截至2025年12月31日的或然負債刊載於綜合財務報表附註31。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (continued)

Charge on assets

As of 31 December 2025, the aggregate carrying value of the property, plant and equipment, land use rights pledged for the Group's bank loans is RMB335.1 million (31 December 2024: RMB330.9 million).

As of 31 December 2025, the carrying value of the time and other deposits pledged for the bank bills, letter of credit and other borrowings from financial institutions is RMB228.5 million (31 December 2024: RMB139.7 million).

As of 31 December 2025, the carrying value of RMB28.4 million bank deposits was frozen. The carrying value of the deposits pledged to secure the performance and retentions of construction contracts of the Group is RMB150.9 million (31 December 2024: RMB163.3 million).

As of 31 December 2025, the aggregate carrying value of the trade receivables and contract assets pledged for the Group's bank loan and other borrowings is RMB26.5 million (2024: RMB32.5 million).

As of 31 December 2025, bank deposit of RMB61.3 million was pledged for the Group's bank loans (31 December 2024: RMBNil).

Save as disclosed above, the Group had no other charge on its assets as of 31 December 2025.

Material acquisitions and disposals

During the Reporting Period, the Group did not have any material acquisitions and disposals of subsidiaries, associated companies and joint ventures.

Significant investment

The Group did not make any significant investments during the Reporting Period and as of 31 December 2025.

財務回顧(續)

資產抵押

截至2025年12月31日，本集團就銀行貸款已抵押的物業、廠房及設備及土地使用權的總賬面價值為人民幣335.1百萬元(2024年12月31日：人民幣330.9百萬元)。

截至2025年12月31日，就銀行票據、信用證及來自金融機構的其他借款所質押的定期及其他存款的賬面價值為人民幣228.5百萬元(2024年12月31日：人民幣139.7百萬元)。

截至2025年12月31日，賬面價值為人民幣28.4百萬元的銀行存款被凍結。為保證本集團施工合同的履行和質量而抵押的存款的賬面價值為人民幣150.9百萬元(2024年12月31日：人民幣163.3百萬元)。

截至2025年12月31日，為本集團銀行貸款及其他借款抵押的貿易應收款和合同資產的賬面價值合計為人民幣26.5百萬元(2024年：人民幣32.5百萬元)。

截至2025年12月31日，人民幣61.3百萬元的銀行存款已就本集團的銀行貸款作抵押(2024年12月31日：人民幣零元)。

除上述披露者外，本集團於截至2025年12月31日並無其他資產抵押。

重大收購及出售

於報告期內，本集團並無任何有關附屬公司、聯營公司及合營公司的重大收購及出售。

重大投資

於報告期內及截至2025年12月31日，本集團並無進行任何重大投資。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (continued)

Significant events after the end of the Reporting Period

After the end of the Reporting Period, the Group did not experience any significant events.

Future plans for significant investments or capital assets

The Group does not have any future plans for significant investments or capital assets as at the date of this announcement.

Global offering and use of proceeds

In May 2011, the Company conducted a global offering (the “**Global Offering**”) through which 1,708,734,000 new ordinary shares were offered at a price of HK\$1.50 per share. Net proceeds raised were approximately HK\$2,402,947,000. The ordinary shares of the Company were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 17 May 2011.

As stated in the Company's prospectus dated 20 April 2011 and the supplementary prospectus dated 5 May 2011 (the “**Prospectus**”), the Group intended to use the proceeds from the Global Offering for expansion of its production capacity, repayment of its existing debts, investment in research and development, expansion of its sales and marketing network.

As of 31 December 2025, an accumulated amount of approximately HK\$2,089 million of the proceeds from the Global Offering (of which, expansion of production capacity: HK\$646 million; repayment of bank loans (mainly comprised the loan of Standard Chartered Bank): HK\$962 million; expenses in research and development: HK\$261 million; and expansion of its sales and marketing network: HK\$220 million) was utilized in accordance with the intended use as stated in the Prospectus. It is intended that the remaining proceeds of approximately HK\$314 million will be used in accordance to the proposed allocation as stated in the Prospectus in 1 to 5 years.

財務回顧 (續)

報告期末後的重要事件

於報告期末後，本集團並無發生重大事項。

重大投資或資本資產的未來計劃

於本公告日期，本集團並無任何重大投資或資本資產的未來計劃。

全球發售及所得款項用途

於2011年5月，本公司進行全球發售（「**全球發售**」），發售共1,708,734,000股新普通股，發售價為每股1.50港元，籌集的所得款項淨額約為2,402,947,000港元。本公司普通股於2011年5月17日在香港聯合交易所有限公司（「**聯交所**」）主板上市。

誠如本公司在日期為2011年4月20日的招股章程及2011年5月5日的補充招股章程（「**招股章程**」）所述，本集團擬將所得款項用作擴充產能、償還現有債務、投資於研究和開發、及擴充銷售和營銷網路。

截至2025年12月31日，本集團已按照招股章程所述的預期用途累計使用約全球發售所得款2,089百萬港元（其中產能擴充：646百萬港元；償還銀行貸款（主要是渣打銀行貸款）：962百萬港元；研發支出：261百萬港元；及擴充營銷網路：220百萬港元）。餘下所得款項約314百萬港元將按照本集團招股章程所載於未來1到5年內使用。

Management Discussion and Analysis

管理層討論與分析

FINANCIAL REVIEW (continued)

財務回顧 (續)

Global offering and use of proceeds (continued)

全球發售及所得款項用途 (續)

As at 31 December 2025, the detail of the net proceeds is stated as follows:

截至2025年12月31日止，所得款項淨額詳情如下：

		Amount of net proceeds	Unutilized amount as at 1 January 2025	Utilized amount for the year ended 31 December 2025	Accumulated utilized amount as at 31 December 2025	Unutilized amount as at 31 December 2025	Future plans for remaining proceeds in 1 to 5 years
Use of Proceeds			截至2025年 1月1日	截至2025年 12月31日	截至2025年 12月31日	截至2025年 12月31日	剩餘所得款 未來1至5年 的用途計劃
所得款項用途		所得款項淨額 HKD (million) 港幣百萬元	未動用金額 HKD (million) 港幣百萬元	止年度動用金額 HKD (million) 港幣百萬元	累計使用金額 HKD (million) 港幣百萬元	未動用金額 HKD (million) 港幣百萬元	HKD (million) 港幣百萬元
Expansion of production capacity	產能擴充	960	327	13	646	314	314
Repayment of bank loans	償還銀行貸款	962	-	-	962	-	-
Expenses in research and development	研發支出	261	-	-	261	-	-
Expansion of its sales and marketing network	擴充營銷網路	220	-	-	220	-	-
TOTAL	總計	2,403	327	13	2,089	314	314

EMPLOYEES AND REMUNERATION POLICIES

僱員及薪酬政策

As of 31 December 2025, the Group had 2,670 full-time employees in total (31 December 2024: 2,451). The increase in number of full-time employees was a result of the Group's expansion of technical talent pool. The Group has sound policies of management incentives and competitive remuneration, which align with the interests of management, employees and shareholders. The Group sets its remuneration policy with reference to the prevailing market conditions and the performance of the individuals concerned, subject to review from time to time. The components of the remuneration package consist of basic salary, allowances, fringe benefits including medical insurance and contributions to pension funds, as well as incentives like discretionary bonus.

截至2025年12月31日，本集團僱用合共2,670名(2024年12月31日：2,451名)全職員工。全職員工人數的增加乃由於本集團增加技術人才儲備。本集團訂有具成效的管理層獎勵制度及具競爭力的薪酬，務求令管理層、僱員及股東的利益達成一致。本集團在訂立其薪酬政策時會參考當時市況及有關個別員工的工作表現，須不時作出檢討。薪酬待遇包括基本薪金、津貼、附帶福利(包括醫療保險及退休金供款)，以及酌情花紅等獎勵。

Directors and Senior Management 董事及高級管理人員

DIRECTORS

Executive Directors

Mr. Kang Baohua (康寶華), aged 72, is the founder and Chairman of the Group, and was appointed as an Executive Director on 26 February 2010. Mr. Kang is the vice president of the Liaoning Chamber of Commerce (遼寧省商會). Graduated from Liaoning University (遼寧大學) with a diploma in politics in 1984, Mr. Kang has over 32 years of experience in the curtain wall industry and has been responsible for the overall management and strategic development of the Group since 1992. Prior to founding the Group, Mr. Kang was an executive director of Shenyang Strong Wind Group Company (瀋陽強風集團公司). Since the establishment of the Company, Mr. Kang has been involved in the management of the Company, including business development, finance and corporate strategy formulation. Mr. Kang is also a director of various other subsidiaries of the Group.

Mr. Zhao Zhongqiu (趙忠秋), aged 60, chief executive officer of the Group and an Executive Director of the Company, obtained his bachelor's degree in Engineering from Hunan University (湖南大學) in 1987 with a major in internal combustion engineering. Mr. Zhao joined the Group in 1996 and has more than 29 years in manufacturing and project management. From 1996 to 1998, Mr. Zhao managed production and technology works in Shenyang subsidiary of the Group. From 1999 to 2004, Mr. Zhao served as the deputy general manager and general manager, responsible for the production and project management work in China. In 2005, Mr. Zhao was assigned new duty to conduct the projects operations in America and Africa as a general manager. In 2017, Mr. Zhao was promoted to the president of global operations of the Group, responsible for onshore and offshore businesses. On 4 July 2022 Mr. Zhao was appointed as a member of the remuneration committee, the CEO and one of the authorised representatives of the Company. Since 2006 Mr. Zhao has managed more than 100 overseas landmark projects.

董事

執行董事

康寶華先生，72歲，本集團的創辦人兼主席，並於2010年2月26日獲委任為執行董事。康先生為遼寧省商會的副主席。康先生於1984年畢業於遼寧大學，取得政治學文憑，於幕牆行業具有逾32年經驗，自1992年起一直負責本集團的整體管理及戰略發展。於創辦本集團前，康先生為瀋陽強風集團公司的執行董事。自本公司成立以來，康先生一直涉足於本公司的管理，包括業務發展、財務及企業策略制訂。康先生亦為本集團多間其他附屬公司的董事。

趙忠秋先生，60歲，本集團行政總裁及本公司執行董事，於1987年獲得湖南大學工程學士學位，主修內燃機專業。趙先生於1996年加入本集團於製造及專案管理方面擁有逾29年經驗。於1996年至1998年，趙先生負責管理本集團瀋陽附屬公司生產及技術工作。於1999年至2004年在國內任生產副總經理、總經理職務，負責生產及公司管理工作。於2005年，趙先生調任國際區域美非總經理，開始負責美非專案的管理。於2017年，趙先生晉升為本集團全球運營系統總裁，負責國內及國際的業務。於2022年7月4日趙先生獲委任為薪酬委員會成員、行政總裁及其中一名授權代表。2006年至今趙先生已累計參與管理海外重點專案超過100個。

Directors and Senior Management 董事及高級管理人員

DIRECTORS (continued)

Executive Directors (continued)

Mr. Wang Hao (王昊), aged 45, an Executive Director of the Company, obtained his bachelor's degree in Management from Jilin University (吉林大學) in 2002 with a major in accounting. Mr. Wang Hao joined the Group in 2007 and has accumulated more than 18 years of experience in financial management.

Mr. Gao Kai (高凱), aged 48, is an Executive Director of the Company and vice president of Shenyang Yuanda Aluminium Industry Engineering Co., Ltd. (瀋陽遠大鋁業工程有限公司), a subsidiary of the Company. Mr. Gao graduated from Shenyang University of Technology (瀋陽工業大學) with a major in architectural engineering. Mr. Gao joined the Group in 2002 and has 24 years of experience in the curtain wall industry. From 2002 to 2010, Mr. Gao was responsible for project construction management in multiple domestic regions; from 2010 to 2020, he successively oversaw business operations in Beijing and North China; in 2020, he acted as the general manager of the Beijing Company, responsible for overall management work in Beijing and surrounding areas in North China. In 2024, Mr. Gao acted as the president of the Domestic Business Division, responsible for overall management work across all domestic regions.

董事 (續)

執行董事 (續)

王昊先生，45歲，本公司執行董事，於2002年獲得吉林大學管理學學士學位，主修會計。王昊先生於2007年加入本集團及於財務管理方面累積逾18年經驗。

高凱先生，48歲，本公司執行董事及本公司附屬公司瀋陽遠大鋁業工程有限公司副總裁。高先生畢業於瀋陽工業大學，主修建築工程專業。高先生於2002年加入本集團，擁有24年的幕牆行業經驗。高先生於2002年至2010年期間負責國內多個區域的項目施工管理工作；於2010年至2020年期間先後負責北京及華北地區的經營管理工作；於2020年出任北京公司總經理，負責北京及周邊華北地區的全面管理工作。高先生於2024年出任國內事業部總裁，負責國內各區域的全面管理工作。

Directors and Senior Management 董事及高級管理人員

DIRECTORS (continued)

Independent Non-executive Directors

Mr. Wang Yuhang (王宇航), aged 42, graduated from Shenyang University of Technology with a master's degree in accounting. He possesses the professional qualifications of national senior accountant and senior auditor. Mr. Wang was appointed as an independent non-executive director of the Company, a member of the audit committee and the nomination committee of the Company on 13 July 2023. Mr. Wang worked in the Planning and Finance Department of the Shenyang Radio and Television Station and Liaoning Provincial Audit Department. He is currently working at the First Hospital of China Medical University as Chief Accountant. From April 2022 to January 2025, he served as an independent director of Allwin Telecommunication Co., Ltd. (its shares were withdrawn from listing on the Shenzhen Stock Exchange with effect from March 2026, with the stock code at the time: 002231). He has rich experience in financial management, taxation and auditing.

Ms. Yang Qianwen (楊倩雯), aged 33, was appointed as an independent non-executive Director on 18 April 2023. Ms. Yang has over 10 years of experience in finance, audit and accounting in the PRC. Ms. Yang graduated from the School of Accounting, Dongbei University of Finance and Economics and is a certified public accountant, a registered tax adviser and a registered asset valuer in the PRC. Ms. Yang worked previously as a senior audit manager at Zhongzhun Certified Public Accountants (Special General Partnership), as a senior investment manager at the Liaoning branch of Huatai Securities Co., Ltd., and as the assistant to chairman of 遼寧向日葵教育科技有限公司 (Liaoning Sunflower Education Technology Co., Ltd.). She has rich experience in financial management, taxation, capital operation and auditing.

董事(續)

獨立非執行董事

王宇航先生，42歲，畢業於瀋陽工業大學會計學專業，碩士研究生學歷。具有國家高級會計師、高級審計師的專業資格。於2023年7月13日已獲委任為本公司獨立非執行董事、本公司審核委員會及提名委員會成員。王先生曾就職於瀋陽廣播電視臺計劃財務處及遼寧省審計廳。現就職於中國醫科大學附屬第一醫院，擔任總會計師。於2022年4月至2025年1月曾任奧維通信股份有限公司(該公司股份於2026年3月於深圳證券交易所撤銷上市地位，當時之股票代號：002231)獨立董事。具有深厚的財務管理、稅務及審計經驗。

楊倩雯女士，33歲，於2023年4月18日獲委任為獨立非執行董事。於中國擁有逾10年的金融、審計及會計方面經驗。楊女士畢業於東北財經大學會計學院，為中國註冊會計師、註冊稅務顧問及註冊資產評估師。楊女士先前擔任中准會計師事務所(特殊普通合夥)高級審計經理，擔任華泰證券股份有限公司遼寧分公司高級投資經理，並擔任遼寧向日葵教育科技有限公司董事長助理。彼於財務管理、稅務、資本運作及審計方面擁有豐富經驗。

Directors and Senior Management 董事及高級管理人員

DIRECTORS (continued)

Independent Non-executive Directors (continued)

Mr. Ha Gang, aged 60, graduated from Dalian University of Technology with a bachelor's degree in law in 1987 and obtained a master's degree in law from Tsinghua University in January 2005. He has been a professor and a master tutor of Liaoning University of Traditional Chinese Medicine since July 1987, and has been an independent director of Shenyang Machine Tool Co., Ltd. (a company listed on the Shenzhen Stock Exchange, stock code: 000410) since November 2022. Mr. Ha served as an independent director of Jinbei Automotive Co., Ltd. (a company listed on the Shanghai Stock Exchange, stock code: 600609) from 6 August 2019 to 6 September 2022, and an independent director of Shenyang Yuanda Intellectual Industry Group Co., Ltd. (a company listed on the Shenzhen Stock Exchange, stock code: 002689) from 14 July 2017 to 30 July 2020.

Save as otherwise disclosed, there was no change to any information required to be disclosed in relation to any Director pursuant to Rule 13.51(2)(a) to (e) and (g) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) during the year ended 31 December 2025. All Directors are not involved in any matters concerning Rule 13.51(2)(h) to (v) of the Listing Rules.

董事 (續)

獨立非執行董事 (續)

哈剛先生，60歲，1987年畢業於大連理工大學並獲法學學士學位，並於2005年1月獲清華大學法學碩士學位。1987年7月起至今，任遼寧中醫藥大學教授、碩士生導師；自2022年11月起至今，任瀋陽機床股份有限公司（一間於深圳證券交易所上市的公司，股票代號：000410）獨立董事。哈先生曾經分別擔任以下公司之獨立董事：自2019年8月6日至2022年9月6日期間的金杯汽車股份有限公司（一間於上海證券交易所上市的公司，股份代號：600609）；自2017年7月14日至2020年7月30日期間的瀋陽遠大智能工業集團股份有限公司（一間於深圳證券交易所上市的公司，股票代號：002689）。

除另有披露外，於截至2025年12月31日止年度概無任何須根據香港聯合交易所有限公司證券上市規則（「**上市規則**」）第13.51(2)(a)條至(e)條及(g)條予以披露有關董事的資料的變動。各董事並無涉及上市規則第13.51(2)(h)至(v)條所述的任何事件。

Directors and Senior Management 董事及高級管理人員

COMPANY SECRETARY

Mr. Yu Leung Fai, Philip (余亮暉), aged 49, was appointed as the company secretary and authorized representative of the Company in June 2012 and has over 23 years of experience in corporate services field. He was an auditor of Deloitte Touche Tohmatsu from 2000 to 2001. Since 2001, Mr. Yu joined Fung, Yu & Co. CPA Limited and is currently the company's managing partner. Mr. Yu has also been the company secretary of Beijing Media Corporation Ltd. (Hong Kong stock code:1000), and Sany Heavy Equipment International Holdings Company Limited (Hong Kong stock code: 631) and independent non-executive director of Realord Group Holdings Limited (Hong Kong stock code: 1196), The Sincere Company, Limited (Hong Kong stock code: 244), Mount Everest Gold Group Company Limited (formerly known as CS Mall Group Limited) (Hong Kong stock code:1815) and Timeless Resources Holdings Limited (Hong Kong stock code: 8028), all of which are listed companies in Hong Kong, since March 2010, February 2017, June 2014, June 2021, November 2021 and March 2023, respectively. Mr. Yu graduated from the University of Toronto with a Bachelor's degree (Honour) in Commerce in 2000 and from the University of London with a Bachelor's degree in Law in 2005. He is a member of the American Institute of Certified Public Accountants, Certified Practicing Accountants of Australia, the Hong Kong Institute of Certified Public Accountants and a Certified Trust Practitioner of the Hong Kong Trustee Association.

SENIOR MANAGEMENT

Mr. Zhao Zhongqiu (趙忠秋), Chief Executive Officer of the Company — see the paragraph under “Executive Directors” above.

Ms. Lu Xinling (盧新伶), the chief financial officer of the Company, aged 32, holds a bachelor's degree in accounting. She joined the Group in 2017 and has served as the financial manager of the Beijing region and the deputy finance director of domestic region of the Group, with extensive experience in accounting and financial management. Ms. Lu currently serves as the finance director of the Group and is responsible for the overall work of the Group's financial accounting, taxation, cost and the construction of the integrated financial system.

公司秘書

余亮暉先生，49歲，於2012年6月獲委任為本公司的公司秘書以及授權代表，於企業服務領域具有逾23年經驗。彼於2000年至2001年擔任德勤•關黃陳方會計師行審計師。自2001年起，余先生加入馮兆林余錫光會計師事務所有限公司，現為該公司執行合夥人。自2010年3月、2017年2月、2014年6月、2021年6月、2021年11月及2023年3月起，余先生亦分別擔任北青傳媒股份有限公司（香港股票代號：1000）及三一重裝國際控股有限公司（香港股票代號：631）兩家香港上市公司的公司秘書，及偉祿集團控股有限公司（香港股票代號：1196）、先施有限公司（香港股票代號：244）、珠峰黃金集團有限公司（原名金貓銀貓集團有限公司）（香港股票代號：1815）及天時資源控股有限公司（股份代號：8028）之獨立非執行董事。余先生於2000年畢業於多倫多大學，取得商業榮譽學士學位，並於2005年畢業於倫敦大學，取得法律學士學位。彼為美國註冊會計師公會、澳洲會計師公會、香港會計師公會會員及香港信託協會香港信託人公會註冊信託從業認可信託專業人員。

高級管理人員

趙忠秋先生，首席執行官 — 請參閱上文「執行董事」一段。

盧新伶女士，首席財務官，32歲，會計學專業學士學位。彼於2017年加入本集團，歷任本集團北京區域財務經理、國內區域財經副總監，擁有豐富的會計及財務管理方面經驗。盧女士現擔任本集團財經總監，負責本集團財務會計、稅務、成本及財經一體化系統建設的全面工作。

Corporate Governance Report

企業管治報告

The board of directors (the “**Board**”) of the Company is pleased to present this Corporate Governance Report in the Group's Annual Report for the year ended 31 December 2025.

CORPORATE GOVERNANCE CULTURE

The Group adheres to the corporate core value of “customer-oriented and striver-oriented” and practises the business philosophy of “technology leads the market and service creates value”. The Board plays a leading role in formulating the corporate culture of the Company, regularly monitors and evaluates the corporate culture, collects and listens to the opinions of employees and stakeholders, so as to ensure that the corporate culture of the Company is highly consistent with the Company's business objectives, legal and compliance supervision, and employee interests.

CORPORATE GOVERNANCE PRACTICES

The Group strives to maintain high standards of corporate governance to enhance shareholder value and safeguard shareholder interests. The Group's corporate governance principles emphasize the importance of a quality Board, effective internal controls and accountability to shareholders of the Company.

For the year ended 31 December 2025, the Company has adopted the Corporate Governance Code (the “**CG Code**”) contained in Appendix C1 to the Listing Rules as its own code to govern its corporate governance practices.

The Company reviews its corporate governance practices regularly to ensure compliance with the CG Code. For the year ended 31 December 2025, the Company has complied with all code provisions of the CG Code.

本公司董事會(「**董事會**」)欣然提呈此載於本集團截至2025年12月31日止年度年報的企業管治報告。

企業管治文化

本集團遵循「以客戶為中心、以奮鬥者為本」的企業核心價值觀，踐行「科技引領市場，服務創造價值」的經營理念。董事會在制定公司企業文化方面具有主導作用，定期監視及評估企業文化，收集聽取員工及持份者意見，以保確保公司企業文化與公司業務目標、法律與合規監管，以及員工利益等方面高度一致。

企業管治常規

本集團致力維持高水準的企業管治，以提升股東價值及保障股東權益。本集團的企業管治原則側重優質董事會、有效內部監控及對本公司股東負責的重要性。

於截至2025年12月31日止年度，本公司一直採納上市規則附錄C1所載之企業管治守則(「**企業管治守則**」)為其管治其企業管治常規之守則。

本公司定期檢討其企業管治常規，以確保常規符合企業管治守則。截至2025年12月31日止年度，本公司已遵守企業管治常規守則的所有守則條文。

Corporate Governance Report

企業管治報告

THE BOARD OF DIRECTORS

Responsibilities

The Board is responsible for leadership and control of the Company and oversees the Group's businesses, strategic decisions and performance with the objective of enhancing shareholders' value including setting and approving the Company's strategic implementation, considering substantial investments, reviewing the Group's financial performance and developing and reviewing the Group's policies and practices on corporate governance and over all performance in environmental, social and governance (the "ESG"). The Board has delegated to the chief executive officer, of whom the Directors also undertake, and through him, to the senior management the authority and responsibility for the day-to-day management and operation of the Group. In addition, the Board has established Board committees and has delegated to these Board committees various responsibilities as set out in their respective terms of reference.

All Directors shall ensure that they carry out duties in good faith, in compliance with applicable laws and regulations, and in the interests of the Company and its shareholders at all times.

The Company has arranged for appropriate insurance cover for Directors' and officers' liabilities in respect of legal actions against its Directors and senior management arising out of corporate activities.

BOARD COMPOSITION

As at the date of this report, membership of the Board is made up of seven members in total, with four executive Directors and three independent non-executive Directors. During the year ended 31 December 2025 and up to the date of this report, the composition of the Board is set out below:

Executive Directors

Mr. Kang Baohua	Chairman
Mr. Zhao Zhongqiu	Chief executive officer
Mr. Wang Hao	
Mr. Zhang Lei (resigned on 29 August 2025)	
Mr. Gao Kai (appointed on 29 August 2025)	

Independent Non-Executive Directors

Ms. Yang Qianwen
Mr. Wang Yuhang
Mr. Ha Gang

董事會

職責

董事會負責領導及控制本公司，並監督本集團的業務、戰略決定及表現，以提升股東價值，包括制訂及批准本公司落實策略、考慮重大投資、檢討本集團財務表現以及發展及審閱本集團企業管治的政策及常規及環境、社會及管治(「ESG」)整體表現。董事會已向行政總裁授權而董事亦承擔，並透過行政總裁向高級管理層轉授權力及職責，負責本集團日常管理及運作。此外，董事會亦已成立董事委員會，並向該等董事委員會授予多項職責，有關職責載於其各自的職權範圍內。

全體董事須確保本著真誠並遵守適用法律及法規以及於任何時候按本公司及其股東的利益履行職責。

本公司已應公司業務就針對董事及高級管理層提出的法律訴訟所產生的董事及高級職員責任購買適當的保險。

董事會組成

於本報告日期，董事會共由7名成員組成，其中包括4名執行董事及3名獨立非執行董事。於截至2025年12月31日止年度及直至本報告日期，董事會組成載列如下：

執行董事

康寶華先生	主席
趙忠秋先生	行政總裁
王昊先生	
張雷先生	(已於2025年8月29日辭任)
高凱先生	(於2025年8月29日獲委任)

獨立非執行董事

楊倩雯女士
王宇航先生
哈剛先生

Corporate Governance Report

企業管治報告

BOARD COMPOSITION (continued)

董事會組成(續)

獨立非執行董事 Independent Non-executive Directors



3

執行董事 Executive Directors



4

年齡組別/Age Group	30-40	41-50	51-60	>60
	1名董事 1 Director	3名董事 3 Directors	2名董事 2 Directors	1名董事 1 Director
擔任董事的經驗年數/ Years of Directorships Experience	0-5	6-11	>11	
	5名董事 5 Directors	1名董事 1 Director	1名董事 1 Directors	
其他上市公司董事數量/ Number of Directorships at Other Listed Companies	0-1			
	7名董事 7 Directors			

董事會成員專業背景及技能 Board Expertise and Skills

預算管理及領導技能/Budget management and leadership skills	財務彙報及風險監控經驗/Financial reporting and risk oversight experience
幕牆產品的製造與營銷經驗/Experience in manufacturing and marketing of curtain wall products	良好的判斷及對管理層作有效的監督及指導 Sound judgement and effective oversight of and guidance to management
內地市場專業知識/Mainland market expertise	政府、法律及公共政策經驗/Government, legal and public policy experience
	人力管理專業知識/Human resources management expertise

Corporate Governance Report

企業管治報告

BOARD COMPOSITION (continued)

The list of Directors (by category) is also disclosed in all corporate communications issued by the Company pursuant to the Listing Rules from time to time. The independent non-executive Directors are expressly identified in all corporate communications pursuant to the Listing Rules.

The biographical details of the members of the Board are disclosed under the section headed “Directors and Senior Management” in this report. None of the members of the Board is related to one another.

During the year ended 31 December 2025, the Board at all times met the requirements of the Listing Rules relating to the appointment of at least three independent non-executive Directors with at least one independent non-executive Director possessing appropriate professional qualifications or accounting or related financial management expertise.

The Company has received written annual confirmation from each independent non-executive Director of his/her independence pursuant to the requirements of Rule 3.13 of the Listing Rules. The Company considers all independent non-executive Directors to be independent in accordance with the independence guidelines as set out in the Listing Rules.

All Directors, including independent non-executive Directors, have brought a wide spectrum of valuable business experience, knowledge and professionalism to the Board for its efficient and effective functioning. Independent non-executive Directors are invited to serve on the audit committee (“**Audit Committee**”), remuneration committee (the “**Remuneration Committee**”) and nomination committee (the “**Nomination Committee**”) of the Company.

Save as otherwise disclosed, there is no relationship (including financial, business, family or other material relationship) between members of the Board.

In respect of the appointment of Mr. Gao Kai as an executive Director on 29 August 2025, Mr. Gao Kai confirmed that he obtained the legal advice referred to in Rule 3.09D on 27 August 2025 and that he understood his obligations as a Director of the Company.

董事會組成(續)

董事名單(按類別劃分)亦已根據上市規則於本公司不時刊發的所有公司通訊中披露。所有公司通訊均已遵照上市規則明確說明獨立非執行董事身份。

董事會各成員之個人履歷於本報告「董事及高級管理人員」一節內披露。董事會各成員間並無任何關連。

截至2025年12月31日止年度，董事會一直遵照上市規則要求必須委任最少3名獨立非執行董事，而其中至少1名獨立非執行董事須擁有適當的專業資格或會計或相關財務管理專業知識的規定。

本公司已接獲各獨立非執行董事根據上市規則3.13條之規定有關彼等獨立性的年度確認書。本公司認為，根據上市規則所載的獨立指引，全體獨立非執行董事均為獨立人士。

全體董事(包括獨立非執行董事)為董事會帶來廣泛的寶貴商業經驗、知識及專長，令其能有效運作。獨立非執行董事已獲邀請在本公司審核委員會(「**審核委員會**」)、薪酬委員會(「**薪酬委員會**」)及提名委員會(「**提名委員會**」)任職。

除另有披露外，董事會任何成員之間概無關係(包括財務、業務、家族或其他重大關係)。

就高凱先生於2025年8月29日獲委任為執行董事而言，高凱先生確認其於2025年8月27日取得第3.09D條所述的法律意見，並了解其作為本公司董事的責任。

Corporate Governance Report

企業管治報告

NOMINATION POLICY

The Company has adopted a nomination policy (the “**Nomination Policy**”) which sets out the selection criteria and procedures to nominate candidate as a Director. Pursuant to the Nomination Policy, the Nomination Committee shall identify suitable board candidates and make recommendation to the Board on the selection of individuals nominated for directorships, after assessing a number of factors of a candidate, including, but not limited to, reputation for integrity, accomplishment and experience, commitment in respect of available time and attention on relevant matters, independence of proposed independent non-executive Directors and diversity in all aspects. The Board shall have the final decision in relation to the nomination of any candidates to stand for election at general meetings of the Company. The Nomination Committee will review the Nomination Policy, as appropriate, and recommend revision to the Board for consideration and approval.

BOARD DIVERSITY POLICY

The Board has considered a board diversity policy setting out the approach to achieve diversity on the Board. The Company considered diversity of Board members can be achieved through consideration of a number of aspects, including but not limited to gender, age, cultural and educational background, professional experience, skills and knowledge. All Board appointments are based on meritocracy, and candidates will be considered against objective criteria, having due regard for the benefits of diversity on the Board.

Selection of candidates is based on a range of diversified perspectives, including but not limited to gender, age, cultural and educational background, professional experience, skills and knowledge. The ultimate decision will be made upon the merits of the selected candidates and their contribution to the Board.

The Nomination Committee will monitor the implementation of the Board Diversity Policy by conducting review of the Board’s composition at least once annually, and adhering to the Board Diversity Policy when making recommendation on any Board appointments.

提名政策

公司採用了提名政策(「**提名政策**」)，規定了提名董事候選人的選擇標準和程序。根據提名政策，提名委員會應在評估候選人的若干因素後物色合適的董事會人選並就選定提名為董事的人選向董事會提出建議，包括但不限於：正直聲譽、成就和經驗、相關事宜投入的時間和精力、獨立非執行董事的獨立性和各方面的多樣性。董事會對於其推薦候選人在股東大會上參選的事宜有最後決定權。提名委員會將酌情檢討提名政策，並提出修訂建議以供董事會審議及批准。

董事會成員多元化政策

董事會仔細考慮成員多元化政策，載明實現董事會成員多元化的方針。本公司制訂董事會成員多元化已從多個方面作出考慮，包括但不限於性別、年齡、文化及教育背景、專業經驗、技能及知識。董事會所有委任均以用人唯才為原則，並在考慮人選時以客觀條件充分顧及董事會成員多元化的裨益。

甄選人選將按一系列多元化範疇為基準，包括但不限於性別、年齡、文化及教育背景、專業經驗、技能及知識。最終將按人選的長處及可為董事會作出的貢獻而作決定。

提名委員會對董事會的組成至少每年檢討一次，並於就任何董事會委任提出建議時遵守董事會多元化政策，以監察董事會多元化政策的實施。

BOARD DIVERSITY POLICY (continued)

Ms. Yang Qianwen was appointed as an independent non-executive Director of the Company on 18 April 2023. Following the appointment of Ms. Yang, the Board has achieved gender diversity and thus fulfilled the requirement under Rule 13.92 of the Listing Rules. The Company has included female candidates in the selection by expanding external recruitment resources and increasing internal talent reserves, so as to ensure the achievement of the target of gender diversity in the succession of Directors.

As at 31 December 2025, there were 2,295 male employees and 375 female employees, representing approximately 86.0% and 14.0% of the workforce (including senior management) respectively. The Group aims to maintain a female employee ratio of 15% or below each year and expects a gradual reduction in the number of the dismissal of female employees.

BOARD INDEPENDENCE

The Group has established mechanisms to ensure independent views and input are available to the Board and such mechanisms will be reviewed annually by the Board:

- At least one-third of the Board are independent non-executive Directors in compliance with the Listing Rules requirements, and the Company will assess the independence of the independent non-executive Directors on at least an annual basis.
- The Nomination Committee will assess the independence of a candidate who is nominated to be a new independent non-executive Director before appointment and the continued independence of the current long-serving independent non-executive Directors on an annual basis. All independent non-executive Directors are required to submit a written confirmation to the Company annually to confirm their independence in accordance with Rule 3.13 of the Listing Rules.

董事會成員多元化政策(續)

楊倩雯女士已於2023年4月18日獲委任為本公司獨立非執行董事，自楊女士獲委任後，董事會已實現性別多元化，並因此遵守上市規則第13.92條所載規定。本公司通過拓展外部選聘資源及增加內部人才儲備兩個方向，將女性候選人納入選拔範圍，從而確保董事繼任人選的性別多元化目標的實現。

截至2025年12月31日，本集團有2,295名男性員工及375名女性員工，分別佔員工總數(包括高級管理人員)的約86.0%及14.0%。本集團的目標是實現每年女性員工佔比穩定在15%或以下，並預計女性員工的離職人數將逐步減少。

董事會獨立性

本集團已設立機制，以確保向董事會提供獨立意見及建議，而董事會將於每年檢討有關機制：

- 董事會至少三分之一為獨立非執行董事，符合上市規則規定，且本公司將至少每年評估獨立非執行董事的獨立性。
- 提名委員會將於每年評估獲提名為新獨立非執行董事之候選人於獲委任前之獨立性以及現時長期服務之獨立非執行董事之持續獨立性。所有獨立非執行董事均須每年向本公司提交書面確認，以確認其獨立性是否符合上市規則第3.13條。

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- All Directors are entitled to retain independent professional advisors as and when it is required.
- All Directors are encouraged to express their views in an open and candid manner during the Board/Board committee meetings.
- The chairman of the Board will meet with the independent non-executive Directors at least annually without the presence of other Directors.
- A Director (including independent non-executive Director) who has material interest in any contract or arrangement shall abstain from voting and not be counted in the quorum on any Board resolution approving the same.
- 所有董事均有權於需要時聘請獨立專業顧問。
- 所有董事均獲鼓勵在董事會／董事委員會會議上以公開坦誠之方式表達彼等之意見。
- 董事會主席將在其他董事缺席之情況下至少每年與獨立非執行董事進行一次會面。
- 於任何合約或安排中擁有重大權益之董事(包括獨立非執行董事)應於批准有關合約或安排之任何董事會決議案時放棄投票，且不應計入法定人數。

The Board would review the implementation and effectiveness of the above mechanisms on an annual basis.

董事會將每年檢討上述機制的實施情況及成效。

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

The roles and duties of the Chairman (the “**Chairman**”) and the chief executive officer (the “**Chief Executive Officer**”) of the Company are carried out by different individuals and have been clearly defined in writing.

The Chairman of the Board is Mr. Kang Baohua, and the Chief Executive Officer is Mr. Zhao Zhongqiu. The positions of Chairman and Chief Executive Officer are held by separate persons in order to preserve independence and a balance of views and judgments. With the support of the senior management, the Chairman is responsible for ensuring that the Directors receive adequate, complete and reliable information in a timely manner and appropriate briefing on issues arising at Board meetings. The chief executive officer focuses on implementing objectives, policies and strategies approved and delegated by the Board. The Chief Executive Officer is in charge of the Company's day-to-day management and operations. The Chief Executive Officer is also responsible for developing strategic plans and formulating the organizational structure, control systems and internal procedures and processes for the Board's approval.

主席及行政總裁

本公司主席(「**主席**」)及行政總裁(「**行政總裁**」)的職位及職責由不同人士擔任及以書面清晰界定。

董事會主席為康寶華先生，而行政總裁為趙忠秋先生。主席及行政總裁的職位由不同人士擔任，以便保持獨立性及作出判斷時有平衡意見。在高級管理層協助下，主席的責任是確保董事能適時收到充分、完整及可靠數據並適時及適當簡介董事會會議上提出之事宜。行政總裁主要負責實行董事會批准及授權的目標、政策及策略。行政總裁須承擔本公司日常管理及運作的執行責任。行政總裁亦負責發展策略計劃及制訂組織架構、監控系統及內部程序及過程供董事會批准。

APPOINTMENT AND RE-ELECTION OF DIRECTORS

Each of the executive Directors is engaged on a service contract for a term of three years, and the appointment may be terminated by not less than three month's written notice. Each of the independent non-executive Directors has been appointed for a term of 1-3 years and the appointment may be terminated by not less than one month's written notice.

In accordance with the Company's Articles of Association, all Directors are subject to retirement by rotation at least once every three years and any new Director appointed by the Board to fill a causal vacancy shall submit himself/herself for re-election by shareholders of the Company at the first annual general meeting after appointment.

The procedures and process of appointment, re-election and removal of directors are laid down in the Company's Articles of Association. The Nomination Committee is responsible for reviewing the Board composition, making recommendations to the Board on the appointment and succession planning of Directors and assessing the independence of independent non-executive Directors.

In accordance with articles 83, 84 and 85 of the Company's Articles of Association, Mr. Kang Baohua, Mr. Zhao Zhongqiu, Mr. Gao Kai and Mr. Ha Gang shall retire by rotation and being eligible, will offer themselves for re-election at the annual general meeting to be held on 9 June 2026 (the **"2025 AGM"**).

BOARD MEETINGS

Board practices and conduct of Board meetings

Annual meeting schedules and draft agenda of each meeting are normally made available to the Directors in advance.

Notices of regular Board meetings are served to all directors at least 14 days before the meeting. For other Board and committee meetings, reasonable notice is generally given.

董事委任及重選

本公司各執行董事均訂立為期3年的服務合約，而委任可透過發出不少於3個月書面通告的方式終止。本公司各獨立非執行董事則獲為期1-3年之委任，而委任可透過發出不少於1個月書面通告的方式終止。

根據本公司的組織章程細則，本公司全體董事須至少每3年輪值告退1次及任何經董事會新委任以填補臨時空缺的董事須於委任後首次股東週年大會上接受公司股東重選。

董事委任、重選及罷免程序及過程已載於本公司的組織章程細則。提名委員會負責檢討董事會組合、向董事會推薦董事委任及繼任規劃，以及評估獨立非執行董事的獨立性。

根據本公司章程細則第83、84及85條，康寶華先生、趙忠秋先生、高凱先生及哈剛先生須於2026年6月9日舉行的股東週年大會（「**2025年股東週年大會**」）輪值退任，彼等具有資格並願膺選連任。

董事會會議

董事會會議常規及操守

各會議的年度會議程序及議程一般須事先向董事提供。

定期舉行的董事會會議通告須於會議舉行前至少14天送交全體董事。至於其他董事會及委員會會議，則一般須給予合理時間通知。

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BOARD MEETINGS *(continued)*

Board practices and conduct of Board meetings *(continued)*

Board papers together with all appropriate, complete and reliable information are sent to all Directors at least 3 days before each Board meeting or committee meeting to keep Directors apprised of the latest developments and financial position of the Company and to enable them to make informed decisions. The Board and each Director also have separate and independent access to the senior management where necessary.

The Company's senior management, including the Chief Executive Officer, chief financial officer and company secretary, attend all regular Board meetings and where necessary, other Board and committee meetings, to advise on business developments, financial and accounting matters, statutory and regulatory compliance, corporate governance and other major aspects of the Company.

The company secretary of the Company is responsible for taking and keeping minutes of all Board meetings and committee meetings. Draft minutes are normally circulated to the Directors for comment within a reasonable time after each meeting and final versions are open for the Directors' inspection.

The Company's Articles of Association contain provisions requiring Directors to abstain from voting and not to be counted in the quorum at meetings for approving transactions in which such Directors or any of their associates have a material interest.

董事會會議(續)

董事會會議常規及操守(續)

於各董事會會議或委員會會議舉行前至少3天，向全體董事寄發董事會議程連同所有正確、完整及可靠數據，供董事知悉本公司的最新發展及財務狀況，從而令彼等可作出知情決定。董事會及各董事亦可於必要時個別獨立接觸高級管理層。

本公司的高級管理層，包括行政總裁、財務總監及公司秘書，出席全部定期舉行的董事會會議，並於必要時出席其他董事會及委員會會議，就本公司的業務發展、財務及會計事宜、法定及監管規定、企業管治及其他重大事務提供意見。

本公司的公司秘書負責所有董事會會議及委員會會議記錄，並保存有關記錄。每次舉行董事會會議及委員會會議後一段合理時間內，一般會向董事傳閱會議記錄初稿供其審閱，而定稿將可供董事查閱。

本公司的組織章程細則載有條文要求董事須在就批准董事或任何彼等的連絡人士於其中擁有重大權益的交易而召開的會議上放棄投票，及不會計入法定人數。

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企業管治報告

BOARD MEETINGS (continued)

Directors' attendance records

The attendance records of each Director at the Board meetings and committee meetings being held during the year ended 31 December 2025, as well as at the extraordinary general meeting held on 8 April 2025 and the annual general meeting held on 3 June 2025 (the “**2024 AGM**”), are set out below:

董事會會議(續)

董事出席會議記錄

截至2025年12月31日止年度，各董事出席董事會會議及委員會會議以及出席於2025年4月8日召開的股東特別大會和2025年6月3日召開股東週年大會(「**2024年股東週年大會**」)的記錄載列如下：

Name of Director	董事姓名	Attendance/Number of Meetings 出席次數／會議數目					Chairman's Annual meetings with INEDs 主席與獨立 非執行董事的 年度會議
		Board	Nomination Committee	Remuneration Committee	Audit Committee	AGM/EGM	
Kang Baohua	康寶華	5/5	2/2			2/2	1/1
Zhao Zhongqiu	趙忠秋	5/5		2/2		2/2	
Wang Hao	王昊	5/5				2/2	
Zhang Lei (resigned on 29 August 2025)	張雷(於2025年 8月29日辭任)	4/4				2/2	
Gao Kai (appointed on 29 August 2025)	高凱(於2025年 8月29日獲委 任)						
Yang Qianwen	楊倩雯	5/5	2/2	2/2	2/2	2/2	1/1
Wang Yuhang	王宇航	5/5	2/2		2/2	2/2	1/1
Ha Gang	哈剛	5/5		2/2	2/2	2/2	1/1

Note: The denominators in the above table are by reference to the number of meetings held during the relevant director's tenure in 2025.

附註：上表中的分母是指2025年相關董事任期內召開的會議次數。

Corporate Governance Report

企業管治報告

DIRECTORS' TRAINING

Directors must keep abreast of their collective responsibilities and are encouraged to participate in continuous professional development to develop and refresh their knowledge and skills. The Company would provide to each newly appointed Director or alternative Director an induction package covering the summary of the responsibilities and liabilities of a director of a Hong Kong listed company, the Group's businesses and the statutory regulatory obligations of a director of a listed company as well as the Company's constitutional documents to ensure that he/she is sufficiently aware of his/her responsibilities and obligations under the Listing Rules and other regulatory requirements. The Group also provided briefings and other training to develop and refresh the Directors' knowledge and skills from time to time. Further, the Company continuously updates Directors on the latest developments regarding the Listing Rules and other applicable regulatory requirements, to ensure compliance and enhance their awareness of good corporate governance practices.

Details regarding the trainings attended by the Directors during the year ended 31 December 2025 are as follows:

董事培訓

董事須知悉彼等共同責任，本公司鼓勵董事參與持續專業發展，以發展及改善彼等知識及技能。本公司將向每名新委任董事或替任董事提供入職簡介，簡介涵蓋香港上市公司董事的職責及責任、本集團業務及上市公司董事的法定規管責任以及本公司憲制檔，以確保其充分瞭解其於上市規則及其他規管要求下的職責及責任。本集團亦舉行簡介會及其他培訓課程，以不時發展及改善董事知識及技能。此外，本公司不斷向董事就上市規則及其他適用規管要求匯報最新發展，以確保遵守規定，並加強彼等對良好企業管治守則的認知。

董事於截至2025年12月31日止年度出席培訓的詳情如下：

Directors	董事	Types of training 培訓種類
Executive Directors	執行董事	
Kang Baohua	康寶華	A,B,C,D,E
Wang Hao	王昊	B,C,D,E
Zhao Zhongqiu	趙忠秋	A,B,C,D,E
Zhang Lei (resigned on 29 August 2025)	張雷 (於2025年8月29日辭任)	A,B,C,D,E
Gao Kai (appointed on 29 August 2025)	高凱 (於2025年8月29日獲委任)	A,B,C,D,E,F
Independent Non-Executive Directors	獨立非執行董事	
Yang Qianwen	楊倩雯	A,B,D,E
Wang Yuhang	王宇航	A,B,D,E
Ha Gang	哈剛	A,B,E,F

DIRECTORS' TRAINING (continued)

Note:

- A. Attending seminar(s)/forum(s)
- B. Reading materials relating to general business, real estate development, directors' duties and responsibilities and so on
- C. Giving talks to external seminar(s)/forum(s)
- D. Attending corporate event(s)/visit(s)
- E. Directors E-Trainings in HKEx
- F. Induction Training

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) as set out in Appendix C3 to the Listing Rules and devised its own code of conduct regarding directors' dealings in the Company's securities (the “**Company Code**”) on terms no less exacting than the Model Code.

Specific enquiry has been made of all the Directors and the Directors have confirmed that they have complied with the Model Code and the Company Code throughout the year ended 31 December 2025.

The Company has also established written guidelines on no less exacting terms than the Model Code (the “**Employees Written Guidelines**”) for securities transactions by employees who are likely to be in possession of unpublished inside information of the Company.

No incident of non-compliance of the Employees Written Guidelines by the employees was noted by the Company for the year ended 31 December 2025.

董事培訓 (續)

附註:

- A. 出席研討會／論壇
- B. 閱讀有關業務、地產發展、董事職責及責任等之資料
- C. 出席外部研討會／論壇致辭
- D. 出席公司活動、造訪行程
- E. 香港聯交所網上董事培訓
- F. 任職培訓

證券交易標準守則

本公司已採納上市規則附錄C3所載上市發行人董事進行證券交易的標準守則(「**標準守則**」)及修訂了其條款不遜於標準守則的其本身有關董事買賣本公司證券的行為守則(「**公司守則**」)。

本公司已向全體董事作出具體查詢，而董事已確認，截至2025年12月31日止年度，彼等一直遵守標準守則及公司守則。

本公司已就可能擁有未公開的本公司內幕消息的僱員進行證券交易確立條款不遜於標準守則的書面指引(「**僱員書面指引**」)。

截至2025年12月31日止年度，本公司並未察覺僱員違反僱員書面指引的事故。

Corporate Governance Report

企業管治報告

DELEGATION BY THE BOARD

The Board undertakes responsibility for decision making in major Company matters, including the approval and monitoring of all policy matters, overall strategies and budgets, internal control and risk management systems, material transactions (in particular those that may involve conflict of interests), financial information, appointment of directors and other significant financial and operational matters.

All Directors have full and timely access to all relevant information as well as the advice and services of the company secretary, with a view to ensuring that Board procedures and all applicable laws and regulations are followed. Each Director is normally able to seek independent professional advice in appropriate circumstances at the Company's expense, upon making request to the Board.

The day-to-day management, administration and operation of the Company are delegated to the Chief Executive Officer and the senior management. The delegated functions and responsibilities are periodically reviewed. Approval has to be obtained from the Board prior to any significant transactions entered in to by the aforesaid officers. The Board also has the full support of the Chief Executive Officer and the senior management for the discharge of its responsibilities.

REMUNERATION OF DIRECTORS AND SENIOR MANAGEMENT

The Company has established a formal and transparent procedure for formulating policies on remuneration of senior management of the Group. Details of the remuneration of each of the Directors for the year ended 31 December 2025 are set out in Note 8 to the consolidated financial statements. Such Director's remuneration was determined with reference to the experience and duties of the Directors as well as the Company's remuneration policy and will be subject to review by the Remuneration Committee from time to time.

董事會授權

董事會負責對本公司重大事宜作出決策，包括批准及監督所有政策事宜、整體策略及預算、內部監控及風險管理制度、重大交易(尤其是可能涉及利益衝突的交易)、財務數據、委任董事及其他重大財務及運作事宜。

全體董事可及時取得所有相關數據以及公司秘書的意見及服務，以確保符合董事會議事程序以及遵守所有適用規則及規例。向董事會提出要求後，各董事一般可於適當情況下徵詢獨立專業意見，費用由本公司承擔。

本公司日常管理、行政及運作均由行政總裁及高級管理層負責。本公司會定期檢討獲分派職務及工作。上述高級職員於訂立任何重大交易前，必須事先獲董事會批准。董事會亦獲行政總裁及高級管理層全力支持履行其職責。

董事及高級管理層薪酬

本公司已制定本集團高級管理層薪酬政策的正式及具透明度的程序。各董事於截至2025年12月31日止年度的薪酬詳情載列於綜合財務報表附註8。該等董事的薪酬是根據董事的經驗和職責以及公司的薪酬政策確定的，並不時由薪酬委員會檢討。

RETIREMENT BENEFIT SCHEMES

The Group participated in various retirement benefit schemes in accordance with the relevant rules and regulations in the PRC. The employees of overseas subsidiaries of the Group participate in defined contribution retirement benefit schemes managed by the respective local government authorities. In addition, certain qualified employees of overseas subsidiaries also participate in defined benefit retirement plan. Details of the Group's retirement benefit schemes are set out in note 6(b) to the consolidated financial statements.

According to the retirement benefit schemes of the Group, there is no applicable circumstance of forfeited contributions.

BOARD COMMITTEES

As an integral part of sound corporate governance practices, the Board has established three committees, namely, the Nomination Committee, Remuneration Committee and Audit Committee, for overseeing particular aspects of the Company's affairs. All Board committees of the Company are established with defined written terms of reference which are available on the Company's website and the Stock Exchange's website for its shareholders' review. Each of the Nomination Committee, Remuneration Committee and Audit Committee is provided with sufficient resources to discharge its duties and, upon reasonable request, is able to seek independent professional advice in appropriate circumstances, at the Company's expenses.

Nomination Committee

As at the date of this report, the Nomination Committee comprises three members, namely Mr. Kang Baohua (Chairman), Mr. Wang Yuhang and Ms. Yang Qianwen, the majority of which are independent non-executive Directors.

The principal duties of the Nomination Committee include reviewing the Board composition, making recommendations to the Board on the appointment and succession planning of Directors, and assessing the independence of the independent non-executive Directors.

退休福利計劃

本集團根據中華人民共和國有關規則及規例，參與各項退休福利計劃。本集團海外的附屬公司的僱員參與其各自地方政府機關管理的界定供款退休福利計劃。除此之外，符合條件的海外附屬公司僱員亦參加設定收益退休福利計劃。本集團退休福利計劃的詳細情況載列於綜合財務報表附註6(b)內。

根據本集團的退休福利計劃，不存在沒收供款的適用情況。

董事委員會

為符合良好企業管治常規，董事會已成立3個委員會，分別是提名委員會、薪酬委員會及審核委員會，以監管本公司特定範疇的事宜。本公司所有董事委員會乃根據已界定書面職權範圍成立，有關職權範圍資料已載於本公司網站及聯交所網站供股東省覽。提名委員會、薪酬委員會及審核委員會均獲提供足夠資源，以履行其職務，倘提出合理要求後，可於適當情況下尋求獨立專業意見，費用由本公司承擔。

提名委員會

截至本報告日期，提名委員會由3名成員組成，分別是康寶華先生(主席)、王宇航先生及楊倩雯女士，大部分成員為獨立非執行董事。

提名委員會的主要職責包括檢討董事會組成、就委任及董事繼任計劃向董事會提出建議及評估獨立非執行董事的獨立性。

Corporate Governance Report

企業管治報告

BOARD COMMITTEES *(continued)*

Nomination Committee *(continued)*

During the year ended 31 December 2025, the Nomination Committee:

- reviewed the structure, size and composition (including the skills, knowledge and experience) of the Board annually and made recommendations on any proposed changes to the Board to implement the Company's corporate strategy;
- made recommendations to the Board to ensure that the independent non-executive Directors comprise at least one-third of the Board;
- assessed the independence of independent non-executive Directors;
- made recommendations to the Board on the appointment and reappointment of Directors; and
- made recommendations to achieve board diversity through the consideration of a number of factors, including but not limited to gender, age, ethnicity, professional experience, knowledge and length of service.

The Nomination Committee meets at least once per year according to its terms of reference. Two Nomination Committee meetings were held during the year under review.

董事委員會 (續)

提名委員會 (續)

截至2025年12月31日止年度，提名委員會：

- 對董事會的架構、人數及組成（包括技能、知識及經驗方面）進行了年度審閱，並就任何為配合本公司的策略而擬對董事會作出的變動提出建議；
- 向董事會提供意見，確保獨立非執行董事必須佔董事會成員人數至少三分之一；
- 評核獨立非執行董事的獨立性；
- 就董事委任及重新委任向董事會提出建議；及
- 提議董事會應該在諸多方面（但不限於）（如性別、年齡、民族、職業經歷、學歷及服務任期）實現董事會的多元化。

提名委員會根據其職權範圍每年至少舉行1次會議。於回顧年度，提名委員會舉行了2次會議。

Corporate Governance Report

企業管治報告

BOARD COMMITTEES (continued)

Remuneration Committee

As at the date of this report, the Remuneration Committee comprises three members, namely Ms. Yang Qianwen (Chairman), Mr. Zhao Zhongqiu and Mr. Ha Gang, the majority of which are independent non-executive Directors.

The Remuneration Committee is responsible for making recommendations on the Directors' remuneration and other benefits. The remuneration of all Directors is subject to regular monitoring by the Remuneration Committee to ensure that level of their remuneration and compensation are reasonable. Their written terms of reference are in compliance with the provisions of the CG Code. Pursuant to code provision E.1.3 of the CG Code, the Remuneration Committee would make available its terms of reference, explaining its role and the authority delegated to it by the Board.

During the year ended 31 December 2025, the Remuneration Committee:

- made recommendations to the Board on the Company's policy and structure for all Directors and senior management remuneration and on the establishment of a formal and transparent procedure for developing remuneration policy;
- reviewed and approved the management's remuneration proposals with reference to the Board's corporate goals and objectives;
- conduct an annual review on remuneration with reference to companies with comparable business or scale and recommend remuneration adjustments, if appropriate;
- reviewed and approved the disclosure details of any remuneration payable to members of senior management by band in the annual reports; and
- conducted regular evaluations of the Board on its performance as the Remuneration Committee may consider appropriate.

董事委員會(續)

薪酬委員會

截至本報告日期，薪酬委員會由3名成員組成，分別是楊倩雯女士(主席)、趙忠秋先生及哈剛先生，大部分成員為獨立非執行董事。

薪酬委員會負責就董事薪酬及其他福利提供建議。全體董事薪酬均受薪酬委員會定期監管，以確保彼等薪酬水準及補償屬合理。彼等職權範圍乃遵照企業管治守則的條文。根據企業所管治守則條文E.1.3守則條文，薪酬委員會將制訂職權範圍，解釋其職能及獲董事會所授予的權力。

截至2025年12月31日止年度，薪酬委員會主要負責：

- 就本公司董事及高級管理人員的全體薪酬政策及架構，及就設立正規而具透明度的程序制訂薪酬政策，向董事會提出建議；
- 因應董事會所訂企業方針及目標而檢討及批准管理層的薪酬建議；
- 每年參考類似業務或規模的公司進行酬金檢討，並於適當時建議作出酬金調整；
- 檢討及批准於年報內按薪酬等級披露應付高級管理人員的任何酬金詳情；及
- 委員會按薪酬委員會需要定期評核董事會的表現。

Corporate Governance Report

企業管治報告

BOARD COMMITTEES (continued)

Remuneration Committee (continued)

Pursuant to code provision E.1.5 of the CG code, the remuneration of the members of the senior management by band for the year ended 31 December 2025 is set out below:

In the band of	所屬範圍	Number of individuals 人數
Nil to HK\$1,000,000	零至 1,000,000 港元	8
HK\$1,000,001 to HK\$2,000,000	1,000,001 港元至 2,000,000 港元	1

The Remuneration Committee held two meetings during the year ended 31 December 2025.

Audit Committee

As at the date of this report, the Audit Committee comprises three members, namely Ms. Yang Qianwen (Chairman), Mr. Wang Yuhang and Mr. Ha Gang, all of which are independent non-executive Directors.

The primary duties of the Audit Committee are to review and supervise the financial reporting process and risk management and internal control system and to provide advice and comments to the Board.

During the year ended 31 December 2025, the Audit Committee:

- made recommendations to the Board on the appointment, re-appointment and removal of the external auditor, and approved the remuneration and terms of engagement of the external auditor;
- reviewed and monitored the external auditor's independence and objectivity and the effectiveness of the audit process in accordance with applicable standards;

董事委員會(續)

薪酬委員會(續)

根據企業管治守則之守則條文第E.1.5條，高級管理層成員於截至2025年12月31日止年度之薪酬範圍載列如下：

In the band of	所屬範圍	Number of individuals 人數
Nil to HK\$1,000,000	零至 1,000,000 港元	8
HK\$1,000,001 to HK\$2,000,000	1,000,001 港元至 2,000,000 港元	1

薪酬委員會於截至2025年12月31日止年度舉行了2次會議。

審核委員會

截至本報告日期，審核委員會由3名成員組成，分別為楊倩雯女士(主席)、王宇航先生及哈剛先生，全部均為獨立非執行董事。

審核委員會的主要職務為檢討及監察財務申報程序及風險管理內部監控制度，以及向董事會提供建議及意見。

截至2025年12月31日止年度，審核委員會：

- 就外聘核數師的委任、重新委任及罷免向董事會提供建議、批准外聘核數師的薪酬及聘用條款；
- 按適用的標準檢討及監察外聘核數師是否獨立客觀及核數程序是否有效；

Corporate Governance Report

企業管治報告

BOARD COMMITTEES (continued)

Audit Committee (continued)

- reviewed the annual results in respect of the year ended 31 December 2024 and the interim results for the six months ended 30 June 2025 as well as significant issues on financial control, internal control and risk management systems;
- reviewed and approved the internal audit work plan for 2025, and received periodic updates on the status of internal audit activities;
- reviewed connected transactions entered into by the Group or subsisting during the year;
- discussed the risk management and internal control system with management to ensure that management has performed its duty to have an effective internal control system. This discussion included the adequacy of resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting functions; and
- developed and reviewed the Company's policies and practices on corporate governance and made recommendations to the Board.

The Audit Committee held two meetings during the year ended 31 December 2025.

The Audit Committee also met with the external auditors of the Company twice without the presence of the executive Directors.

董事委員會(續)

審核委員會(續)

- 檢討公司截至2024年12月31日止年度之年度業績，截至2025年6月30日止6個月中期業績及有關財務監控、內部監控及風險管理制度的重大事項；
- 審閱及通過2025年度中期審計計劃及定期收到關於內部審計活動狀況的最新資料；
- 審閱於本年度由本集團訂立或存續之關連交易；
- 與管理層討論風險管理及內部監控系統，確保管理層已履行職責建立有效的內部監控系統，討論內容應包括公司在會計及財務匯報職能方面的資源、員工資歷及經驗是否足夠，以及員工所接受的培訓課程及有關預算是否充足；及
- 制定及檢討本公司政策及企業管治常規，並向董事會提出建議。

截至2025年12月31日止年度，審核委員會曾舉行2次會議。

審核委員會亦在執行董事缺席之情況下與本公司外部核數師進行2次會面。

Corporate Governance Report

企業管治報告

MANAGEMENT OF INSIDE INFORMATION

The Group has also adopted an information disclosure policy which has set out guidelines in respect of handling and dissemination of inside information. The Board is entrusted with the responsibility for monitoring and implementing the procedural requirements in the information disclosure policy. Release of inside information shall be approved by the Board. Unless duly authorized, all staff members of the Company shall not disseminate inside information relating to the Group to any external parties and shall not respond to media report or market speculation which may materially affect the trading price or volume of the shares of the Company.

CORPORATE GOVERNANCE FUNCTIONS

During the period under review, the Board is responsible for determining the policy for the corporate governance of the Company performing the corporate governance duties as below:

- to develop and review the Group's policies and practices on corporate governance and make recommendations;
- to review and monitor the training and continuous professional development of the directors and senior management;
- to review and monitor the Group's policies and practices on compliance with all legal and regulatory requirements (where applicable);
- to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and directors of the Group; and
- to review the Group's compliance with the CG Code and disclosure requirements in the Corporate Governance Report.

內幕信息管理

本集團亦已採納資訊披露政策，當中載列有關處理及發佈內幕消息的指引。董事會受託負責監控及實施資訊披露政策中的程序規定。內幕資料須由董事會批准。除非獲正式授權，否則本公司所有員工不得向任何外部人士傳播有關本集團的內幕消息，亦不得回應可能對本公司股份成交價或成交量造成重大影響的媒體報道或市場揣測。

企業管治職能

於回顧期內，董事會負責釐定本公司的企業管治政策，以履行企業管治職務如下：

- 制定及檢討本集團的企業管治政策及常規，並作出建議；
- 檢討及監察董事及高級管理層的培訓及持續專業發展；
- 檢討及監察本集團遵守所有法律及規管規定(如適用)的政策及常規；
- 制定、檢討及監察本集團僱員及董事適用的行為守則及合規指引(如有)；及
- 檢討本集團遵守企業管治守則及企業管治報告所載披露規定的情況。

Corporate Governance Report

企業管治報告

ACCOUNTABILITY AND AUDIT

DIRECTORS' RESPONSIBILITIES FOR FINANCIAL REPORTING IN RESPECT OF FINANCIAL STATEMENTS

The Directors acknowledge their responsibility for preparing the financial statements of the Company for the year ended 31 December 2025.

The Board is responsible for presenting a balanced, clear and understandable assessment of annual and interim reports, announcements of inside information and other disclosures required under the Listing Rules and other statutory and regulatory requirements.

The management of the Company has provided to the Board such explanation and information as are necessary to enable the Board to carry out an informed assessment of the Company's financial statements, which are put to the Board for approval.

RISK MANAGEMENT AND INTERNAL CONTROLS

During the year under review, the Board, through the Audit Committee, conducted a review of the effectiveness of the internal control system of the Company including the adequacy of resources, qualifications and experience of staff of the Company's accounting and financial reporting function, and their training programmes and budget. An internal audit department has been established to perform regular financial, operational and compliance reviews and conduct audit of the Company and its subsidiaries. The work carried out by the internal audit department ensures the internal controls are in place and functioning properly as intended.

Risk management framework

The Board is responsible for maintaining an adequate risk management and internal control system to safeguard shareholder investments and Company assets, and reviewing the effectiveness of such system on an annual basis with the support of the Audit Committee.

責任性及審核

董事就財務報表的財務報告職責

董事確認彼等知悉編製本公司截至2025年12月31日止年度財務報表的責任。

董事會負責根據上市規則及其他法定及監管規定，對年報及中期報告、內幕消息公告及其他披露事宜提供內容持平、清晰及易明的評估。

本公司管理層已向董事會提供必要的解釋及數據，以使董事會對獲提呈待審批的本公司財務報表作出知情評估。

風險管理及內部監控

於回顧年度，董事會透過審核委員會已檢討本公司內部監控制度的有效性，其中包括資源充足性、本公司會計及財務報告人員的資格及經驗以及其培訓計劃及預算。已設立內部審核部門執行定期財務、營運及合規檢討，及為本公司及其附屬公司進行審核。內部審核部門的工作確保內部監控系統按計劃運作及妥善執行。

風險管理框架

董事會負責維持適當的風險管理及內部監控制度，以保障股東投資及本公司資產，並與審核委員會每年對其有效性進行檢討。

Corporate Governance Report

企業管治報告

RISK MANAGEMENT AND INTERNAL CONTROLS

(continued)

Risk management framework (continued)

The internal control system of the Group is designed to facilitate effective and efficient operations, to ensure reliability of financial reporting and compliance with applicable laws and regulations, to identify and manage potential risks and to safeguard assets of the Group. The internal auditor and senior management review and evaluate the control process, monitors any risk factors on a regular basis, and reports to the Audit Committee on any findings and measures to address the variances and identified risks.

The risk management and internal control systems of the Company are designed to manage rather than eliminate the risk of failure to achieve business objectives, and can only provide reasonable and not absolute assurance against material misstatement or loss.

Significant risks and control measures

Business risk

As most of the Group's customers are property developers or main contractors of public infrastructure and commercial buildings, the business and prospects of the Group heavily depend on the performance of the construction and real estate industries, which are cyclical and could be significantly affected by fluctuations in economic conditions.

The time and costs involved in completing construction can be adversely affected by many factors, including shortage of materials, equipment and labour, adverse weather conditions, natural disasters, labour disputes with contractors and subcontractors, accidents, changes in government priorities, and other unforeseen problems or circumstances. The occurrence of any of these factors could give rise to delays in the completion of a project, which may result in cost overruns and potential disputes and claims from service recipients. This may also result in the profit derived from the design, procurement, production, sale and installation of curtain wall system not being recognised in the year in which it was originally anticipated to be recognised.

風險管理及內部監控 (續)

風險管理框架 (續)

本集團的內部監控制度乃設計為協助有效及高效的運作，從而確保財務報告的可靠性及遵守適用法律及法規、識別及管理潛在風險，以及保障本集團資產。內部核數師及高級管理層須定期檢討及評估監控程序，並監察任何風險因素，以及就任何調查結果、應付各種變量及已識別風險的措施向審核委員會報告。

本公司的風險管理和內部控制制度旨在管理而非消除未能實現經營目標的風險，只能對重大錯報損失提供合理而非絕對的保證。

重大風險及監控措施

業務風險

本集團大部份客戶為物業發展商或公共基建及商業大廈的主要承包商，本集團的業務及前景很大程度上依賴建築及房地產行業的表現，其表現屬週期性，且很受經濟狀況的波動影響。

建築項目所涉及的時間及成本可能受多項不利因素影響，這些因素包括材料、設備及勞動力短缺、不利的天氣狀況、自然災害、與總包商及分包商的勞資糾紛、意外事故、政府工作重點的變動及其他不可預見的問題或情況。發生任何前述因素，均可能導致項目竣工延後，繼而或導致成本超支以及服務接受方的潛在糾紛及索償，且於原本預期年度內確認的來自設計、採購、生產、銷售及安裝幕牆系統的合同利潤亦可能因此而無法予以確認。

Corporate Governance Report

企業管治報告

RISK MANAGEMENT AND INTERNAL CONTROLS

(continued)

Significant risks and control measures (continued)

Business risk (continued)

In order to better respond to the opportunities and challenges from the changes in economy environment and policies, the Company carries out in-depth study on the macro-economy and policies all over the world to implement its strategies to develop and strengthen penetration of different regional markets thereby reducing its dependence on specific markets.

Industrial risk

The industry will remain polarized and extremely competitive; leading towards the Matthew Effect of “the strong becomes stronger” as the sector centralises and segregates. As the market becomes more concentrated, market share will quickly gravitate towards leading companies.

The Company has effectively coped with the impact of the industrial risk, reduced variable costs and integrated fixed assets. Meanwhile, the Company adhered to technological innovation and obtained 7 utility models in 2025 which empowered high-quality development of the Group in the future.

風險管理及內部監控 (續)

重大風險及監控措施 (續)

業務風險 (續)

為了更好應對經濟環境變化和政策變化帶來的機遇與挑戰，本公司深入研究全球各地宏觀經濟走勢和政策動態，實施策略，以發展和加強不同的地區市場的滲透，從而減少對特定市場的依賴。

產業風險

行業的分化格局仍將延續，行業洗牌加劇，馬太效應之「強者愈強、弱者愈弱」的現象突顯，行業集中度將大大提升，市場份額加速向龍頭企業集中。

公司仍積極應對產業風險帶來的影響，壓縮可變成本、整合固定資產，同時緊抓創新科研，於2025年取得了7項實用新型專利，為可持續發展儲備內在優勢。

Corporate Governance Report

企業管治報告

RISK MANAGEMENT AND INTERNAL CONTROLS

(continued)

Significant risks and control measures (continued)

Operational risk

Operational risk is the risk of loss resulting from inadequate or failed internal processes, people and systems or from external events. Responsibility for managing operational risks basically rests with every function at divisional and departmental levels. Delay in supply of construction materials, unskilled construction workers, safety accidents, natural disasters, adverse weather and other factors may bring risks such as construction progress, project cost, construction quality and customers satisfaction, and thus affecting the results of operation and reputation of the Company.

The Company has established various systems for management of quality, progress, safety, material and cost of project development to strengthen the overall management of construction schedule, quality and safety, reduced construction risks and emphasized safe development.

Compliance risk

The Company's operation is subject to a wide range of policies and regulations, including the company ordinance of the region in which it is located, financial and taxation regulations and regulations in relation to construction and listing rules of Hong Kong and mainland China etc., and the requirements and changes of laws, regulations and policies may also affect the Company. Due to the complexity of the construction projects, the capability for claiming indemnity may directly affect the profitability of a project. If the project team's experience in claims and counter claims is inadequate to meet the requirements of the undertaken project, especially for the overseas projects, if the Company fails to properly deal with claims and counter claims in some construction projects where the conditions are complex and the demand is high, especially for the overseas projects, these will cause a negative impact on the effectiveness and profitability of such projects.

風險管理及內部監控 (續)

重大風險及監控措施 (續)

營運風險

營運風險指因內部程序、人員或制度不足或缺失，或因外部事件導致之損失風險。管理營運風險之責任基本上由各個功能之分部及部門肩負。建築材料供應不及時、施工人員勞動熟練度不足、安全意外事故、自然災害、惡劣氣候等因素，均可能帶來工程進度、項目成本、建築質量和客戶滿意度等風險，對公司經營業績和品牌聲譽造成影響。

本公司建立了項目開發過程中的質量、進度、安全、材料、成本管理等體系，加強對施工進度、質量、安全的全面管理，減少施工風險，強調安全發展。

合規風險

本公司的業務受到廣泛的法規及政策監管，其中包括所處地區的公司條例、財務及稅務法規及建築法規，以及中國大陸及香港的上市規則等，其要求或變動對公司亦會產生影響。由於本集團所承建工程項目的複雜性，索賠能力的強弱往往直接影響項目的效益，本集團項目團隊的索賠和反索賠經驗如果不能滿足現行項目執行的需要，在部分施工條件複雜、要求較高的工程項目，尤其是海外項目，一旦對索賠和反索賠應對不利將可能導致項目效益受損。

Corporate Governance Report

企業管治報告

RISK MANAGEMENT AND INTERNAL CONTROLS

(continued)

Significant risks and control measures (continued)

Compliance risk (continued)

The Company has designated special personnel to study new regulations and policies and make relevant arrangements, and reflected the requirements of relevant laws and regulations in its business activities and operation management in a timely manner. The Company also consults external experts for handling compliance matters in order to comply with various relevant regulations, policies and guidelines.

Credit risk

The Group is serving a large customer base with different credit status, and its business development will inevitably be affected by the varied credit profiles of these customers. Due to the impact of the macroeconomic and policy environment, certain customers may suffer tight cash flow leading to delays in payment or the increase of the expected credit loss allowances recognised for financial and contract assets. The Group seeks to reduce the aforesaid impact by identifying and managing credit risks through internal credit management measures, such as credit search, credit rating, credit limit management, overall credit risk assessment and stringent credit control against customers with faulty payment records, as well as by transferring credit risks through the purchase of credit insurance. The credit risk management of the Group are set out in note 29(a) to the consolidated financial statements.

Financial risk

The financial risk management of the Group are set out in note 29 to the consolidated financial statements.

The Audit Committee reviewed the findings of investigations on material internal control and the management's feedback thereof.

風險管理及內部監控 (續)

重大風險及監控措施 (續)

合規風險 (續)

本公司設立了專門人員對法規和政策的變化進行研究，並將相關要求及時落實到業務活動和運營管理中。公司還結合諮詢外部專家，確保管理運營遵守各項相關法規、政策及指引。

客戶信用風險

由於本集團客戶群體龐大，各類客戶的資信存在一定差異，不同的資信狀況對本集團的業務發展帶來一定的影響。受宏觀經濟及政策環境影響，部分客戶可能現金流吃緊導致付款延後或金融及合同資產預期的信用損失的虧損的增加。本集團主要通過客戶資信調查、客戶資信評級與授信、客戶信用額度管理及風險總量控制、對付款記錄不良客戶實施信用管控等內部信用管理措施識別和管理信用風險，及通過購買信用保險轉移信用風險，以減少上述影響。本集團之信貸風險管理載列於綜合財務報表附註29(a)內。

財務風險

本集團之財務風險管理載列於綜合財務報表附註29內。

審核委員會審閱了重大內控調查結果及管理層的回應進行檢討。

Corporate Governance Report

企業管治報告

RISK MANAGEMENT AND INTERNAL CONTROLS

(continued)

Significant risks and control measures (continued)

Financial risk (continued)

Based on the assessments made by the management and taking into account the audit works of the independent auditor, the Board and the Audit Committee considered that no significant areas of concern in respect of the Group's risk management and internal control systems were identified during the year of 2025.

Based on the review of the effectiveness of the risk management and internal control systems performed during the year, the Board considers such systems effective and adequate.

Material risks relating to ESG

Please see the section headed "Impact of climate change" in the Environmental, Social and Governance Report of the Company (the "**ESG report**") dated 29 April 2026.

COMPANY SECRETARY

Mr. Yu Leung Fai, Philip of Yu & Co. CPA Limited, the external company secretary service provider of the Company, has been engaged by the Company as its company secretary since 30 June 2012. The primary corporate contact person at the Company is Wang Xiao, the secretary of the Finance and Securities Department of the Company.

The company secretary's biography is set out in the section headed "Directors and Senior Management" of this report. During the year ended 31 December 2025, the company secretary undertook 15 hours of professional training to update his skills and knowledge.

風險管理及內部監控 (續)

重大風險及監控措施 (續)

財務風險 (續)

根據管理層之評估，以及經考慮獨立核數師的審計工作結果，董事會及審核委員會認為於2025年內，並無與風險管理及內部監控有關的重大事宜需予關注。

根據年內對風險管理及內部監控系統表現有效性的檢討，董事會認為該等系統有效及正確。

環境、社會及管治有關的重大風險

請參閱本公司日期為2026年4月29日的環境、社會及管治報告(「**環境、社會及管治報告**」)中的「氣候變化影響」。

公司秘書

馮兆林余錫光會計師事務所有限公司(向本公司提供外部公司秘書服務之公司)之余亮暉先生已自2012年6月30日起受本公司聘任為其公司秘書。本公司主要公司聯絡人為本公司金融及證券部秘書王曉。

公司秘書履歷載於本報告「董事及高級管理人員」一節。截至2025年12月31日止年度，公司秘書接受了15小時的專業培訓藉此提升其技能及知識。

EXTERNAL AUDITORS AND AUDITORS' REMUNERATION

The statement of the external auditors of the Company about their reporting responsibilities for the financial statements of the Company is set out in the "Independent Auditor's Report" on pages 73 to 83.

The audit fee incurred during the year ended 31 December 2025 was approximately RMB7.7 million. The fees paid or payable to KPMG for the audit of the annual financial statements of the Group were approximately RMB5.3 million (excluding the fees for the non-audit service provided).

The external auditors of the Company provided non-audit services in relation to transfer pricing and other tax advisory services for the year ended 31 December 2025 and the non-audit service fees were approximately RMB0.8 million. The Audit Committee has undertaken a review of all non-auditing services provided by the auditors and confirms that they would not, in the Audit Committee's opinion, affect the independence of the auditors.

SHAREHOLDERS' RIGHTS

Procedures for shareholders of the Company to convene an extraordinary general meeting (including making proposals/moving a resolution at the extraordinary general meeting):

- Any one or more shareholders of the Company holding at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company, on a one vote per share basis, (the "**Eligible Shareholder(s)**") shall at all times have the right, by written requisition to the Board or the company secretary of the Company (the "**Company Secretary**"), to require an extraordinary general meeting to be called by the Board for the transaction of any business or resolution specified in such requisition, including making proposals or moving a resolution at an extraordinary general meeting.

外聘核數師及核數師薪酬

本公司外聘核數師就其對本公司的財務報表的申報職責的聲明載列於第73頁至第83頁的「獨立核數師報告」。

截至2025年12月31日止年度產生的審計費用約為人民幣7.7百萬元。已支付或應付畢馬威會計師事務所的集團年度財務報表審計費用約為人民幣5.3百萬元（不包括提供非審計服務的收費）。

截至2025年12月31日止年度，本公司外聘審計師就轉讓定價及其他稅務諮詢服務提供非審計服務，服務費約為人民幣0.8百萬元。審計委員會已對審計師提供的所有非審計服務進行了審查，並確認審計委員會認為這些服務不會影響審計師的獨立性。

股東權利

本公司股東召開股東特別大會（包括股東特別大會上提出提案／決議案）的程序：

- 於遞交請求日期持有不少於本公司繳足股本（附有於本公司股東大會上投票的權利）十分之一（每股一票）的任何一名或多名本公司股東（「**適格股東**」）向本公司董事會或公司秘書（「**公司秘書**」）遞交書面申請，要求董事會為該書面申請中所述的任何業務交易或決議召開股東特別大會（包括股東特別大會上提出提案／決議案）。

Corporate Governance Report

企業管治報告

SHAREHOLDERS' RIGHTS (continued)

- Eligible Shareholders who wish to convene an extraordinary general meeting for the purpose of making proposals or moving a resolution at an extraordinary general meeting must deposit a written requisition (the “**Requisition**”) signed by the Eligible Shareholder(s) concerned to the principal place of business of the Company in Hong Kong at Office 11, 9/F, Fortune Commercial Building, 362 Sha Tsui Road, Tsuen Wan, New Territories Hong Kong, for the attention of the Company Secretary.
- The Requisition must state clearly the name of the Eligible Shareholder(s) concerned, his/her/their shareholding in the Company, the reason(s) to convene an extraordinary general meeting, the agenda proposed to be included the details of the business(es) proposed to be transacted in the extraordinary general meeting, signed by the Eligible Shareholder(s) concerned.
- If within 21 days of the deposit of the Requisition, the Board has not advised the Eligible Shareholder(s) of any outcome to the contrary and fails to proceed to convene an extraordinary general meeting, the Eligible Shareholder(s) himself/herself/themselves may convene a physical meeting at only one location which will be the principal meeting place in accordance with the Memorandum and Articles of Association of the Company, and all reasonable expenses incurred by the Eligible Shareholder(s) concerned as a result of the failure of the Board shall be reimbursed to the Eligible Shareholder(s) concerned by the Company.

Disclaimer

The contents of this sub-section headed “Shareholders’ Rights” are for reference and disclosure compliance purposes only. The information does not represent and should not be regarded as legal or other professional advice from the Company to the shareholders. Shareholders should seek their own independent legal or other professional advice as to their rights as shareholders of the Company. The Company disclaims all liabilities for losses incurred by its shareholders in reliance on any contents of this sub-section headed “Shareholders’ Rights”.

股東權利(續)

- 希望召開股東特別大會以於股東特別大會上提出提案或決議案的適格股東必須將經相關適格股東簽署的書面申請(「**申請書**」)交存本公司在香港的主要營業地點，地址為香港新界荃灣沙咀道362號全發商業大廈9樓11室(致公司秘書)。
- 申請書必須載明相關適格股東的姓名、彼等持有的本公司股份、召開股東特別大會的理由、擬議的議程、在股東特別大會上擬議的交易詳情，並由相關適格股東簽署。
- 倘董事會未能在申請書遞交後21天內向適格股東報告任何進展或未能召開股東特別大會，適格股東有權根據本公司組織章程大綱及細則的相關規定自行僅於一個地點(將為主要會議地點)召開實體會議；對於適格股東因董事會未能召開大會而產生的所有合理費用，本公司應當向相關適格股東進行補償。

免責聲明

本「股東權利」分節所載內容僅供參考及遵守披露規定。有關資料並不代表亦不應視作本公司給予股東的法律或其他專業意見。股東應就彼等作為本公司股東的權利，自行尋求獨立法律或其他專業意見。本公司不會就股東因依賴本「股東權利」分節所載內容而產生的損失承擔任何責任。

Corporate Governance Report

企業管治報告

SHAREHOLDERS' RIGHTS (continued)

Making enquires to the Board

Shareholders may send their enquiries and concerns to the Board by addressing them to the principal place of business of the Company in Hong Kong by post or through the following means:

Telephone number: (86) 24 25273288
By post: 20, Street 13 Shenyang Economic & Technological Development Area, Shenyang, 110027, China
Attention: Investor Relations Department
By email: investors@yuandacn.com

COMMUNICATION WITH SHAREHOLDERS AND INVESTOR RELATIONS

The Company has adopted shareholders communication policy with the objective of ensuring that the shareholders and potential investors are provided with ready, equal and timely access to balanced and understandable information about the Company.

The Company has established several channels to communicate with the shareholders as follows:

- (i). Corporate communications such as annual reports, interim reports and circulars are all sent by email and are available on the Stock Exchange's website at www.hkexnews.hk and the Company's website at www.yuandacn.com;
- (ii). Regular announcements are made through the Stock Exchange and published on the respective websites of the Stock Exchange and the Company;
- (iii). Corporate information is made available on the Company's website;

股東權利(續)

向董事會作出查詢

股東可藉郵寄至本公司於香港的主要營業地點或通過以下方式向董事會發送其查詢及關注：

電話號碼：(86) 24 25273288
郵遞：中國瀋陽市瀋陽經濟技術開發區13號街20號郵編110027
致：投資者關係部
電郵：investors@yuandacn.com

與股東的溝通及投資者關係

本公司已採納股東溝通政策，目標乃確保股東及有意投資者可方便、平等和及時地獲得本公司無任何偏見及可理解的資料。

本公司已設立以下多個途徑與股東溝通：

- (i). 企業通訊如年報、中期報告及通函均以電子方式發送，於聯交所網站 www.hkexnews.hk 及本公司網站 www.yuandacn.com 可供瀏覽；
- (ii). 定期透過聯交所作出公佈，並將公佈分別刊載於聯交所及本公司的網站；
- (iii). 於本公司網站提供企業資料；

Corporate Governance Report

企業管治報告

COMMUNICATION WITH SHAREHOLDERS AND INVESTOR RELATIONS *(continued)*

- (iv). Annual and extraordinary general meetings provide a forum for the shareholders to make comments and exchange views with the Directors and senior management; and
- (v). The Hong Kong branch share registrar and transfer office of the Company serves the shareholders in respect of share registration, dividend payment and related matters.

The Board considers that its existing communication channels with its shareholders and investors are effective in facilitating ongoing communication and dialogue between shareholders and the Company.

The Company continues to promote investor relations and enhance communication with the existing shareholders and potential investors. The Company welcomes suggestions from investors, stakeholders and the public. Enquiries to the Board or the Company may be sent by post to the Company's principal place of business in Hong Kong.

The 2025 annual general meeting regarding the financial results for the year ended 31 December 2025 will be held on 9 June 2026. The notice of 2025 AGM will be sent to shareholders of the Company at least 21 clear days before the 2025 AGM.

CONSTITUTIONAL DOCUMENTS

There were no changes in the constitutional documents of the Company during the year ended 31 December 2025.

DIVIDEND POLICY

Any declaration of dividends will depend upon a number of factors including earnings and financial conditions, operation requirements, capital requirements and any other conditions that any other Directors may deem or are relevant and will be subject to the approval of our shareholders of the Company. There can be no assurance that dividends of any amount will be declared or distributed in any given year.

與股東的溝通及投資者關係 (續)

- (iv). 股東週年大會及股東特別大會為股東提供平台，向董事及高級管理層反映意見及交流觀點；及
- (v). 本公司的香港股份過戶登記分處可為股東提供股份過戶登記、股息派付及相關事宜的服務。

董事會認為，其與股東及投資者的現有溝通渠道可有效促進股東與本公司之間的持續溝通及對話。

本公司繼續促進與投資者的關係，並加強與現有股東及有意投資者的溝通。本公司歡迎投資者、持份者及公眾人士提供意見。向董事會或本公司作出的查詢可郵寄至本公司於香港的主要營業地點。

本公司將就截至2025年12月31日止年度的財務業績於2026年6月9日舉行2025年股東週年大會。2025年股東週年大會通告將於2025年股東週年大會日期前至少21個完整日寄往予本公司股東。

章程文件

截至2025年12月31日止年度，本公司的章程文件並無變動。

股息政策

任何股息之派付及金額將視多項因素而定，包括收益和財務狀況、運營需求、資金需求以及董事會視為相應之任何其他因素並且需要公司股東的同意。無任何保證在指定的任何年份派付任何金額的股息。

Report of the Board of Directors

董事會報告

The Directors are pleased to present their report and the audited financial statements for the year ended 31 December 2025 of the Group.

BUSINESS REVIEW AND PERFORMANCE

A review of the business of the Group and a discussion and analysis of the Group's performance during the year under review and a discussion on the Group's future business development and outlook of the Company's business, possible risks and uncertainties that the Group may be facing and important events affecting the Company occurred during the year ended 31 December 2025 are provided in the section headed "Management Discussion and Analysis" on pages 10 to 24 of this annual report. An account of the Company's relationships with its key stakeholders is included in the paragraph headed "Relationships with Employees, Suppliers and Customers" of the Report of the Board of Directors on page 62 of this annual report.

An analysis of the Group's performance during the year ended 31 December 2025 using financial performance indicators is provided in the section headed "Management Discussion and Analysis" on pages 10 to 24 of this annual report and the Group's "Five Year Financial Summary" on page 216 of this annual report.

In addition, more details regarding the Group's performance by reference to environmental and social-related key performance indicators and policies, as well as compliance with relevant laws and regulations which have a significant impact on the Company are provided in the ESG report dated 29 April 2026.

董事欣然提呈彼等的報告以及本集團截至2025年12月31日止年度的經審核財務報表。

業務回顧及表現

截至2025年12月31日止年度本集團的業務回顧、本集團回顧年度內表現的討論及分析、本集團未來業務發展的討論、本公司業務前景、本集團或會遇到的潛在風險及不明朗因素，以及影響本公司的重要事項列載於第10頁至第24頁的本年度報告的「管理層討論與分析」一段內。本公司與利益相關者的關係載列於董事會報告內第62頁「與僱員、供應商及客戶之間的關係」一段內。

本集團截至2025年12月31日止年度財務業績指標所作出的業績分析載列於本年度報告第10頁至第24頁的「管理層討論與分析」一段內及第216頁本集團的「五年財務摘要」一段內。

此外，有關本集團參考對本公司產生重要影響的環境及社會相關主要表現指標及政策，以及遵守相關法律及法規的表現，更多詳情載列於2026年4月29日登載的環境、社會及管治報告。

Report of the Board of Directors

董事會報告

ENVIRONMENTAL PROTECTION

Environmental conservation remains a key focus for the Group. The conscientious use of resources and adoption of best practices across the Group's businesses underlie its commitment to safeguarding the environment. The Group encourages environmental protection and complies with environmental legislation and promotes awareness towards environmental protection to the employees.

The PRC government has imposed strict requirements of the laws of production safety and environmental protection for enterprises. Since the PRC government is adopting laws on strengthening environmental protection from time to time and implementing stricter environmental protection standards, it is expected that the Group will have to comply with more regulations in the future. In addition, the Group predicts this trend will continue and additional expenses may be incurred for complying with new regulations, thus increasing the Group's operating costs.

To cope with the risk, not only are we certified with ISO 14001 Environmental Management System, but we have also set up an Environmental Division to monitor and manage the environmental performance of our plants and maintain communication with the Ministry of Environmental Protection. In addition, the Group has been optimising its management system for safety and environmental protection, regularly keeping abreast of the relevant laws and regulations of environmental protection in order to ensure full compliance with local laws of environmental protection. Further details are set forth in the ESG report dated 29 April 2026.

MAJOR BUSINESS

The Company is principally engaged in the provision of one stop integrated curtain wall solutions for its customers to meet the technical specifications and performance requirements of their projects. The analysis of the revenue of the Group for the year ended 31 December 2025 is set out in Note 4 to the consolidated financial statements.

環境保護

環境保護仍是本集團關注的重點。貫穿於本集團的業務之中，資源的審慎利用和最佳行為標準的採用成為保護環境的保證。本集團鼓勵環境保護並遵守環境立法，提升員工對環境保護意識。

國家關於生產安全及環境保護的法規對企業提出了嚴格的要求，由於中國政府不斷增加對環保措施的法律，以及更為嚴謹的環保標準，故本集團預期日後將須遵守更多規定。此外，本集團預期這種趨勢將持續，而為遵守新的法規將可能需要額外開支，從而增加本集團的營運成本。

為應對此風險，本集團不僅取得ISO14001環境管理體系認證，還成立環保科監督及管理工廠的環境表現，並與政府環境保護部門保持聯繫。此外，本集團不斷完善安全環保管理制度，定期查閱相關的環境法規和條例，確保業務完全符合當地環境法律。進一步的細節載列於2026年4月29日的環境、社會和管治報告中。

主要業務

本公司的主要業務為向客戶提供一站式綜合幕牆解決方案，以滿足彼等的項目技術規格及性能要求。截至2025年12月31日止年度，本集團的收入分析載於綜合財務報表附註4。

Report of the Board of Directors

董事會報告

FINANCIAL STATEMENTS

The profit or loss of the Group for the year ended 31 December 2025 and financial condition of the Company and the Group as at that date are set out in the consolidated financial statements on pages 84 to 87.

SHARE CAPITAL

The changes in the share capital of Company during the year ended 31 December 2025 are set out in Note 27 to the consolidated financial statements.

FINAL DIVIDENDS

The Board has resolved not to declare any annual dividend for the year ended 31 December 2025.

There is no arrangement that a shareholder of the Company has waived or agreed to waive any dividend.

BOOK CLOSURE PERIOD AND RECORD DATE

For the purpose of determining the entitlement to attend and vote at the 2025 AGM, the register of members of the Company will be closed from Thursday, 4 June 2026 to Tuesday, 9 June 2026 (both days inclusive), during which time no transfer of shares will be registered. To ensure that the shareholders of the Company are entitled to attend and vote at the 2025 AGM, the shareholders must deliver their duly stamped instruments of transfer, accompanied by the relevant share certificates, to the Group's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong by no later than 4:30 p.m. on Wednesday, 3 June 2026 for registration of the relevant transfer.

RESERVE

Details of movements in reserve of the Group during the year ended 31 December 2025 are set out in the Consolidated Statement of Changes in Equity of the Financial Statements. Details of movements in the reserves of the Company during the year are set out in Note 27 to the consolidated financial statements.

財務報表

本集團截至2025年12月31日止年度的損益以及本公司及本集團截至該日止的財務狀況載列於第84頁至第87頁的綜合財務報表。

股本

截至2025年12月31日止年度，本公司股本變動載於綜合財務報表附註27。

末期股息

董事會決定不派付截至2025年12月31日止年度的年度股息。

概無任何安排股東放棄或同意放棄任何股息。

暫停辦理股東登記期間及紀錄日期

為確定參加2025年股東週年大會並於會上投票資格，本公司的股份登記將於2026年6月4日（星期四）至2026年6月9日（星期二）（包括首尾兩天）暫停辦理本公司股份過戶登記手續。為確保本公司股東有權出席2025年股東週年大會並於會上投票，股東須於2026年6月3日（星期三）下午4時30分前，將彼等妥為蓋印的過戶檔連同有關股票送交本集團的於香港的股份過戶登記分處卓佳證券登記有限公司，地址香港夏慤道16號遠東金融中心17樓，辦理有關過戶登記手續。

儲備

本集團於截至2025年12月31日止年度的儲備變動詳情載於財務報表的綜合權益變動表內。年內，本公司的儲備變動詳情載於綜合財務報表附註27。

Report of the Board of Directors

董事會報告

DISTRIBUTABLE RESERVES

Under the Companies Law of the Cayman Islands, the share premium of the Company is available for distribution of dividends to the shareholders subject to the provisions of the Company's Articles of Associations, and with the sanction of an ordinary resolution, dividend may be declared and paid out of share premium account or any other fund or account which can be authorized for this propose. As at 31 December 2025, the distributable reserves from share premium of the Company were RMB343.2 million (31 December 2024: RMB574.0 million).

PROPERTY, PLANT AND EQUIPMENTS

The changes in property, plant and equipments of the Group during the year ended 31 December 2025 are set out in Note 11 to the consolidated financial statements.

MAJOR CUSTOMERS AND SUPPLIERS

During the year under review, the percentage of purchases attributable the Group's five largest suppliers in aggregate to the Group's total purchase and the percentage of revenue attributable to the Group's five largest customers in aggregate to the Group's total revenue are less than 30%, respectively.

Save as disclosed herein, so far as is known to the Directors, none of the Directors or his/her close associates and none of the shareholders possessing over 5% of the interest in the share capital of the Company possessed any interest in the abovementioned suppliers and customers.

可供分派儲備

根據開曼群島公司法，本公司的股份溢價可用作為分派予股東的股息，惟須符合本公司的組織章程細則規定，且通過普通決議案批准後，可自股份溢價賬或任何獲准作此用途的其他資金或賬戶中宣派或派付股息。於2025年12月31日，本公司的可自股份溢價分派儲備為人民幣343.2百萬元（於2024年12月31日：人民幣574.0百萬元）。

物業、廠房及設備

截至2025年12月31日止年度，本集團的物業、廠房及設備變動載於綜合財務報表附註11。

主要客戶及供應商

於回顧年內，本集團五大供應商的採購總額佔本集團採購總額的百分比和歸屬於本集團五大客戶的營業額佔本集團總營業額的百分比均低於30%。

除本報告披露者外，就董事所知，概無董事或彼等的緊密連絡人士及擁有本公司股本超過5%權益的股東於上述供貨商及客戶中擁有任何權益。

Report of the Board of Directors

董事會報告

RELATIONSHIPS WITH EMPLOYEES, SUPPLIERS AND CUSTOMERS

The Group understands that employees are valuable assets. The Group provides competitive remuneration package to attract and motivate the employees. The Group regularly reviews the remuneration package of employees and makes necessary adjustments to conform to the market standard.

The Group's business is built on a customer-oriented culture. The Group also understands that it is important to maintain good relationship with its suppliers and customers to fulfil its immediate and long-term goals. To maintain its market competitiveness within the industry, the Group aims at delivering constantly high standards and high quality products to its customers. During the year under review, there was no material and significant dispute between the Group and its most suppliers and/or customers.

DIRECTORS

The Directors in office during the year and as of the date of this report are as follows:

Executive Directors

Kang Baohua (*Chairman*)
Zhao Zhongqiu (*Chief executive officer*)
Wang Hao
Zhang Lei (*retired on 29 August 2025*)
Gao Kai (*appointed on 29 August 2025*)

Independent non-executive Directors

Yang Qianwen
Wang Yuhang
Ha Gang

Biographical details of the directors and senior management are set forth in the section "Directors and Senior Management" of this report.

與僱員、供應商及客戶之間的關係

本集團明白，僱員是我們的寶貴資產。本集團提供具競爭力的薪酬待遇，以吸引並激勵僱員。本集團定期檢查僱員的薪酬待遇，並會因應市場標準而作出必要的調整。

本集團業務乃建基於以客戶為本的文化。本集團亦明白，與供應商及客戶保持良好商業關係，對我們達成即期及長遠目標很重要。為維持行業內的市場競爭力，本集團以持續帶給客戶高水準及高質量的產品為目標。於回顧年度內，本集團與大部分供應商及／或客戶之間並沒有重大而明顯的糾紛。

董事

年內及截至本報告日期止的在任董事如下：

執行董事

康寶華 (*主席*)
趙忠秋 (*行政總裁*)
王昊
張雷 (*已於 2025 年 8 月 29 日 退任*)
高凱 (*於 2025 年 8 月 29 日 已獲委任*)

獨立非執行董事

楊倩雯
王宇航
哈剛

董事及高層管理人員的履歷詳情載於本報告「董事及高層管理人員」一節中。

Report of the Board of Directors

董事會報告

SERVICE CONTRACTS OF DIRECTORS

Details of service contracts for the executive Directors and non-executive Directors are set out under the section headed “Appointment and Re-election of Directors” of the Corporate Governance Report. There was no service contract entered by the Company and any of the Directors to be re-elected in the coming annual general meeting stipulating that the Company may not terminate the appointment within one year without compensation payment (other than the statutory compensation).

DIRECTORS’ INTERESTS IN CONTRACTS

Other than those transactions disclosed in Note 28 to the consolidated financial statements, there was no other transaction, arrangement or contract of significance with any member of the Group as the contracting party and in which the Directors of the Company possessed direct or indirect material interests, and which was still valid on the year end date or any time during the year and related to the business of the Group.

CONTROLLING SHAREHOLDERS’ INTERESTS IN CONTRACTS OF SIGNIFICANCE

There was no other contract of significance in relation to the Group’s business to which the Company, any of its subsidiaries or its holding company was a party and in which a controlling shareholder had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year ended 31 December 2025.

董事服務合約

有關各執行董事及非執行董事的服務合約詳細載於企業管治報告中「董事委任及重選」一節。本公司概無與擬於應屆股東週年大會重選的董事訂立本公司不可於1年內終止而免付賠償(法定賠償除外)的服務合約。

董事於合約的權益

除綜合財務報表附註28披露的交易外，並無本集團成員公司為訂約方而本公司董事於當中擁有直接或間接重大權益，且於年結日或年內任何時間仍然生效及與本集團業務有關的其他重大交易、安排及合約。

控股股東於重大合約之權益

於截至2025年12月31日止年度或於年內任何時間內，本公司、其任何其附屬公司或其控股公司並無參與訂立控股股東直接或間接於其中享有重大利益與本集團業務相關的重大合約。

Report of the Board of Directors

董事會報告

FINANCIAL ASSISTANCE PROVIDED BY THE CONTROLLING SHAREHOLDER

Pursuant to the facility frame agreement on 2 January 2018 between the Company and the ultimate controlling shareholder of the Company, Mr. Kang Baohua, Mr. Kang Baohua agreed to provide financial assistance to the Company in a total amount of not more than RMB700 million. Such advances had no fixed term, were unsecured, and bear interests at 4.28% for the year ended 31 December 2025. As at 31 December 2025, the outstanding amount under such advances amounted to RMB Nil million. As such financial assistance were being carried out on normal commercial terms or better and were not secured by the assets of the Group, such financial assistances constitute exempt connected transactions under Rule 14A.90 of the Listing Rules.

RELATED PARTY TRANSACTIONS

Details of the material related party transactions entered into by the Group during the year are set out in Note 28 to the consolidated financial statements; and none of these related party transactions constituted a connected transaction or continuing connected transaction as defined under the Listing Rules during the year ended 31 December 2025.

控股股東提供的財務資助

根據本公司與公司最終控股股東康寶華先生於2018年1月2日簽訂的貸款框架協議，康寶華先生同意向本公司提供總額不超過人民幣700百萬元的財務資助。截至2025年12月31日止年度，該等款項無固定期限、無擔保且利息為4.28%。截至2025年12月31日，該等款項下概無未償金額。由於此類財務資助是按照正常商業條款或更佳的條款進行的，並且不是由本集團的資產進行擔保的，因此根據上市規則14A.90，此類財務資助構成豁免關聯交易。

關聯交易

本集團於年內進行的重大關聯方交易詳情載於綜合財務報表附註28；而截至2025年12月31日止年度，該等關聯方交易並不構成上市規則所界定的關連交易或持續關連交易。

Report of the Board of Directors

董事會報告

DIRECTORS' INTERESTS IN COMPETITIVE BUSINESS

Our Chairman, Mr. Kang Baohua, owns and through Best Outlook Limited (“**Best Outlook**”) and Neo Pioneer Limited (“**Neo Pioneer**”) owns in aggregate approximately 62.42% of the issued share capital in the Company as at 31 December 2025. Mr. Kang Baohua, Best Outlook and Neo Pioneer are the controlling shareholders of the Company. Mr. Kang Baohua also owns 100% interest in Yuanda Aluminium Industry Engineering (Singapore) Pte. Ltd. (“**Yuanda Singapore**”) through Shenyang Yuanda Aluminum Industry Group Co. Ltd. (“**Yuanda Aluminum Industry Group**”), which is owned by Mr. Kang Baohua. Yuanda Singapore is primarily engaged in curtain wall works and trading as well as investment holding. Although the Company has established a wholly owned subsidiary in Singapore to carry out curtain wall contracting projects, the ability to contract for large scale public curtain wall projects in Singapore is dependent on local contracting experience. Given the lack of direct local contracting experience, the Group has been cooperating with Yuanda Singapore on the contracting of large scale public curtain wall projects in Singapore during the last five years and will continue to supply curtain wall products to Yuanda Singapore until the Company's wholly owned subsidiary will be able to undertake such projects in Singapore on its own. Please see the section headed “Connected Transactions” in the Prospectus for details. For the aforesaid purpose, Yuanda Singapore has been excluded from the deed of non-competition (“**Deed of Non-competition**”) provided by the controlling shareholders to the Company on 21 April 2011.

董事於競爭性業務的權益

我們的主席康寶華先生於2025年12月31日擁有及通過佳境有限公司(「**佳境**」)及新創有限公司(「**新創**」)擁有本公司已發行股本共約62.42%。康寶華先生、佳境及新創為本公司的控股股東。康寶華先生透過由其擁有的瀋陽遠大鋁業集團有限公司(「**遠大鋁業集團**」)，亦擁有Yuanda Aluminium Industry Engineering (Singapore) Pte. Ltd. (「**新加坡遠大**」)之100%權益。新加坡遠大主要從事幕牆工程及貿易以及投資控股業務。儘管本公司已於新加坡成立全資附屬公司以承接幕牆承包項目，惟在新加坡外包大型公共幕牆項目的能力仍取決於地方外包經驗，鑒於本公司缺乏直接的地方外包經驗，因此在過去5年，本集團一直與新加坡遠大就於新加坡承接的大型公共幕牆項目合作，並將繼續向新加坡遠大供應幕牆產品，直至本公司之全資附屬公司能夠自行在新加坡承接該等項目。詳情請參閱招股章程「關連交易」一節。就上述而言，新加坡遠大不包括於控股股東於2011年4月21日向本公司提供的不競爭契據(「**不競爭契據**」)之中。

Report of the Board of Directors

董事會報告

DIRECTORS' INTERESTS IN COMPETITIVE BUSINESS

(continued)

The Company has received an annual written confirmation from each of the Company's controlling shareholders in respect of the compliance by them and their associates with the Deed of Non-competition. Each of the controlling shareholders of the Company have also confirmed that all of them have abided by the Deed of Non-competition during the year ended 31 December 2025.

The independent non-executive Directors confirmed that they had determined that the controlling shareholders have not been in breach of the Deed of Non-competition during the year ended 31 December 2025.

Save as disclosed, no Directors nor their respective connected persons possessed any interests in any business that competed or might compete with the business that the Group conducted.

PERMITTED INDEMNITY PROVISION

Each Director or other officer of the Company shall be entitled to be indemnified and secured harmless out of the assets and profits of the Company from and against all actions, costs, charges, losses, damages and expenses which he or she may incur or sustain in or about the execution of the duties of his or her office or otherwise in relation thereto in accordance with the Company's Articles of Association.

DEBENTURE

For the year ended 31 December 2025, the Company, its holding company or its subsidiaries were not the contracting parties of any arrangements from which the Directors could make a profit by purchasing the shares or debentures of the Company or any other companies.

EQUITY-LINKED AGREEMENTS

The Company has not entered into any equity-linked agreements during the year ended 31 December 2025.

董事於競爭性業務的權益 (續)

本公司已收到本公司各控股股東就本身及彼等之連絡人士遵守不競爭契據而發出的年度確認函。本公司各控股股東亦確認，彼等於截至2025年12月31日止年度間均遵守不競爭契據。

獨立非執行董事確認，彼等確定控股股東於截至2025年12月31日止年度並無違反不競爭契據。

除所披露者外，概無董事或彼等各自的關連人士於與本集團所從事業務構成競爭或可能構成競爭的任何業務中擁有任何權益。

獲准許的彌償條文

根據本公司組織章程細則，本公司各位董事或其他高級人員均有權從本公司之資產及利潤獲得彌償，以補償履行其職務時因進行或未進行而招致或蒙受之所有訴訟、費用、收費、損失、損害及開支或有關其他情況，確保免於就此受損。

債券

截至2025年12月31日止年度，本公司、其控股公司或其附屬公司並非屬任何安排的訂約方，致使董事可藉購入本公司或任何其他公司的股份或債券而獲利。

股權關聯協議

截至2025年12月31日止年度，本公司尚未簽訂任何股權相關協議。

Report of the Board of Directors

董事會報告

INTEREST AND SHORT POSITIONS OF DIRECTORS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES

As at 31 December 2025, the interest or short position of the Directors or chief executives of the Company in the shares, underlying shares and debentures of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the “SFO”) which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which would be required to be notified to the Company and the Stock Exchange, pursuant to Model Code, are as follows:

(i). Interest in the Company

Name of Director 董事姓名	Nature of Interest 權益性質	Number of Shares 股份數目	Approximate Percentage of Shareholding 股權概約百分比
Kang Baohua 康寶華	Beneficial owner 實益擁有人	228,636,000(L)	3.68%
	Interest of controlled corporation 受控法團的權益	3,646,763,768(L)	58.74%
Wang Hao 王昊	Beneficial owner 實益擁有人	150,000(L)	0.01%

Notes:

- (1) The letter “L” denotes long position in such securities.
- (2) Of the shares held by Mr. Kang Baohua, 2,597,531,923 Shares were held by Best Outlook Limited and 1,049,231,845 Shares were held by Neo Pioneer Limited, both are wholly-owned by Mr. Kang Baohua.

董事於股份、相關股份及債券的權益及淡倉

於2025年12月31日，董事及本公司最高行政人員於本公司或其任何相聯法團（定義見證券及期貨條例（「證券及期貨條例」）第XV部）的股份、相關股份及債券中，根據證券及期貨條例第352條須記入該條所指的登記冊的權益或淡倉，或根據標準守則須知會本公司及聯交所的權益或淡倉如下：

(i). 於本公司的權益

Name of Director 董事姓名	Nature of Interest 權益性質	Number of Shares 股份數目	Approximate Percentage of Shareholding 股權概約百分比
Kang Baohua 康寶華	Beneficial owner 實益擁有人	228,636,000(L)	3.68%
	Interest of controlled corporation 受控法團的權益	3,646,763,768(L)	58.74%
Wang Hao 王昊	Beneficial owner 實益擁有人	150,000(L)	0.01%

附註：

- (1) 字母「L」代表於該等證券的好倉。
- (2) 於康寶華先生所持有的股份當中，佳境有限公司持有2,597,531,923股股份，而新創有限公司則持有1,049,231,845股股份，兩家公司均為康寶華先生全資擁有。

Report of the Board of Directors

董事會報告

INTEREST AND SHORT POSITIONS OF DIRECTORS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES *(continued)*

董事於股份、相關股份及債券的權益及
淡倉 (續)

(ii). Interest in associated corporations

(ii). 於相關法團的權益

Name of Director 董事姓名	Name of Associated Corporation 相關法團名稱	Number of Shares 股份數目	Percentage of Shareholding 股權百分比
Kang Baohua 康寶華	Best Outlook Limited 佳境有限公司	1(L)	100%
Kang Baohua 康寶華	Neo Pioneer Limited 新創有限公司	1(L)	100%

(1) The letter "L" denotes long position in such securities.

(1) 字母「L」代表於該等證券的好倉。

Save as disclosed above, as at 31 December 2025, none of the Directors or chief executives of the Company had any interests or short positions in the shares, underlying shares and debentures of the Company or its associated corporations which were required to be recorded in the register kept by the Company pursuant to section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

除上文所披露者外，於2025年12月31日，董事及本公司主要行政人員概無於本公司或其任何相聯法團的股份、相關股份及債券中，擁有根據證券及期貨條例第352條須記錄於本公司存置的登記冊內或根據標準守則須另行知會本公司及聯交所的任何權益或淡倉。

Report of the Board of Directors

董事會報告

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS

As at 31 December 2025, the following persons (other than the Directors and chief executives of the Company) had an interest and/or short position in the shares or underlying shares of the Company which were recorded in the register required to be kept by the Company under section 336 of SFO:

Interest in the company

Name 名稱	Capacity 身份	Number of Shares 股份數目	Approximate Percentage of Shareholding 股權概約百分比
Best Outlook Limited ⁽¹⁾ 佳境有限公司 ⁽¹⁾	Beneficial owner 實益擁有人	2,597,531,923(L)	41.84%
Neo Pioneer Limited ⁽²⁾ 新創有限公司 ⁽²⁾	Beneficial owner 實益擁有人	1,049,231,845 (L)	16.90%

Notes:

(1) Best Outlook Limited and Neo Pioneer Limited are companies incorporated in the BVI and are wholly-owned by Mr. Kang Baohua.

(2) The letter "L" denotes long position in such securities.

Save as disclosed above, as at 31 December 2025, the Directors are not aware of any persons, other than a Director or chief executives of the Company, had any interests or short positions in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company pursuant to section 336 of the SFO.

SUBSIDIARIES

Details of the major subsidiaries of the Company as of 31 December 2025 are set out in Note 14 to the consolidated financial statements.

主要股東的權益及淡倉

於2025年12月31日，按記錄於本公司根據證券及期貨條例第336條須存置的登記冊，下列人士（董事及本公司最高行政人員除外）於股份或相關股份中須予披露的權益及／或淡倉：

於本公司的權益

Number of Shares 股份數目	Approximate Percentage of Shareholding 股權概約百分比
2,597,531,923(L)	41.84%
1,049,231,845 (L)	16.90%

附註：

(1) 佳境有限公司及新創有限公司為於英屬維京群島註冊成立的公司，並由康寶華先生全資擁有。

(2) 字母「L」代表於該等證券的好倉。

除上文所披露者外，於2025年12月31日，概無任何其他人士，除董事及本公司主要行政人員外，於本公司股份或相關股份中擁有根據證券及期貨條例第336條須記錄於本公司存置的登記冊內的權益或淡倉。

附屬公司

本公司於2025年12月31日的主要附屬公司詳情載於綜合財務報表附註14。

Report of the Board of Directors

董事會報告

MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year under review.

CONFIRMATION OF INDEPENDENT STATUS

The Company received the letters of confirmation of independence issued by all the independent non-executive Directors in accordance with Rule 3.13 of the Listing Rules.

The Board of Directors was satisfied with the independent status of all the independent non-executive Directors.

USE OF PROCEEDS FROM INITIAL PUBLIC OFFERING

The details are disclosed in the paragraph “Global offering and use of proceeds” under the section “Management Discussion and Analysis”.

CORPORATE GOVERNANCE

Principal corporate governance practices adopted by the Company are set out in the Corporate Governance Report in this report.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE GROUP

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the listed securities of the Company (including sale of treasury shares) during the Reporting Period.

DISCLOSURE UNDER RULES 13.20, 13.21 AND 13.22 OF THE LISTING RULES

The Directors are not aware of any circumstances resulting in the responsibility of disclosure under Rules 13.20, 13.21 and 13.22 of the Listing Rules regarding the provision of advances by the Company to an entity.

管理合約

於回顧年內，概無訂立或存在任何有關本公司全部或任何重大部分業務管理及行政的合約。

確認獨立身份

本公司已接獲全體獨立非執行董事根據上市規則第3.13條發出的獨立確認函。

董事會信納全體獨立非執行董事的獨立身份。

首次公開發售所得款項用途

詳情參見「全球發售及所得款項用途」於本報告「管理層討論與分析」一節內披露。

企業管治

本公司採納之主要企業管治常規載於本報告內企業管治報告。

購買、出售或贖回本集團上市證券

於報告期內，本公司或其任何附屬公司概無購買、出售或贖回本集團任何上市證券（包括出售庫存股份）。

根據上市規則第13.20條、第13.21條及第13.22條作出披露

據董事所知悉，並無任何情況導致出現須根據上市規則第13.20條、第13.21條及第13.22條有關本公司向實體提供墊款作出披露的責任。

Report of the Board of Directors

董事會報告

FIVE YEAR FINANCIAL SUMMARY

The summary of the results, assets and liabilities of the Group in the past five years is set out on page 216 of this report.

PRE-EMPTIVE RIGHTS

There is no provision regarding pre-emptive rights in the Articles of Association of the Company or the companies law of Cayman Islands, stipulating that any new shares shall be offered according to the respective shareholding of the existing shareholders of the Company when new shares are issued by the Company.

TAX RELIEF

The Directors are not aware of any tax relief to which shareholders of the Company are entitled by reason of their holdings of the Company's securities.

SUFFICIENT PUBLIC FLOAT

Based on the information that is publicly available to the Group and within the knowledge of the Directors as at the date of this report, the Group maintained adequate public float throughout the year ended 31 December 2025.

By order of the Board

Kang Baohua
Chairman

31 March 2026

五年財務概要

本集團於過去五年的業績、資產及負債概要載於本報告第216頁。

優先購買權

本公司的組織章程細則或開曼群島公司法並無任何有關優先購買權的條文，規定本公司須於發行新股份時，按本公司現有股東各自的持股比例提呈新股份。

稅收減免

董事未獲悉本公司股東因持有公司證券而享有的任何稅收減免。

充足公眾持股量

根據於本報告日期本集團獲得的公開數據及就董事所知，本集團於截至2025年12月31日止年度一直保持足夠公眾持股量。

承董事會命

主席
康寶華

2026年3月31日

Independent Auditor's Report

獨立核數師報告



Independent auditor's report to the shareholders of Yuanda China Holdings Limited

(Incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of Yuanda China Holdings Limited (the “**Company**”) and its subsidiaries (the “**Group**”) set out on pages 84 to 215, which comprise the consolidated statement of financial position as at 31 December 2025, the consolidated statement of profit or loss, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated cash flow statement for the year then ended and notes, comprising material accounting policy information and other explanatory information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2025 and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (“**IASB**”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

致遠大中國控股有限公司股東的獨立核數師報告

(於開曼群島註冊成立的有限公司)

意見

我們已審計列載於第84頁至第215頁的遠大中國控股有限公司(以下簡稱「**貴公司**」)及其附屬公司(以下統稱「**貴集團**」)的綜合財務報表，此財務報表包括於2025年12月31日的綜合財務狀況表與截至該日止年度的綜合損益表、綜合損益及其他全面收益表、綜合權益變動表和綜合現金流量表，以及附註，包括重要會計政策資訊及其他解釋資訊。

我們認為，該等綜合財務報表已根據國際會計準則理事會(「**國際會計準則理事會**」)頒佈的《國際財務報告會計準則》真實而中肯地反映了貴集團於2025年12月31日的綜合財務狀況及截至該日止年度的綜合財務表現及綜合現金流量，並已遵照香港《公司條例》的披露要求妥為擬備。

Independent Auditor's Report

獨立核數師報告

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“**HKSAs**”) issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”). Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the HKICPA's *Code of Ethics for Professional Accountants* (the “**Code**”), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

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

意見的基礎

我們已根據香港會計師公會（「**香港會計師公會**」）頒佈的《香港審計準則》（「**香港審計準則**」）進行審計。我們在該等準則下承擔的責任已在本報告「核數師就審計綜合財務報表承擔的責任」部分中作進一步闡述。根據香港會計師公會頒佈的《專業會計師道德守則》（以下簡稱「**守則**」），我們獨立於貴集團，守則適用於審計公眾利益實體的財務報表。我們亦已履行守則中的其他專業道德責任。我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

關鍵審計事項

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

Independent Auditor's Report (continued)

獨立核數師報告(續)

KEY AUDIT MATTERS (continued)

Recognition of construction contract revenue

Refer to Note 4 to the consolidated financial statements and the accounting policies in Note 2(t)(i).

The Key Audit Matter	How the matter was addressed in our audit
The Group is primarily engaged in the design, production and installation of curtain wall systems for commercial buildings and high-end residential buildings. The Group normally enters into construction contracts with main contractors or real estate developers. The Group recognises construction contract revenue progressively overtime using input method based on the proportion of total contract costs incurred at the end of Reporting Period compared to the estimated total budgeted contract costs to complete the contract when control of the goods or service is transferred to the customer. The measurement of the revenue therefore relies on estimations of total budgeted contract costs. Changes to estimated total budgeted contract costs could give rise to material variances in the amount of revenue recognised.	Our audit procedures to assess the recognition of construction contract revenue included the following: - assessing the design, implementation and operating effectiveness of key internal controls over the budgeting process for construction contracts; - scrutinising the key clauses of construction contracts on a sample basis, and assessing whether these key clauses had been appropriately reflected in the estimation of total budgeted contract costs applied in revenue recognition; - challenging the Group's estimates of total budgeted contract costs to complete the contract on a sample basis by considering the Group's historical records of gross profit margins for similar contracts; - assessing whether costs incurred were accounted for in the appropriate period and comparing costs incurred during the current period to purchase invoices and other relevant underlying documentation on a sample basis;

關鍵審計事項(續)

建築合同收入確認

參閱綜合財務報表附註4及附註2(t)(i)的會計政策。

關鍵審計事項	我們的審計如何處理關鍵審計事項
貴集團主要從事為商業大廈及高端住宅大廈設計、生產及安裝幕牆系統。貴集團一般與主要承包商或房地產開發商訂立建築合同。 貴集團使用投入法通過報告期末商品及勞務控制權已轉移至客戶時的總成本佔預算總成本的比例隨著時間逐步確認建築合同收入。 因此，收入的計量依賴對總預算的估計。估計總預算的變動或會引起收入確認的金額產生重大差異。	我們就確認建築合同收入的審計程序包括如下： - 評估有關建築合同預算編製過程的關鍵內部控制的設計、執行及運行有效性； - 以抽樣方式核對建築合同的關鍵條款，並評估該等關鍵條款是否已在估計總預算中適當反映，並於收入確認中應用； - 透過考慮貴集團類似合同的毛利率的歷史記錄，以抽樣方式評價貴集團對項目總預算合同成本的估計是否合理； - 評估合同發生的成本是否於合適期間入賬，並以抽樣方式對當前期間發生的成本與採購發票及其他相關文件相比較；

Independent Auditor's Report (continued)

獨立核數師報告 (續)

KEY AUDIT MATTERS (continued)

Recognition of construction contract revenue (continued)

Refer to Note 4 to the consolidated financial statements and the accounting policies in Note 2(t)(i). (continued)

The Key Audit Matter	How the matter was addressed in our audit
We identified the recognition of construction contract revenue as a key audit matter because there is a high degree of risk and associated management judgement in estimating total budgeted contract costs and the amount of revenue to be recognised by the Group.	- performing a re-calculation of revenue recognised for individual contracts on a sample basis, based on the estimated total budgeted contract costs, the costs incurred to date and the agreed contract price; - performing site visits to a sample of contracts in progress, physically observing the stage of completion of the contract and discussing the status of the contract with the site managers; and - assessing the related disclosures in the consolidated financial statements with reference to the requirements of the prevailing accounting standards.

關鍵審計事項 (續)

建築合同收入確認 (續)

參閱綜合財務報表附註4及附註2(t)(i)的會計政策。(續)

關鍵審計事項	我們的審計如何處理關鍵審計事項
我們將確認建築合同收入確定為關鍵審計事項，乃由於在估計總預算及貴集團確認的收入金額時存在高風險且高度依賴管理層判斷。	- 根據估計總預算合同成本、累計已發生成本及協定合同價格，以抽樣方式對個別合同確認的收入進行重新計量； - 對進行中的合同樣本進行實地視察，實地觀察合同完成階段，並與現場經理討論合同狀況；及 - 參考現行會計準則的規定，評估綜合財務報表中相關披露。

Independent Auditor's Report (continued)

獨立核數師報告(續)

KEY AUDIT MATTERS (continued)

Expected credit loss allowances for contract assets and trade receivables

Refer to Notes 16(a), 17 and 29(a) to the consolidated financial statements and the accounting policies in Note 2(j)(i).

The Key Audit Matter	How the matter was addressed in our audit
The Group's contract assets and trade receivables mainly arise from the Group's construction business. As at 31 December 2025, the aggregate amount of contract assets and trade receivables totalled RMB1.86 billion. The Group measures loss allowances on contract assets and trade receivables, with the assistance of an external specialist, at amounts equal to lifetime expected credit losses (the "ECLs") which involved significant management judgement, including the determination of the loss rates and adjustments for forward-looking information.	Our audit procedures to assess the ECL allowance for contract assets and trade receivables included the following: • assessing the design and implementation of key internal controls over the credit control and estimation of the ECL allowance; • evaluating the Group's policy for and the method of estimating the ECL allowance with reference to the requirements of the applicable accounting standard; • examining the information used by management to derive the loss rates, including testing the accuracy of the historical default data and evaluating whether historical loss rates are appropriately adjusted based on current economic conditions and forward-looking information; • assessing, on a sample basis, whether items in the ageing report of trade receivables were categorised appropriately by inspecting the underlying documents;

關鍵審計事項(續)

合同資產及貿易應收款的預期信用損失撥備

參閱綜合財務報表附註16(a)、17及29(a)及附註2(j)(i)的會計政策。

關鍵審計事項	我們的審計如何處理關鍵審計事項
貴集團的合同資產及貿易應收款主要來自貴集團的建築業務。於2025年12月31日，貴集團合同資產及貿易應收款總額為人民幣18.6億元。 貴集團在外部專家的協助下，以等同於整個存續期預期信用損失（「預期信用損失」）的金額計量合同資產及貿易應收款的損失撥備，包含重大管理層判斷，包括損失率的確定和前瞻性因素的調整。	我們評估合同資產及貿易應收款的預期信用損失撥備的審計程序包括如下： • 評估預期信用損失撥備相關關鍵內部控制的設計及實施； • 參照適用會計準則的規定評估貴集團的預期信用損失撥備估計政策及方法； • 檢查管理層用於推導損失率的信息，包括測試歷史違約數據的準確性，並評估歷史損失率是否根據當前經濟狀況和前瞻性因素進行了適當調整； • 抽樣評估貿易應收款賬齡報告中的項目是否通過檢查相關文檔進行了適當分類；

Independent Auditor's Report (continued)

獨立核數師報告 (續)

KEY AUDIT MATTERS (continued)

Expected credit loss allowances for contract assets and trade receivables (continued)

Refer to Notes 16(a), 17 and 29(a) to the consolidated financial statements and the accounting policies in Note 2(j)(i). (continued)

The Key Audit Matter	How the matter was addressed in our audit
We identified ECL allowances for contract assets and trade receivables as a key audit matter because of the significant balances at the end of the Reporting Period and that the measurement of ECL allowances is inherently subjective and requires the exercise of significant management judgement.	- evaluating the independence, competence and experience of the external specialist engaged by management; - involving our internal specialists to evaluate the appropriateness of the key assumptions adopted, including the expected recovery rates in relation to certain customers who are property developers; and - assessing the related disclosures in the consolidated financial statements with reference to the requirements of the applicable accounting standards.

關鍵審計事項 (續)

合同資產及貿易應收款的預期信用損失撥備 (續)

參閱綜合財務報表附註16(a), 17及29(a)及附註2(j)(i)的會計政策。(續)

關鍵審計事項	我們的審計如何處理關鍵審計事項
我們將合同資產及貿易應收款的預期信用損失撥備確定為一項關鍵審計事項，因為合同資產及貿易應收款的結餘對貴集團而言屬重大，及虧損撥備的量測存在固有的主觀性且管理層須運用重大判斷。	- 評估管理層聘用的外部專家的獨立性、能力和經驗； - 引入我們的內部專家參與評估所採用的關鍵假設的適當性，包括與某些房地產開發商客戶相關的預期回收率；及 - 參考適當會計準則的規定，評估綜合財務報表中相關披露。

Independent Auditor's Report (continued) 獨立核數師報告(續)

INFORMATION OTHER THAN THE CONSOLIDATED FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

The directors are responsible for the other information. The other information comprises all the information included in the annual report, other than the consolidated financial statements and our auditor's report thereon. We obtained all of the other information prior to the date of this auditor's report apart from a full set of finalised annual report not yet received. This remaining information is expected to be made available to us after that date.

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

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

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

綜合財務報表及其核數師報告以外的信息

董事需對其他信息負責。其他信息包括刊載於年報內的全部信息，但不包括綜合財務報表及我們的核數師報告。除尚未收取一套完整的已定稿年報外，我們於本核數師報告日期前已取得所有其他資料。有關剩餘資料預期於該日期後可供我們取用。

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

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

基於我們就於本核數師報告日期前取得的其他信息已執行的工作，如果我們認為其他信息存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

Independent Auditor's Report (continued)

獨立核數師報告 (續)

RESPONSIBILITIES OF THE DIRECTORS FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

The directors are assisted by the Audit Committee in discharging their responsibilities for overseeing the Group's financial reporting process.

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

董事就綜合財務報表須承擔的責任

董事須負責根據國際會計準則理事會頒佈的《國際財務報告會計準則》及香港《公司條例》的披露要求擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

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

審計委員會協助董事履行監督貴集團的財務報告過程的責任。

核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具包括我們意見的核數師報告。我們是僅向整體股東報告。除此以外，我們的報告不可用作其他用途。我們概不就本報告的內容，對任何其他人士負責或承擔法律責任。

合理保證是高水平的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或滙總起來可能影響綜合財務報表使用者依賴財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

Independent Auditor's Report (continued)

獨立核數師報告(續)

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

(continued)

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

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

核數師就審計綜合財務報表承擔的責任(續)

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

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

Independent Auditor's Report (continued)

獨立核數師報告 (續)

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

(continued)

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

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

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

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

核數師就審計綜合財務報表承擔的責任 (續)

- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映相關交易和事項。
- 計劃和執行集團審計，以獲取關於貴集團內實體或業務單位財務信息的充足、適當的審計憑證，作為對綜合財務報表形成意見的基礎。我們負責指導、監督和覆核就集團審計目的而執行的審計工作。我們為審計意見承擔全部責任。

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

我們還向審計委員會提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及為消除對獨立性的威脅所採取的行動或防範措施。

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

Independent Auditor's Report (continued) 獨立核數師報告(續)

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

(continued)

The engagement partner on the audit resulting in this independent auditor's report is Yeung Ka Chun (practising certificate number: P04753).

核數師就審計綜合財務報表承擔的責任 (續)

出具本獨立核數師報告的審計項目合夥人是楊家俊(執業證書號碼：P04753)。

KPMG

Certified Public Accountants
8th Floor, Prince's Building
10 Chater Road
Central, Hong Kong

31 March 2026

畢馬威會計師事務所

執業會計師
香港中環
渣打道十號
太子大廈八樓

2026年3月31日

Consolidated Statement of Profit or Loss

綜合損益表

(Expressed in Renminbi ("RMB")) For the year ended 31 December 2025
(以人民幣(「人民幣」)為單位) 截至2025年12月31日止年度

			2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
		Note 附註		
Revenue	收入	4	2,814,558	2,212,363
Cost of sales	銷售成本		(2,080,652)	(1,780,460)
Gross profit	毛利		733,906	431,903
Other income/(loss)	其他收入／(虧損)	5	8,279	(20,100)
Selling expenses	銷售費用		(70,283)	(68,207)
Administrative expenses	行政開支		(359,514)	(346,715)
Net reversal/(recognition) of expected credit losses of financial and contract assets	金融及合同資產之預期信用損失轉回／(確認)淨額		119,346	(176,815)
Profit/(loss) from operations	經營利潤／(虧損)		431,734	(179,934)
Finance costs	融資成本	6(a)	(62,129)	(68,516)
Profit/(loss) before taxation	稅前利潤／(虧損)	6	369,605	(248,450)
Income tax	所得稅	7	(17,076)	(105,538)
Profit/(loss) for the year attributable to equity shareholders of the Company	年內利潤／(虧損)可分配予本公司股東		352,529	(353,988)
Earnings/(loss) per share (RMB cents)	每股盈利／(虧損) (人民幣分)			
— Basic and diluted	— 基本及攤薄	10	5.68	(5.70)

The notes on pages 92 to 215 form part of these financial statements. Details of dividends payable to equity shareholders of the Company for the year are set out in Note 27(b).

第92至215頁的之附註為此等財務報表之一部分。應付本公司股東年內股息詳情載於附註27(b)。

Consolidated Statement of Profit or Loss and Other Comprehensive Income

綜合損益及其他全面收益表

(Expressed in RMB) For the year ended 31 December 2025
(以人民幣為單位) 截至2025年12月31日止年度

		2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
Profit/(loss) for the year	年內利潤／（虧損）	352,529	(353,988)
Other comprehensive income for the year (after tax and reclassification adjustments):	年內其他全面收益（除稅及重新分類調整後）：		
Item that may be reclassified subsequently to profit or loss:	其後可重新分類至損益的項目：		
— Exchange differences on translation of financial statements	— 財務報表換算的匯兌差額	78,293	(32,736)
Other comprehensive income for the year	年內其他全面收益	78,293	(32,736)
Total comprehensive income for the year attributable to equity shareholders of the Company	年內全面收益總額可分配予本公司股東	430,822	(386,724)

The notes on pages 92 to 215 form part of these financial statements.

第92至215頁的之附註為此等財務報表之一部分。

Consolidated Statement of Financial Position

綜合財務狀況表

(Expressed in RMB) At 31 December 2025
(以人民幣為單位) 於2025年12月31日

			2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
	Note 附註			
Non-current assets		非流動資產		
Property, plant and equipment	11	物業、廠房及設備	351,850	323,105
Right-of-use assets	12	使用權資產	196,196	205,730
Investment properties	13	投資物業	28,312	29,509
Deferred tax assets	25(b)	遞延稅項資產	183,051	236,731
			759,409	795,075
Current assets		流動資產		
Inventories and other contract costs	15	存貨及其他合同成本	193,443	246,110
Contract assets	16(a)	合同資產	875,233	1,145,283
Trade and bills receivables	17	貿易應收款及應收票據	984,449	1,141,309
Deposits, prepayments and other receivables	18	按金、預付款及其他應收款	429,727	390,266
Restricted deposits	19(a)	受限制存款	469,061	349,196
Cash and cash equivalents	19(a)	現金及現金等價物	573,072	334,136
			3,524,985	3,606,300
Current liabilities		流動負債		
Trade and bills payables	20	貿易應付款及應付票據	1,060,041	1,377,313
Contract liabilities	16(b)	合同負債	607,482	707,897
Accrued expenses and other payables	21	應計開支及其他應付款	292,394	317,358
Bank loans	22(a)	銀行貸款	816,100	694,950
Other borrowings	23	其他借款	365,268	333,635
Income tax payable	25(a)	應付所得稅	125,345	200,019
Provision for warranties	26	保修撥備	45,821	50,222
			3,312,451	3,681,394
Net current assets/(liabilities)		流動資產淨額／(負債淨額)	212,534	(75,094)

Consolidated Statement of Financial Position (continued)

綜合財務狀況表 (續)

(Expressed in RMB) At 31 December 2025
(以人民幣為單位) 於2025年12月31日

			2025	2024
			2025 年	2024 年
		Note	RMB'000	RMB'000
		附註	人民幣千元	人民幣千元
Total assets less current liabilities	總資產減流動負債		971,943	719,981
Non-current liabilities	非流動負債			
Bank loan	銀行貸款	22(a)	85,000	—
Lease liabilities	租賃負債	24	3,807	6,047
Deferred tax liabilities	遞延稅項負債	25(b)	13,736	22,997
Provision for warranties	保修撥備	26	171,443	192,961
			273,986	222,005
NET ASSETS	淨資產		697,957	497,976
CAPITAL AND RESERVES	資本及儲備	27		
Share capital	股本		519,723	519,723
Reserves	儲備		178,234	(21,747)
TOTAL EQUITY	總權益		697,957	497,976

Approved and authorised for issue by the board of directors on 31 March 2026.

董事會於2026年3月31日批准及授權刊發。

Kang Baohua
康寶華
Director (Chairman)
董事(主席)

Wang Hao
王昊
Director
董事

The notes on pages 92 to 215 form part of these financial statements.

第92至215頁的之附註為此等財務報表之一部分。

Consolidated Statement of Changes in Equity

綜合權益變動表

(Expressed in RMB) For the year ended 31 December 2025
(以人民幣為單位) 截至2025年12月31日止年度

		Share capital 股本 RMB'000 人民幣千元 (Note 27(c)) (附註27(c))	Share premium 股份溢價 RMB'000 人民幣千元 (Note 27(d)(i)) (附註27(d)(i))	Other reserve 其他儲備 RMB'000 人民幣千元 (Note 27(d)(iii)) (附註27(d)(iii))	PRC statutory reserves 中國法定儲備 RMB'000 人民幣千元 (Note 27(d)(iii)) (附註27(d)(iii))	Exchange reserve 匯兌儲備 RMB'000 人民幣千元 (Note 27(d)(iv)) (附註27(d)(iv))	Accumulated losses 累計虧損 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
Balance at 1 January 2024	於2024年1月1日							
	之結餘	519,723	574,047	55,786	435,901	(341,815)	(358,942)	884,700
Changes in equity for 2024:	2024年之權益變動：							
Loss for the year	年內虧損	—	—	—	—	—	(353,988)	(353,988)
Other comprehensive income	其他全面收益	—	—	—	—	(32,736)	—	(32,736)
Total comprehensive income	全面收益總額	—	—	—	—	(32,736)	(353,988)	(386,724)
Balance at 31 December 2024	於2024年12月31日							
	之結餘	519,723	574,047	55,786	435,901	(374,551)	(712,930)	497,976

The notes on pages 92 to 215 form part of these financial statements.

第92至215頁之附註為此等財務報表之一部分。

Consolidated Statement of Changes in Equity (continued) 綜合權益變動表 (續)

(Expressed in RMB) For the year ended 31 December 2025
(以人民幣為單位) 截至2025年12月31日止年度

		Share capital	Share premium	Other reserve	PRC statutory reserves	Exchange reserve	Accumulated losses	Total
		股本	股份溢價	其他儲備	中國法定儲備	匯兌儲備	累計虧損	總計
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
		(Note 27(c))	(Note 27(d)(i))	(Note 27(d)(iii))	(Note 27(d)(iii))	(Note 27(d)(iv))		
		(附註 27(c))	(附註 27(d)(i))	(附註 27(d)(iii))	(附註 27(d)(iii))	(附註 27(d)(iv))		
Balance at 1 January 2025	於2025年1月1日							
	之結餘	519,723	574,047	55,786	435,901	(374,551)	(712,930)	497,976
Changes in equity for 2025:	2025年之權益變動：							
Profit for the year	年內利潤	—	—	—	—	—	352,529	352,529
Other comprehensive income	其他全面收益	—	—	—	—	78,293	—	78,293
Total comprehensive income	全面收益總額	—	—	—	—	78,293	352,529	430,822
Dividends to shareholders	向股東支付的股息							
(Note 27(b))	(附註 27(b))	—	(230,841)	—	—	—	—	(230,841)
Balance at 31 December 2025	於2025年12月31日							
	之結餘	519,723	343,206	55,786	435,901	(296,258)	(360,401)	697,957

The notes on pages 92 to 215 form part of these financial statements.

第92至215頁之附註為此等財務報表之一部分。

Consolidated Cash Flow Statement

綜合現金流量表

(Expressed in RMB) For the year ended 31 December 2025
(以人民幣為單位) 截至2025年12月31日止年度

			2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
	Note 附註			
Operating activities		經營活動		
Profit/(loss) before taxation		稅前利潤／(虧損)	369,605	(248,450)
Adjustments for:		調整項目：		
Depreciation and amortisation	6(c)	折舊及攤銷	56,516	56,062
Interest income	6(a)	利息收入	(9,148)	(10,280)
Borrowing costs	6(a)	借貸成本	68,383	74,695
Net foreign exchange loss		外匯虧損淨額	2,894	4,101
Net loss on disposal of property, plant and equipment	5	出售物業、廠房及設備的虧損淨額	10,276	25,538
Changes in working capital:		營運資金變動：		
Decrease in inventories and other contract costs		存貨及其他合同成本減少	52,950	13,103
Decrease in contract assets		合同資產減少	268,571	40,620
Decrease in trade and bills receivables		貿易應收款及應收票據減少	73,072	329,956
(Increase)/decrease in deposits, prepayments and other receivables		按金、預付款及其他應收款(增加)／減少	(28,789)	20,285
Decrease in trade and bills payables		貿易應付款及應付票據減少	(234,607)	(229,995)
(Decrease)/increase in contract liabilities		合同負債(減少)／增加	(100,415)	199,328
Decrease in accrued expenses and other payables		應計開支及其他應付款減少	(23,636)	(15,429)
Decrease in provision for warranties		保修撥備減少	(27,451)	(22,044)
Cash generated from operations		經營所得現金	478,221	237,490
Income tax paid	25(a)	已付所得稅	(45,007)	(24,592)
Net cash generated from operating activities		經營活動所得現金淨額	433,214	212,898

The notes on pages 92 to 215 form part of these financial statements.

第92至215頁之附註為此等財務報表之一部分。

Consolidated Cash Flow Statement (continued) 綜合現金流量表(續)

(Expressed in RMB) For the year ended 31 December 2025
(以人民幣為單位) 截至2025年12月31日止年度

			2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
	Note 附註			
Investing activities		投資活動		
Payments for purchase of property, plant and equipment		購買物業、廠房及設備付款	(12,217)	(11,368)
Proceeds from disposal of property, plant and equipment		出售物業、廠房及設備之所得款	27,780	37,996
Proceeds for other deposits		其他存款所得款項	—	3,000
Interest received		已收利息	9,148	10,280
Net cash generated from investing activities		投資活動所得現金淨額	24,711	39,908
Financing activities		融資活動		
Proceeds from new bank loans and other borrowings		新增銀行貸款及其他借款所得款	1,308,375	1,156,527
Repayment of bank loans and other borrowings		償還銀行貸款及其他借款	(1,070,592)	(1,266,299)
Net proceeds for restricted deposits to secure bank loans and other borrowings		為銀行貸款及其他借款抵押的限制性存款淨所得款	(130,536)	15,963
Capital element of lease rentals paid		已付租賃租金之資本部份	(25,608)	(25,155)
Interest element of lease rentals paid		已付租賃租金之利息部份	(737)	(897)
Dividend paid to equity shareholders of the Company		已付本公司權益股東股息	(230,841)	—
Borrowing costs paid		已付借貸成本	(67,646)	(73,798)
Net cash used in financing activities		融資活動所用現金淨額	(217,585)	(193,659)
Net increase in cash and cash equivalents		現金及現金等價物增加淨額	240,340	59,147
Cash and cash equivalents at 1 January		於1月1日的現金及現金等價物	334,136	274,515
	19(a)			
Effect of foreign exchange rate changes		外幣匯率變動的影響	(1,404)	474
Cash and cash equivalents at 31 December		於12月31日的現金及現金等價物	573,072	334,136
	19(a)			

The notes on pages 92 to 215 form part of these financial statements.

第92至215頁之附註為此等財務報表之一部分。

Notes to the Consolidated Financial Statements

綜合財務報表附註

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

1 CORPORATE INFORMATION

Yuanda China Holdings Limited (the “**Company**”) was incorporated in the Cayman Islands on 26 February 2010 as an exempted company with limited liability under the Companies Law, Chapter 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands. The shares of the Company were listed on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 17 May 2011. The consolidated financial statements of the Company comprise the Company and its subsidiaries (collectively referred to as the “**Group**”). The principal activities of the Group are the design, procurement, production, sale and installation of curtain wall systems.

2 MATERIAL ACCOUNTING POLICIES

(a) Statement of compliance

These financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (the “**IASB**”). These financial statements also comply with the disclosure requirements of the Hong Kong Companies Ordinance and the applicable disclosure provisions of the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”). Material accounting policies adopted by the Group are disclosed below.

The IASB has issued certain new or amended IFRS Accounting Standards that are first effective or available for early adoption for the current accounting period of the Group. Note 2(c) provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current accounting periods reflected in these financial statements.

1 公司資料

遠大中國控股有限公司(「**本公司**」)於2010年2月26日根據開曼群島公司法第22章(1961年第3號法律，經綜合及修訂)在開曼群島註冊成立為一家獲豁免有限責任公司。本公司股份於2011年5月17日於香港聯合交易所有限公司(「**聯交所**」)上市。本公司合併財務報表包括本公司及其附屬公司(統稱「**本集團**」)的資料。本集團的主要業務為設計、採購、生產、銷售及安裝幕牆系統。

2 重大會計政策

(a) 合規聲明

此等財務報表乃根據國際會計準則理事會(「**國際會計準則理事會**」)頒佈的國際財務報告準則會計準則而編製。此等財務報表亦符合香港公司條例披露規定及聯交所證券上市規則(「**上市規則**」)的適用披露條文。本集團採用重大會計政策，如下所述。

國際會計準則理事會已頒佈若干新訂或經修訂的國際財務報告準則會計準則，此等準則將於本集團當前會計期間首次生效或可提早採納。首次應用該等與本集團有關的國際財務報告準則會計準則所引致當前會計期間的任何會計政策變動已反映於此等財務報表，有關資料載列於附註2(c)。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(b) Basis of preparation of the financial statements

The measurement basis used in the preparation of the financial statements is the historical cost basis except for equity investment which are stated at their fair values (see Note 2(e)).

The Company has its functional currency in Hong Kong dollar (“**HK\$**”). As majority of the Group’s operation are conducted by the subsidiaries of the Group in Chinese Mainland in Renminbi (“**RMB**”), the consolidated financial statements are presented in Renminbi.

As at 31 December 2025, the Group had cash and cash equivalents of RMB573,072,000, while the Group had bank loans and other borrowings within one year or on demand of RMB1,181,368,000. As set out in Note 35, the directors of the Company has proposed a distribution of approximately RMB274,723,000 after the year end. Notwithstanding the above conditions, the directors of the Company consider that there are no material uncertainties related to events or conditions which, individually or collectively, may cast significant doubt on the Group’s ability to continue as a going concern. Management of the Group had prepared a cash flow forecast of the Group for at least the next twelve months from 31 December 2025, which has taken into account the following:

- The Group continues to improve its operating cash flows by accelerating the progress billings and collection of trade receivables, actively participating in bidding, negotiating with suppliers on payment terms, and reduction of operation expenses;

2 重大會計政策(續)

(b) 財務報表的編製基準

編製財務報表以歷史成本為計量基準，惟股權投資乃按其公允價值列賬(見附註2(e))。

本公司功能貨幣為港元(「**港元**」)。由於本集團大部分業務由本集團中國內地附屬公司以人民幣(「**人民幣**」)進行，故合併財務報表乃以人民幣呈列。

於2025年12月31日，本集團擁有現金及現金等價物約人民幣573,072,000元，而本集團擁有一年內或須按要求償還的銀行貸款及其他借款約人民幣1,181,368,000元。如附註35所載，本公司董事已建議於年結後派付約人民幣274,723,000元。儘管存在上述情況，本公司董事認為並無與事件或情況相關的重大不確定因素，而該等事件或情況個別或共同可能對本集團持續經營能力構成重大疑慮。本集團管理層已編製本集團自2025年12月31日起至少未來十二個月的現金流量預測，當中已考慮以下各項：

- 本集團通過加快進度開票及貿易應收款回收，積極參與投標，與供貨商就付款條件進行談判，以及減少運營費用以持續改善其經營現金流；

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(b) Basis of preparation of the financial statements (continued)

- The Group continues the negotiations with various banks to:
 - (i) renew the short-term bank loans upon maturity (see Note 22(a)); and/or
 - (ii) provide additional bank facilities to the Group.

Based on a cash flow forecast of the Group prepared by the management, the directors of the Company are of the opinion that the Group would have adequate funds to meet its liabilities as and when they fall due for at least twelve months from the end of the Reporting Period. Accordingly, the directors of the Company consider it is appropriate to prepare the consolidated financial statements on a going concern basis.

The preparation of financial statements in conformity with IFRS Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

2 重大會計政策(續)

(b) 財務報表的編製基準(續)

- 本集團繼續與各銀行進行協商：
 - (i) 短期銀行貸款到期後的重續(見附註22(a))；及／或
 - (ii) 向本集團提供額外的銀行融資。

根據管理層編製的本集團現金流量預測，本公司董事認為，本集團將擁有充足資金應付於報告期末後至少十二個月內到期的負債。因此，本公司董事認為按持續經營基準編製合併財務報表乃屬適當。

編製符合國際財務報告準則會計準則的財務報表需要管理層作出影響政策應用及資產、負債、收入及開支的申報金額的判斷、估計及假設。此等估計及相關假設乃按過往經驗和在當時情形下被認為是合理的各種其他因素作出的，其結果組成作出有關不可自其他來源即時得出的資產及負債賬面值的判斷的基準。實際結果可能與此等估計有所不同。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(b) Basis of preparation of the financial statements (continued)

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Judgements made by management in the application of IFRS Accounting Standards that have significant effect on the financial statements and major sources of estimation uncertainty are discussed in Note 3.

(c) Changes in accounting policies

The Group has applied amendments to ISA 21, *The effects of changes in foreign exchange rates — Lack of exchangeability* issued by the IASB to these financial statements for the current accounting period. The amendments do not have a material impact on these financial statements as the Group has not entered into any foreign currency transactions in which the foreign currency is not exchangeable into another currency.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

2 重大會計政策(續)

(b) 財務報表的編製基準(續)

此等估計及相關假設乃按持續基準審閱。會計估計的修訂乃於對估計作出修訂期間確認(倘該修訂僅影響該期間)或於修訂期間及未來期間確認(倘該修訂影響當前及未來期間)。

管理層於應用國際財務報告準則會計準則時所作出對財務報表及估計不明朗性主要來源有重大影響的判斷乃於附註3內討論。

(c) 會計政策變動

本集團於本會計期間已採用國際會計準則理事會頒佈的國際會計準則第21號(修訂本)，*匯率變動的影響—缺乏可兌換性*，並應用於此等財務報表。由於本集團並無進行任何外幣不可兌換為另一貨幣之相關外幣交易，有關修訂對本財務報表並無重大影響。

本集團並無採用任何在當前會計期間尚未生效的新準則或詮釋。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(d) Subsidiaries and non-controlling interests

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. When assessing whether the Group has power, only substantive rights (held by the Group and other parties) are considered.

An investment in a subsidiary is consolidated into the consolidated financial statements from the date that control commences until the date that control ceases.

Intra-group balances, transactions and cash flows and any unrealised profits arising from intra-group transactions are eliminated in full in preparing the consolidated financial statements. Unrealised losses resulting from intra-group transactions are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.

Changes in the Group's equity interests in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

When the Group loses control of a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related NCI and other components of equity. Any resulting gain or loss is recognised in profit or loss. Any interest retained in that former subsidiary is measured at fair value when control is lost.

2 重大會計政策(續)

(d) 附屬公司及非控股權益

附屬公司為本集團控制的實體。本集團對該實體具有承擔或享有參與有關實體所得之可變回報的風險或權利，並能透過其在該實體的權力影響該等回報，即本集團對該實體具有控制權。當評估本集團是否具有該權力時，只會考慮由本集團或其他人士擁有之實質權。

於附屬公司的投資乃自控制權開始當日起合併入賬至綜合財務報表，直至控制權終止當日為止。

集團內公司間結餘、交易及現金流及自集團內公司間交易產生的任何未變現利潤乃於編製綜合財務報表時全數對銷。集團內公司間交易產生的未變現虧損乃以與未變現收益相同的方式予以對銷，惟僅以無減值證據者為限。

本集團於一家附屬公司的股權變動，倘不會引致喪失控制權，則以權益交易入賬。

當本集團失去對附屬公司的控制權時，其終止確認該附屬公司的資產及負債，以及任何相關非控股權益及其他權益部分。任何由此產生的收益或虧損於損益中確認。於該前附屬公司保留的任何權益於失去控制權時按公允價值計量。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(d) Subsidiaries and non-controlling interests (continued)

In the Company's statement of financial position, an investment in a subsidiary is stated at cost less impairment losses (see Note 2(j)(ii)), unless the investment is classified as held-for-sale.

(e) Equity investment

An investment in equity securities is classified as FVPL unless the investment is not held for trading purposes and on initial recognition the Group makes an irrevocable election to designate the investment at FVOCI (non-recycling) such that subsequent changes in fair value are recognised in other comprehensive income. Such elections are made on an instrument-by-instrument basis, but may only be made if the investment meets the definition of equity from the issuer's perspective. If such an election is made, the time of disposal, the amount accumulated in the fair value reserve (non-recycling) is transferred to retained earnings and not recycled through profit or loss. Dividends from an investment in equity securities, irrespective of whether classified as at FVPL or FVOCI, are recognised in profit or loss as other income.

(f) Investment property

Investment properties are land and/or buildings which are owned or held under a leasehold interest (see Note 2(i)) to earn rental income and/or for capital appreciation. These include land held for a currently undetermined future use and property that is being constructed or developed for future use as investment property.

2 重大會計政策(續)

(d) 附屬公司及非控股權益(續)

於本公司的財務狀況表內，於附屬公司的投資乃按成本減減值虧損列賬(見附註2(j)(ii))，惟投資被分類為持作銷售則屬例外。

(e) 股權投資

於股本證券的投資分類為按公允價值計入損益，除非股權投資並非持作買賣用途，且於初步確認投資時，本集團不可撤回地選擇指定按公允價值計入其他全面收益的投資(不可撥回)其後公允價值變動於其他全面收益確認。有關選擇乃按個別工具基準作出，惟僅當發行人認為投資符合股權定義時方可作出。倘作出有關選擇，則於出售時，於公允價值儲備(不可轉回)累計之金額會轉撥至保留盈利，而不會透過損益撥回。來自股本證券投資的股息(不論分類為按公允價值計入損益或按公允價值計入其他全面收益)於損益確認為其他收入。

(f) 投資物業

投資物業是指根據租賃權益(見附註2(i))擁有或持有以賺取租金收入和／或資本增值的土地和／或建築物。其中包括為目前尚未確定的未來用途而持有的土地，以及為將來用作投資物業而正在建造或開發的物業。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(f) Investment property (continued)

Investment properties are stated at cost less accumulated depreciation and impairment losses (see Note 2(j)(ii)). The depreciation policy is the same as that of property, plant and equipment (see Note 2(g)). Rental income from investment properties is recognised in accordance with Note 2(t)(v).

(g) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses (see Note 2(j)(ii)).

The cost of self-constructed items of property, plant and equipment includes the cost of materials, direct labour, the initial estimate, where relevant, of the costs of dismantling and removing the items and restoring the site on which they are located, and an appropriate proportion of production overheads and borrowing costs (see Note 2(v)).

Gains or losses arising from the retirement or disposal of an item of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the item and are recognised in profit or loss on the date of retirement or disposal.

Depreciation is calculated to write-off the cost of items of property, plant and equipment, less their estimated residual values, if any, using the straight-line method over their estimated useful lives and is generally recognised in profit or loss.

2 重大會計政策(續)

(f) 投資物業(續)

投資物業按成本減去累計折舊和減值損失列示(見附註2(j)(ii))。折舊政策與物業、廠房及設備的折舊政策相同(見附註2(g))。投資物業的租金收入根據附註2(t)(v)確認。

(g) 物業、廠房及設備

物業、廠房及設備按成本減累計折舊及減值虧損列賬(見附註2(j)(ii))。

自行興建的物業、廠房及設備項目的成本包括材料成本、直接勞工成本、(如適用)初步估計拆卸及搬遷項目以及恢復項目所在地原貌的成本，以及生產經常開支及借貸成本的適當比例(見附註2(v))。

報廢或出售物業、廠房及設備項目產生的收益或虧損釐定為出售所得款項淨額與項目賬面值之間的差額，並於報廢或出售日期在損益中確認。

折舊乃使用直線法按下列估計可使用年期計算以撇銷物業、廠房及設備項目的成本減其估計剩餘價值(如有)，並一般於損益中確認。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(g) Property, plant and equipment (continued)

The estimated useful lives for the current and comparative periods are as follows:

	<i>Estimated useful lives</i>
Plant and buildings	30 years
Machinery and equipment	15 years
Motor vehicles and other equipment	5 years

Where parts of an item of property, plant and equipment have different useful lives, the cost of the item is allocated on a reasonable basis between the parts and each part is depreciated separately. Both the estimated useful life of an asset and its residual value are reviewed annually.

(h) Research and development expenditure

Expenditure on research and development activities is recognised as an expense in the period in which it is incurred.

(i) Leased assets

At inception of a contract, the Group assesses whether the contract is, or contains, a lease. This is a case if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is conveyed where the customer has both the right to direct the use of the identified asset and to obtain substantially all of the economic benefits from that use.

2 重大會計政策(續)

(g) 物業、廠房及設備(續)

本期間及比較期間的估計可使用年期如下：

	<i>估計可使用年期</i>
廠房及樓宇	30年
機器及設備	15年
汽車及其他設備	5年

倘物業、廠房及設備項目各部分的可使用年期不同，則該項目的成本會按合理基準分配至各部分，而每部分須分開折舊。資產的估計可使用年期及其剩餘價值均須每年檢討。

(h) 研發開支

研發活動的開支乃於其產生期間確認為開支。

(i) 租賃資產

在合同開始時，本集團評估合同是否是或包含租賃。倘合同轉讓了在一段時間內控制已確認資產使用的權利以換取對價，則屬此類情況。倘客戶同時有權指導已識別資產的用途並自有關用途獲得絕大部分經濟效益，則擁有控制權。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(i) Leased assets (continued)

(i) As a lessee

Where the contract contains lease component(s) and non-lease component(s), the Group has elected not to separate non-lease components and accounts for each lease component and any associated non-lease components as a single lease component for all leases.

At the lease commencement date, the Group recognises a right-of-use asset and a lease liability. When the Group enters into a lease in respect of a low-value item, the group decides whether to capitalise the lease on a lease-by-lease basis. If not capitalised, the associated lease payments are recognised in profit or loss on a systematic basis over the lease term.

Where the lease is capitalised, the lease liability is initially recognised at the present value of the lease payments payable over the lease term, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, using a relevant incremental borrowing rate. After initial recognition, the lease liability is measured at amortised cost and interest expense is recognised using the effective interest method. Variable lease payments that do not depend on an index or rate are not included in the measurement of the lease liability, and are charged to profit or loss as incurred.

2 重大會計政策(續)

(i) 租賃資產(續)

(i) 作為承租人

當合約包含租賃部分及非租賃部分，本集團選擇不區分非租賃部分及將各租賃部分及任何關聯非租賃部分入賬列為所有租賃的單一租賃部分。

在租賃開始日，本集團確認使用權資產和租賃負債。當本集團就一項低價值資產簽訂租賃協議時，本集團決定是否按逐項租賃基準對該租賃進行資本化。倘未資本化，相關租賃付款於租賃期內按系統基準於損益確認。

當租賃已資本化，租賃負債初步按租期應付租賃付款現值確認，並按租賃中所隱含的利率貼現，或倘該利率不能輕易釐定，則以相關遞增借款利率貼現。於初步確認後，租賃負債按攤銷成本計量，而利息開支則採用實際利率法計量。租賃負債的計量並不包括不依賴指數或利率的可變租賃付款，並於其產生時在損益中扣除。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(i) Leased assets (continued)

(i) As a lessee (continued)

The right-of-use asset recognised when a lease is capitalised is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received. The right-of-use asset is subsequently stated at cost less accumulated depreciation and impairment losses (see Notes 2(g) and 2(j)(ii)).

Refundable rental deposits are accounted for separately from the right-of-use assets in accordance with the accounting policy applicable to investments in non-equity securities carried at amortised cost (see Notes 2(j)(i) and 2(t)(vi)). Any excess of the initial fair value and the nominal value over the initial fair value of the deposits is accounted for as additional lease payments made and is included in the cost of right-of-use assets.

2 重大會計政策(續)

(i) 租賃資產(續)

(i) 作為承租人(續)

於資本化租賃時確認的使用權資產初步按成本計量，成本包括就開始日期或之前作出的任何租賃付款作出調整的租賃負債初始金額，加上所產生的任何初始直接成本以及拆除及移除相關資產或恢復相關資產或該資產所在工地而產生的估計成本，減任何所收的租賃優惠。使用權資產按成本減累計折舊和減值損失列示(見附註2(g)及2(j)(ii))。

可退回租賃按金根據適用於按攤銷成本列賬的非股本證券投資的會計政策與使用權資產分開入賬(見附註2(j)(i)及2(t)(vi))。初始公允價值及面值超出按金初始公允價值的任何差額入賬列作已付額外租賃付款，並計入使用權資產成本。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(i) Leased assets (continued)

(i) As a lessee (continued)

The lease liability is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, or if the Group changes its reassessment of whether it will exercise a purchase, extension or termination option. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The lease liability is also remeasured when there is a change in the scope of a lease or the consideration for a lease that is not originally provided for in the lease contract if such modification is not accounted for as a separate lease. In this case the lease liability is remeasured based on the revised lease payments and lease term using a revised discount rate at the effective date of the modification.

In the consolidated statement of financial position, the current portion of long-term lease liabilities is determined as the present value of contractual payments that are due to be settled within twelve months after the Reporting Period.

2 重大會計政策(續)

(i) 租賃資產(續)

(i) 作為承租人(續)

倘指數或利率變化引致未來租賃付款出現變動，倘本集團預期根據剩餘價值擔保應付的估計金額產生變化，或倘本集團改變其是否將行使購買、續租或終止選擇權的重新評估，則租賃負債將重新計量。倘以這種方式重新計量租賃負債，則應當對使用權資產的賬面值進行相應調整，而倘使用權資產的賬面值已調減至零，則應於損益列賬。

當租賃範疇發生變化或租賃合約原先並無規定的租賃代價發生變化，且未作為單獨的租賃入賬時，則亦要對租賃負債進行重新計量。在此情況，租賃負債根據經修訂的租賃付款及租賃期限，使用經修訂的貼現率在修訂生效日重新計量。

在綜合財務狀況表中，長期租賃負債的即期部分釐定為須於報告期後十二個月內清償之合約付款現值。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(i) Leased assets (continued)

(ii) As a lessor

The Group determines at lease inception whether each lease is a finance lease or an operating lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to the ownership of an underlying assets to the lessee. Otherwise, the lease is classified as an operating lease.

When a contract contains lease and non-lease components, the Group allocates the consideration in the contract to each component on a relative stand-alone selling price basis. The rental income from operating leases is recognised in accordance with Note 2(t)(v).

2 重大會計政策(續)

(i) 租賃資產(續)

(ii) 作為出租人

本集團在租賃開始時確定每份租賃是融資租賃還是經營租賃。如果租賃實質上將標的資產所有權附帶的所有風險和報酬轉移給承租人，則該租賃被歸類為融資租賃。否則，該租賃被歸類為經營租賃。

當合同包含租賃和非租賃組成部分時，本集團將合同中的對價按照單獨售價的基準分配給每個組成部分。經營租賃的租金收入根據附註2(t)(v)確認。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
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2 MATERIAL ACCOUNTING POLICIES (continued)

(j) Credit losses and impairment of assets

(i) Credit losses from financial instruments and contract assets

The Group recognises a loss allowance for expected credit losses (“ECLs”) on:

- financial assets measured at amortised cost (including cash and cash equivalents, trade receivables and deposits and other receivables); and
- contract assets (see Note 2(l)).

Derivative financial instruments measured at fair value are not subject to the ECL assessment.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Generally, credit losses are measured as the present value of all expected cash shortfalls between the contractual and expected amounts.

2 重大會計政策(續)

(j) 信用損失及資產減值

(i) 金融工具及合同資產信用損失

本集團就預期信用損失(「預期信用損失」)確認虧損撥備：

- 按攤銷成本計量的金融資產(包括現金及現金等價物、貿易應收款及按金以及其他應收款)；及
- 合約資產(見附註2(l))。

按公允價值計量的衍生金融工具無須進行預期信用損失評估。

計量預期信用損失

預期信用損失為信用損失的概率加權估計。一般而言，信用損失是以合約金額與預期金額之間所有預期現金短缺的現值來計量。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(j) Credit losses and impairment of assets
(continued)

(i) Credit losses from financial instruments
and contract assets (continued)

Measurement of ECLs (continued)

The expected cash shortfalls are discounted using the following rates if the effect is material:

- fixed-rate financial assets, trade receivables, deposits and other receivables and contract assets: effective interest rate determined at initial recognition or an approximation thereof; and
- variable-rate financial assets: current effective interest rate.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

2 重大會計政策(續)

(j) 信用損失及資產減值(續)

(i) 金融工具及合同資產
信用損失(續)

計量預期信用損失
(續)

倘影響重大，預期現金短缺使用如下利率貼現：

- 定息金融資產、貿易應收款及按金及其他應收款及合同資產：初步確認時釐定的實際利率或其近似值；及
- 浮息金融資產：即期實際利率。

估計預期信用損失時所考慮的最長期間為本集團面對信貸風險的最長合同期間。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(j) Credit losses and impairment of assets
(continued)

(i) Credit losses from financial instruments
and contract assets (continued)

Measurement of ECLs (continued)

ECLs are measured on either of the
following bases:

- 12-month ECLs: these are the portion of ECLs that result from default events within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months); and
- lifetime ECLs: these are the ECLs that result from all possible default events over the expected lives of the items to which the ECL model applies.

2 重大會計政策(續)

(j) 信用損失及資產減值(續)

(i) 金融工具及合同資產
信用損失(續)

計量預期信用損失
(續)

預期信用損失將採用
以下基準計量：

- 12個月預期信用損失：指報告日期后12個月內(或倘工具的預期年期少於12個月，則為較短期間)違約事件導致的預期信用損失部分；及
- 整個存續期的預期信用損失：指預期信用損失模型適用項目之預期可使用年內所有可能違約事件而導致的預期信用損失。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(j) Credit losses and impairment of assets
(continued)

(i) Credit losses from financial instruments
and contract assets (continued)

Measurement of ECLs (continued)

Loss allowances for trade receivables and contract assets are always measured at an amount equal to lifetime ECLs. ECLs on these financial assets are estimated using a provision matrix based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors and an assessment of both the current and forecast general economic conditions at the reporting date.

For all other financial instruments, the Group recognises a loss allowance equal to 12-month ECLs unless there has been a significant increase in credit risk of the financial instrument since initial recognition, in which case the loss allowance is measured at an amount equal to lifetime ECLs.

2 重大會計政策(續)

(j) 信用損失及資產減值(續)

(i) 金融工具及合同資產
信用損失(續)

計量預期信用損失
(續)

貿易應收款及合同資產之虧損撥備一直按等同於整個存續期的預期信用損失的金額計量。於報告日期，該等金融資產的預期信用損失乃根據本集團的歷史信用損失經驗使用計提矩陣進行評估，並根據債務人的特定因素及對當前及預計一般經濟狀況的評估進行調整。

就所有其他金融工具而言，本集團確認相等於12個月預期信用損失的虧損撥備，除非金融工具的信貸風險自初步確認以來大幅上升，則在此情況下，虧損撥備按相等於整個存續期的預期信用損失的金額計量。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(j) Credit losses and impairment of assets (continued)

(i) Credit losses from financial instruments and contract assets (continued)

Significant increases in credit risk

When determining whether the credit risk of a financial instrument has increased significantly since initial recognition and when measuring ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment, that includes forward-looking information.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

For loan commitments, the date of initial recognition for the purpose of assessing ECLs is considered to be the date that the group becomes a party to the irrevocable commitment. In assessing whether there has been a significant increase in credit risk since initial recognition of a loan commitment, the group considers changes in the risk of default occurring on the loan to which the loan commitment relates.

2 重大會計政策(續)

(j) 信用損失及資產減值(續)

(i) 金融工具及合同資產 信用損失(續)

信貸風險大幅上升

於釐定金融工具的信貸風險自初始確認以來是否顯著增加及計量預期信貸虧損時，本集團會考慮相關且毋須付出不必要成本或努力即可獲得的合理及有理據資料。這包括基於本集團過往經驗及知情信貸評估(包括前瞻性資料)的定量及定性資料及分析。

倘金融資產逾期超過30日，本集團假設其信貸風險顯著增加。

就貸款承諾而言，就評估預期信用損失而言，初步確認日期被視為本集團成為不可撤回承諾一方的日期。於評估信貸風險自初始確認貸款承諾以來是否顯著增加時，本集團考慮與貸款承諾相關的貸款發生違約風險的變化。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(j) Credit losses and impairment of assets
(continued)

(i) Credit losses from financial instruments
and contract assets (continued)

Significant increases in credit risk
(continued)

The Group considers a financial asset to
be in default when:

- the debtor is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or
- the financial asset is 90 days past due.

ECLs are remeasured at each reporting date to reflect changes in the financial instrument's credit risk since initial recognition. Any change in the ECL amount is recognised as an impairment gain or loss in profit or loss. The Group recognises an impairment gain or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account.

2 重大會計政策(續)

(j) 信用損失及資產減值(續)

(i) 金融工具及合同資產
信用損失(續)

信貸風險大幅上升
(續)

在下列情況下，本集團認為金融資產違約：

- 債務人不大可能向本集團悉數支付其信貸責任，而本集團並無追索權，例如變現抵押品(如持有)；或
- 金融資產已逾期90天。

預期信用損失於各報告日期進行重新計量以反映金融工具自初步確認以來的信貸風險變動。預期信用損失的任何變動均於損益確認為減值收益或虧損。本集團就所有金融工具確認減值收益或虧損，並通過虧損撥備賬對彼等之賬面值作出相應調整。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(j) Credit losses and impairment of assets (continued)

(i) Credit losses from financial instruments and contract assets (continued)

Credit-impaired financial assets

At each reporting date, the Group assesses whether a financial asset is credit-impaired. A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable events:

- significant financial difficulties of the debtor;
- a breach of contract, such as a default or past due event;
- it is probable that the debtor will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties of the issuer.

2 重大會計政策(續)

(j) 信用損失及資產減值(續)

(i) 金融工具及合同資產 信用損失(續)

信貸減值金融資產

於各報告日期，本集團評估金融資產是否出現信貸減值。當發生一項或多項對金融資產預計未來現金流量有不利影響的事件時，金融資產則出現信貸減值。

金融資產出現信貸減值的證據包括以下可觀察事件：

- 債務人有重大財務困難；
- 違約，例如拖欠或延遲支付利息或本金；
- 債務人可能破產或進行其他財務重組；或
- 因發行人財務困難而導致證券的活躍市場消失。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
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2 MATERIAL ACCOUNTING POLICIES (continued)

2 重大會計政策(續)

(j) Credit losses and impairment of assets
(continued)

(j) 信用損失及資產減值(續)

(i) Credit losses from financial instruments
and contract assets (continued)

(i) 金融工具及合同資產
信用損失(續)

Write-off policy

撇銷政策

The gross carrying amount of a financial asset or contract asset is written off to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off.

若日後實際上不可收回款項，本集團則會撇銷金融資產或合同資產的總賬面值。該情況通常出現在本集團確定債務人沒有資產或可產生足夠現金流量的收入來源來償還應撇銷的金額。

Subsequent recoveries of an asset that was previously written off are recognised as a reversal of impairment in profit or loss in the period in which the recovery occurs.

隨後收回先前撇銷之資產於收回期間在損益內確認為減值撥回。

(ii) Impairment of other non-current assets

(ii) 其他非流動資產減值

At each reporting date, the Group reviews the carrying amounts of its non-financial assets (other than property carried at revalued amounts, investment property, inventories and other contract costs, contract assets and deferred tax assets) to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

於各報告日期，本集團審閱其非財務資產（按重估金額列賬之物業、投資物業、存貨及其他合同成本、合同資產及遞延稅項資產除外）之賬面值，以釐定是否有任何減值跡象。倘出現任何該等跡象，則會估計資產的可收回金額。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(j) Credit losses and impairment of assets
(continued)

(ii) Impairment of other non-current assets
(continued)

For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash-generating units ("CGU"s).

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs of disposal. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its recoverable amount.

Impairment losses are recognised in profit or loss. They are allocated to reduce the carrying amounts of the assets in the CGU on a pro rata basis.

2 重大會計政策(續)

(j) 信用損失及資產減值(續)

(ii) 其他非流動資產減值
(續)

在進行減值測試時，資產會被歸類為最小的資產組別，而該資產組別從持續使用中產生的現金流入在很大程度上獨立於其他資產或現金產生單位(「現金產生單位」)的現金流入。

資產或現金產生單位的可收回金額為其使用價值與公允價值減處置成本兩者中的較高者。使用價值乃根據估計未來現金流量計算，並使用反映當前市場對貨幣時間價值及資產或現金產生單位特定風險的評估的稅前貼現率貼現至其現值。

倘資產或現金產生單位之賬面值超過其可收回金額，則確認減值虧損。

減值虧損乃於損益內確認。該等資產乃按比例分配以減少現金產生單位內資產的賬面值。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

2 重大會計政策(續)

(j) Credit losses and impairment of assets
(continued)

(j) 信用損失及資產減值(續)

(ii) Impairment of other non-current assets
(continued)

(ii) 其他非流動資產減值
(續)

An impairment loss is reversed only to the extent that the resulting carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

減值虧損僅於所得賬面值不超過倘並無確認減值虧損而原應釐定的賬面值(扣除折舊或攤銷)時撥回。

(iii) Interim financial reporting and impairment

(iii) 中期財務報告及減值

Under the Listing Rules, the Group is required to prepare an interim financial report in compliance with IAS 34, *Interim financial reporting*, in respect of the first six months of the financial year. At the end of the interim period, the Group applies the same impairment testing, recognition, and reversal criteria as it would at the end of the financial year (see Notes 2(j)(i) and 2(j)(ii)).

根據上市規則，本集團須遵守國際會計準則第34號中期財務報告編製有關財政年度首六個月的中期財務報告。於中期期末，本集團採用等同財政年度末之減值測試、確認及撥回標準(見附註2(j)(i)及2(j)(ii))。

(k) Inventories and other contract costs

(k) 存貨及其他合同成本

(i) Inventories

(i) 存貨

Inventories are assets which are held for sale in the ordinary course of business, in the process of production for such sale or in the form of materials or supplies to be consumed in the production process or in the rendering of services.

存貨是指日常業務過程中持有以作銷售、處在為該等銷售的生產過程中，或在生產過程中或提供服務耗用的材料或物料形式持有的資產。

Inventories are carried at the lower of cost and net realisable value.

存貨按成本及可變現淨值的較低者列賬。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(k) Inventories and other contract costs (continued)

(i) Inventories (continued)

Inventories include the cost of raw materials waiting to be assigned to specific construction contracts. The cost of inventories includes design costs, costs of purchase, direct labour, other direct costs and production overheads.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

When inventories are assigned to specific construction contracts, the carrying amount of those inventories is recognised as an expense in the year in which the related revenue is recognised.

The amount of any write-down of inventories to net realisable value and all losses of inventories are recognised as an expense in the year the write-down or loss occurs. The amount of any reversal of any write-down of inventories is recognised as a reduction in the amount of inventories recognised as an expense in the year in which the reversal occurs.

2 重大會計政策(續)

(k) 存貨及其他合同成本(續)

(i) 存貨(續)

存貨包括待指定至特定建築合同的原材料的成本。存貨成本包括設計成本、採購成本、直接勞工、其他直接成本及生產經常開支。

可變現淨值為在日常業務過程中的估計售價減去完成的估計成本以及完成銷售的估計成本。

在指定存貨至特定建築合同時，該等存貨的賬面值乃於確認相關收入的年度內確認為開支。

任何撇減存貨至可變現淨值的金額及所有存貨虧損乃於作出撇減或產生損失的年度內確認為開支。任何存貨撇減的任何撥回金額乃於作出撥回的年度內確認為已確認為開支的存貨金額的扣減。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
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2 MATERIAL ACCOUNTING POLICIES (continued)

2 重大會計政策(續)

(k) Inventories and other contract costs (continued)

(k) 存貨及其他合同成本(續)

(ii) Other contract costs

(ii) 其他合同成本

Other contract costs are either the incremental costs of obtaining a contract with a customer or the costs to fulfil a contract with a customer which are not capitalised as inventory (see Note 2(k)(i)).

其他合同成本是取得客戶合同的增量成本或履行客戶合同的成本，其並無資本化為存貨（見附註2(k)(i)）。

Incremental costs of obtaining a contract are capitalised if the costs relate to revenue which will be recognised in a future Reporting Period and the costs are expected to be recovered. Other costs of obtaining a contract are expensed when incurred.

倘有關收益的成本將在未來報告期內確認，而成本預期可收回，取得合同的增量成本於產生時會資本化。取得合同的其他成本在產生時費用化。

Costs to fulfil a contract are capitalised if the costs relate directly to an existing contract or to a specifically identifiable anticipated contract; generate or enhance resources that will be used to provide goods or services in the future; and are expected to be recovered. Otherwise, costs of fulfilling a contract, which are not capitalised as inventory, property, plant and equipment or intangible assets, are expensed as incurred.

倘履行合同的成本與現有合同或可識別的預期合同直接有關；產生或提升將於未來用於提供產品或服務的資源；並預期可收回，則會資本化。否則，履行合同的成本（並非資本化為存貨、物業、廠房及設備或無形資產）於產生時支銷。

Capitalised contract costs are stated at cost less accumulated amortisation and impairment losses. Amortisation of capitalised contract costs is recognised to profit or loss when the revenue to which the asset relates is recognised (see Note 2(t)).

資本化合同成本按成本減累計攤銷及減值虧損列賬。當與資產有關的收入獲確認時，資本化的合同成本攤銷將於損益確認（見附註2(t)）。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
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2 MATERIAL ACCOUNTING POLICIES (continued)

(l) Contract assets and contract liabilities

A contract asset is recognised when the Group recognises revenue (see Note 2(t)) before being unconditionally entitled to the consideration under the terms in the contract. Contract assets are assessed for ECL in accordance with the policy set out in Note 2(j)(i) and are reclassified to receivables when the right to the consideration has become unconditional (see Note 2(m)).

A contract liability is recognised when the customer pays non-refundable consideration before the Group recognises the related revenue (see Note 2(t)). A contract liability is also recognised if the Group has an unconditional right to receive non-refundable consideration before the Group recognises the related revenue. In such cases, a corresponding receivable is also recognised (see Note 2(m)).

For a single contract with the customer, either a net contract asset or a net contract liability is presented. For multiple contracts, contract assets and contract liabilities of unrelated contracts are not presented on a net basis.

(m) Trade and other receivables

A receivable is recognised when the Group has an unconditional right to receive consideration and only the passage of time is required before payment of that consideration is due.

Trade receivables that do not contain a significant financing component are initially measured at their transaction price. Trade receivables that contain a significant financing component and other receivables are initially measured at fair value plus transaction costs. All receivables are subsequently stated at amortised cost.

2 重大會計政策(續)

(l) 合同資產及合同負債

在本集團有權無條件獲取合同條款項下代價前確認收入(見附註2(t))時確認合同資產。合同資產按附註2(j)(i)所載政策就預期信用損失而獲評估，並在代價權利成為無條件後獲重新分類至應收款(見附註2(m))。

本集團確認相關收入前，合同負債在客戶支付不可退還代價時確認(見附註2(t))。如本集團有無條件權利在本集團確認相關收入前收取不可退還代價，則合同負債亦會獲確認。在相關情況下，相應收款亦會獲確認(見附註2(m))。

就與客戶的單一合同而言，合同資產淨額或合同負債淨額得以呈列。就多份合同而言，非相關合同的合同資產及合同負債不按淨額基準呈列。

(m) 貿易及其他應收款

應收款在本集團擁有無條件權利收取代價且該代價僅需待時間到期後即可支付時予以確認。

不包含重大融資成分的貿易應收款初步按其交易價格計量。包含重大融資成分的貿易應收款及其他應收款項初步按公允價值加交易成本計量。所有應收款其後按攤銷成本列賬。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
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2 MATERIAL ACCOUNTING POLICIES (continued)

2 重大會計政策(續)

(n) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Cash and cash equivalents are assessed for ECL in accordance with the policy set out in Note 2(j)(i).

(o) Trade and other payables

Trade and other payables are initially recognised at fair value. Subsequent to initial recognition, trade and other payables are stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at invoice amounts.

(p) Interest-bearing borrowings

Interest-bearing borrowings are measured initially at fair value less transaction costs. Subsequently, these borrowings are stated at amortised cost using the effective interest method. Interest expense is recognised in accordance with the Group's accounting policy for borrowing costs (see Note 2(v)).

(n) 現金及現金等價物

現金及現金等價物包括銀行存款及手頭現金、於銀行及其他金融機構的活期存款及於收購時到期為三個月以內之可隨時兌換為已知金額現金且承受的價值變動風險並不重大的短期、高流動性投資。現金及現金等價物根據附註2(j)(i)所載政策作出預期信用損失評估。

(o) 貿易及其他應付款

貿易及其他應付款項初步按公允價值確認。於初步確認後，貿易及其他應付款項按攤銷成本列賬，惟倘貼現的影響並不重大，在此情況下則按發票金額列賬。

(p) 計息借貸

計息借貸初步按公允價值減交易成本計量。其後，該等借貸按攤銷成本，使用實際利率法列賬。利息開支根據本集團借貸成本的會計政策予以確認(見附註2(v))。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(q) Employee benefits

(i) Short-term employee benefits and contributions to defined contribution retirement plans

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

The Group's contributions to defined contribution retirement plans are charged to profit or loss when incurred, except to the extent that they are included in the cost of inventories not yet recognised as an expense.

(ii) Termination benefits

Termination benefits are expensed at the earlier of when the Group can no longer withdraw the offer of those benefits and when it recognises restructuring costs.

(r) Income tax

Income tax expense comprises current tax and deferred tax. It is recognised in profit or loss except to the extent that it relates to a business combination, or items recognised directly in equity or in OCI.

2 重大會計政策(續)

(q) 僱員福利

(i) 短期僱員福利及向界定供款退休計劃供款

短期僱員福利於提供相關服務時支銷。倘本集團因僱員過往提供的服務而有現時法定或推定責任支付該金額，且該責任能夠可靠估計，則會就預期支付的金額確認負債。

本集團向界定供款退休計劃的供款乃於產生時於損益表內扣除，惟以已計入存貨成本但尚未確認為開支者為限。

(ii) 合約終止補償

合約終止補償於本集團不能再撤回提供該等福利時及確認重組成本時(以較早者為準)支銷。

(r) 所得稅

所得稅支出包括即期稅項及遞延稅項。所得稅支出於損益中確認，除非與業務合併或直接於權益或其他全面收益中確認的項目有關。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(r) Income tax (continued)

Current tax comprises the estimated tax payable or receivable on the taxable income or loss for the year and any adjustments to the tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects any uncertainty related to income taxes. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.

Current tax assets and liabilities are offset only if certain criteria are met.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences;
- temporary differences related to investment in subsidiaries, associates and joint venture to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future;

2 重大會計政策(續)

(r) 所得稅(續)

即期稅項包括本年度應課稅收入或虧損的估計應繳稅款或應收稅款，以及就過往年度應繳稅款或應收稅款的任何調整。當期應付或應收稅項金額是對預期支付或收取稅項金額的最佳估計，反映與所得稅有關的任何不確定性。其採用於報告日期已頒佈或實質頒佈的稅率計量。即期稅項亦包括股息產生的任何稅項。

即期稅項資產及負債僅在符合特定條件時方會抵銷。

遞延稅項是就資產和負債在財務報告中的賬面值與在稅務中使用的金額之間的暫時差異而確認。以下情況不會確認遞延稅項：

- 於非企業合併的交易中初始確認資產或負債時產生的暫時差異，該交易既不影響會計損益，也不影響應課稅損益，且不會產生相等的應課稅及可扣稅暫時差異；
- 與投資附屬公司、聯營公司及合營企業有關的暫時差異，惟本集團可控制撥回暫時差異的時間，而暫時差異於可預見將來可能不會撥回；

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(r) Income tax (continued)

- taxable temporary differences arising on the initial recognition of goodwill; and
- those related to the income taxes arising from tax laws enacted or substantively enacted to implement the Pillar Two model rules published by the Organisation for Economic Co-operation and Development.

The Group recognised deferred tax assets and deferred tax liabilities separately in relation to its lease liabilities and right-of-use assets.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on the reversal of relevant taxable temporary differences. If the amount of taxable temporary differences is insufficient to recognise a deferred tax asset in full, then future taxable profits, adjusted for reversals of existing temporary differences, are considered, based on the business plans for individual subsidiaries in the group. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves.

2 重大會計政策(續)

(r) 所得稅(續)

- 初步確認商譽時產生的應課稅暫時差額；及
- 因實施經濟合作與發展組織發佈的第二支柱範本規則而頒佈或實質頒佈的稅法所產生的所得稅。

本集團就其租賃負債和使用權資產分別確認遞延稅項資產和遞延稅項負債。

遞延稅項資產乃就所有未動用稅項虧損、未動用稅項抵免及可抵扣暫時差異確認，惟以未來應課稅利潤可供抵銷為限。未來應課稅利潤根據相關應課稅暫時差異的撥回釐定。若應課稅暫時差異的金額不足以全數確認遞延稅項資產，則會根據集團內個別附屬公司的業務計劃，考慮撥回現有暫時差異調整後的未來應課稅利潤。遞延稅項資產於各報告日期進行審閱，並在相關稅務利益不再可能實現時予以扣減；當未來應課稅利潤的可能性提高時，該等扣減將予撥回。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(r) Income tax (continued)

Where investment properties are carried at their fair value, the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying value at the reporting date, unless the property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. In all other cases, the measurement of deferred tax reflects the tax consequences that would follow from the manner in which the group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if certain criteria are met.

(s) Provisions and contingent liabilities and onerous contracts

(i) Provisions and contingent liabilities

Generally provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessment of the time value of money and the risks specific to the liability.

A provision for warranties is recognised when the underlying products or services are sold, based on historical warranty data and a weighting of possible outcomes against their associated probabilities.

2 重大會計政策(續)

(r) 所得稅(續)

倘投資物業以其公允價值列賬，則確認遞延稅項金額採用按該等資產於報告日期的賬面值出售時所適用的稅率計量，除非該物業可予折舊，且以一種業務模式持有，其目標是隨時間而非透過出售消耗該物業所包含的絕大部分經濟利益。在所有其他情況下，遞延稅項的計量反映本集團於報告日期預期收回或清償其資產及負債賬面值的方式所產生的稅務後果。

遞延稅項資產及負債只有在符合特定條件時才可抵銷。

(s) 撥備及或然負債及虧損性合同

(i) 撥備及或然負債

一般而言，撥備乃按反映當前市場對貨幣時間價值及負債特定風險的評估的稅前利率貼現預期未來現金流量而釐定。

保修撥備於相關產品或服務售出時根據歷史保修數據及可能結果相對其相關概率的權重確認。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

- (s) Provisions and contingent liabilities and onerous contracts (continued)

- (i) Provisions and contingent liabilities (continued)

A provision for onerous contracts is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract, which is determined based on the incremental costs of fulfilling the obligation under that contract and an allocation of other costs directly related to fulfilling that contract. Before a provision is established, the Group recognises any impairment loss on the assets associated with that contract (see Note 2(j)(ii)).

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

Where some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, a separate asset is recognised for any expected reimbursement that would be virtually certain. The amount recognised for the reimbursement is limited to the carrying amount of the provision.

2 重大會計政策(續)

- (s) 撥備及或然負債及虧損性合同(續)

- (i) 撥備及或然負債(續)

虧損性合同撥備按終止合約的預期成本與繼續合同的預期淨成本兩者中較低者的現值計量，該現值乃根據履行該合同項下責任的增量成本及與履行該合同直接相關的其它成本的分配釐定。於計提撥備前，本集團確認與該合同相關的資產的任何減值虧損(見附註2(j)(ii))。

當需要經濟利益流出的可能性較低或當金額不能可靠估計時，責任會被披露為或然負債，除非經濟利益流出的可能性極微。可能的責任(其存在將僅由一項或以上未來事件的出現或不出現確認)亦作為或然負債披露，惟經濟利益流出的可能性極微者則屬例外。

倘結算撥備所需的或部分或全部支出預期由另一方償還，則就幾乎確定的任何預期償還確認一項單獨的資產。就償還確認的金額以撥備的賬面值為限。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

- (s) Provisions and contingent liabilities and onerous contracts (continued)

(ii) Onerous contracts

An onerous contract exists when the Group has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract. Provisions for onerous contracts are measured at the present value of the lower of the expected cost of terminating the contract and the net cost of fulfilling the contract. The cost of fulfilling the contract includes both the incremental costs of fulfilling that contract and an allocation of other costs that relate directly to fulfilling that contract.

- (t) Revenue and other income

Income is classified by the Group as revenue when it arises from the sale of goods, the provision of services or the use by others of the Group's assets under leases in the ordinary course of the Group's business.

Revenue is recognised when control over a product or service is transferred to the customer, or the lessee has the right to use the asset, at the amount of promised consideration to which the Group is expected to be entitled, excluding those amounts collected on behalf of third parties. Revenue excludes value added tax or other sales taxes and is after deduction of any trade discounts.

2 重大會計政策(續)

- (s) 撥備及或然負債及虧損性合同(續)

(ii) 虧損性合同

當本集團為履行合同規定的義務所產生不可避免的成本超過預期因該合同可獲取的經濟效益時，便存在虧損性合同。虧損性合同的撥備按終止合同的預期成本與合同的持續成本淨額的現值較低者計算。合同履行成本既包括履行該合同的增量成本，亦包括與履行該合同直接相關的其他成本的分配。

- (t) 收入及其他收入

本集團將於其日常業務過程中銷售貨物、提供服務或根據租賃由其他人士使用本集團資產所產生的收入分類為收入。

收入在產品或服務的控制權轉移至客戶時，或承租人有權使用資產時，按本集團預期有權收取的承諾代價金額確認，不包括代表第三方收取的款項。收入不包括增值稅或其他銷售稅，並經扣除任何貿易折扣。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
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2 MATERIAL ACCOUNTING POLICIES (continued)

(t) Revenue and other income (continued)

Where the contract contains a financing component which provides a significant financing benefit to the customer for more than 12 months, revenue is measured at the present value of the amount receivable, discounted using the discount rate that would be reflected in a separate financing transaction with the customer, and interest income is accrued separately under the effective interest method. Where the contract contains a financing component which provides a significant financing benefit to the Group, revenue recognised under that contract includes the interest expense accreted on the contract liability under the effective interest method. The Group takes advantage of the practical expedient in paragraph 63 of IFRS 15 and does not adjust the consideration for any effects of a significant financing component if the period of financing is 12 months or less.

Further details of the Group's revenue and other income recognition policies are as follows:

(i) Construction contracts

A contract with a customer is classified by the Group as a construction contract when the contract relates to work on curtain wall under the control of the customer and therefore the Group's construction activities create or enhance an asset under the customer's control.

2 重大會計政策(續)

(t) 收入及其他收入(續)

倘合同中包含為客戶提供超過12個月的重大融資利益的融資部分，則收入按應收金額的現值計量，並使用與客戶的單獨融資交易中反映的貼現率貼現，而利息收入按實際利率法單獨計量。倘合同中包含為本集團提供重大融資利益的融資部分，則根據該合同確認的收入包括按實際利率法計算的合同負債所產生的利息開支。本集團運用國際財務報告準則第15號第63段的實際權宜方法，當融資期限為12個月或以下時，則不會就重大融資部分的任何影響調整代價。

有關本集團收入及其他收入確認政策的進一步詳情如下：

(i) 建築合同

合同與受客戶控制的幕牆工程相關時，本集團把與客戶所訂的合同列作建築合同，故本集團建築活動設置或提升受客戶控制的資產。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(t) Revenue and other income (continued)

(i) Construction contracts (continued)

When the outcome of a construction contract can be reasonably measured, revenue from the contract is recognised progressively over time using the cost-to-cost method. Under the cost-to-cost method, revenue is recognised based on the proportion of the actual costs incurred relative to the estimated total costs to provide a faithful depiction of the transfer of those services.

The likelihood of the Group earning contractual bonuses for early completion or suffering contractual penalties for late completion are taken into account in making these estimates, such that revenue is only recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur.

The Group's construction contracts include payment schedules which require stage payments over the construction period once milestones are reached. The Group also typically agrees to a retention period for certain of the contract value which the Group's entitlement to this final payment is conditional on the Group's work satisfactorily passing inspection. To the extent that the difference in timing arises for reasons other than the provision of finance, no financing component is deemed to exist.

2 重大會計政策(續)

(t) 收入及其他收入(續)

(i) 建築合同(續)

倘建築合同的結果能可靠估計，合同收入使用成本比例法隨著時間逐步確認。根據成本比例法，收入按已產生實際成本佔估計總成本的比例確認，以提供該等服務轉讓的真實描述。

本集團就提早完工而賺取的合同獎勵或因延遲完工而遭受合同罰款的可能性於作出該等估計時加以考慮，因此，僅在已確認累計收入金額很可能不會大幅撥回時方會確認收入。

本集團建築合同包括建築期間要求分階段付款的付款日程(一旦進程達標)。本集團通常亦同意某些合同價值的保留期，本集團獲得該最終付款的權利取決於本集團的工作是否通過檢查。倘由於提供融資以外的原因而造成時間差異，則認為不存在融資成分。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(t) Revenue and other income (continued)

(i) Construction contracts (continued)

When the outcome of the contract cannot be reasonably measured, revenue is recognised only to the extent of contract costs incurred that are expected to be recovered.

If at any time the costs to complete the contract are estimated to exceed the remaining amount of the consideration under the contract, then a provision is recognised in accordance with the policy set out in Note 2(s)(ii).

(ii) Service income

Service income from the rendering of services is recognised when the related services are rendered.

(iii) Sale of products

Revenue arising from the sales of products is recognised when the customer takes possession of and accepts the products. The Group takes advantage of the practical expedient in paragraph 63 of IFRS 15 and does not adjust the consideration for any effects of a significant financing component as the period of financing is 12 months or less.

2 重大會計政策(續)

(t) 收入及其他收入(續)

(i) 建築合同(續)

倘合同的結果無法合理計量，則收入僅以預期可收回的已產生合同成本為限予以確認。

倘於任何時間估計完成合同的成本超過合同項下代價的餘額，則根據附註2(s)(ii)所載政策確認撥備。

(ii) 服務收入

來自提供服務的服務收入於提供相關服務後確認。

(iii) 產品銷售

當客戶佔有並接受產品時，確認產品銷售產生的收入。本集團利用《國際財務報告準則》第15號第63段中的實際權宜之計，不因重大融資組成部分的任何影響而調整對價，因為融資期限為12個月或更短。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(t) Revenue and other income (continued)

(iv) Sale of scrap materials

Sale of scrap materials is recognised when the materials are delivered to the location designated by the customer and the control of the materials transferred to the customer, at the amount of promised consideration to which the Group is expected to be entitled, excluding those amounts collected on behalf of third parties. Revenue from sale of materials excludes value added tax or other sales taxes and is after deduction of any sales discounts.

(v) Rental income from operating leases

Rental income receivable under operating leases is recognised in profit or loss in equal instalments over the periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the use of the leased asset. Lease incentives granted are recognised in profit or loss as an integral part of the aggregate net lease payments receivable. Variable lease payments that do not depend on an index or a rate are recognised as income in the accounting period in which they are earned.

2 重大會計政策(續)

(t) 收入及其他收入(續)

(iv) 廢棄材料銷售

廢棄材料銷售於材料運抵客戶指定地點及材料控制權轉移至客戶時，按預期本集團有權收取的承諾代價金額確認，不包括代表第三方收取的任何款項。銷售材料的收入不包括增值稅或其他銷售稅項，並已扣除任何貿易折扣。

(v) 經營租賃的租金收入

經營租賃項下應收租金收入乃於租賃年期按等額分期於損益表內確認，惟倘有更代表使用租賃資產帶來的收入模式的其他基準除外。已授出的租賃優惠乃於損益表內確認為應收淨租金總額的一部分。不依賴指數或利率的可變租賃付款於產生的會計期間確認為收入。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(t) Revenue and other income (continued)

(vi) Interest income

Interest income is recognised as it accrues under the effective interest method using the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of the financial asset.

(vii) Government grants

Government grants are recognised in the statement of financial position initially when there is reasonable assurance that they will be received and that the Group will comply with the conditions attaching to them. Grants that compensate the Group for expenses incurred are recognised as income in profit or loss on a systematic basis in the same periods in which the expenses are incurred. Grants that compensate the Group for the cost of an asset are deducted from the carrying amount of the asset and consequently are effectively recognised in profit or loss over the useful life of the asset by way of reduced depreciation expense.

2 重大會計政策(續)

(t) 收入及其他收入(續)

(vi) 利息收入

利息收入於產生時使用實際利率法確認，即金融資產預計生命期間內實際折現預計未來現金收入至金融資產的總賬面價值的準確利率。

(vii) 政府補貼

倘可合理確定能夠收取政府補貼，而本集團將符合政府補貼所附帶條件，則政府補貼將初步在財務狀況表中確認。補償本集團所產生開支的補貼於產生開支同一期間有系統地於損益表中確認為收入。補償本集團資產成本的補貼，在相關資產賬面值中扣除，其後於該資產的可使用年期內以減少折舊開支方式於損益內確認。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(u) Translation of foreign currencies

Foreign currency transactions are translated into the functional currency of the entity to which they relate at the foreign exchange rates ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency of the entity to which they relate at the foreign exchange rates ruling at the end of the Reporting Period. Exchange gains and losses are recognised in profit or loss.

Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the foreign exchange rates ruling at the transaction dates. The transaction date is the date on which the Company initially recognises such non-monetary assets or liabilities.

The results of operations which have a functional currency other than RMB, the Group's presentation currency, are translated into RMB at the exchange rates approximating the foreign exchange rates ruling at the dates of the transactions. Statement of financial position items are translated into RMB at the closing foreign exchange rates at the end of the Reporting Period. The resulting exchange differences are recognised in other comprehensive income and accumulated separately in equity in the exchange reserve.

On disposal of a foreign operation, the cumulative amount of the exchange differences relating to that foreign operation is reclassified from equity to profit or loss when the profit or loss on disposal is recognised.

2 重大會計政策(續)

(u) 換算外幣

外幣交易乃按於交易日期適用的外幣匯率換算為其有關的實體的功能貨幣。以外幣計值的貨幣資產及負債乃按於報告期末適用的外幣匯率換算為其有關的實體的功能貨幣。外匯收益及虧損乃於損益內確認。

以外幣的歷史成本計量的非貨幣資產及負債乃使用於交易日期適用的外幣匯率換算。交易日為本公司初步確認有關非貨幣資產或負債的日期。

具有人民幣(本集團之列賬貨幣)以外的功能貨幣的經營業績乃按與於交易日期適用的外幣匯率相若的匯率換算為人民幣。財務狀況表項目乃按於報告期末的收市外幣匯率換算為人民幣。所產生的匯兌差額乃於其他全面收益內確認，並單獨於權益的匯兌儲備內累計。

在出售外國業務時，與該外國業務有關的匯兌差額的累計金額在確認處置損益時從權益重分類為損益。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(v) Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset which necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they are incurred.

(w) Related parties

(a) A person, or a close member of that person's family, is related to the Group if that person:

- (i) has control or joint control over the Group;
- (ii) has significant influence over the Group; or
- (iii) is a member of the key management personnel of the Group or the Group's parent.

(b) An entity is related to the Group if any of the following conditions applies:

- (i) The entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).

2 重大會計政策(續)

(v) 借貸成本

收購、興建或生產需長時間方可達致其擬定用途或出售的資產的直接借貸成本乃作為該資產的成本一部分予以資本化。其他借貸成本乃於其產生期間支銷。

(w) 關聯方

(a) 倘屬以下人士，即該人士或該人士之近親與本集團有關聯：

- (i) 控制或共同控制本集團；
- (ii) 對本集團有重大影響；或
- (iii) 為本集團或本集團母公司的主要管理層成員。

(b) 倘符合下列任何條件，即實體與本集團有關聯：

- (i) 該實體與本集團屬同一集團之成員公司(即各自的母公司、附屬公司及同系附屬公司相互關聯)。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(w) Related parties (continued)

(b) (continued)

(ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).

(iii) Both entities are joint ventures of the same third party.

(iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.

(v) The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group.

(vi) The entity is controlled or jointly controlled by a person identified in (a).

2 重大會計政策(續)

(w) 關聯方(續)

(b) (續)

(ii) 一家實體為另一實體的聯營公司或合營企業(或另一實體為成員公司之集團旗下成員公司之聯營公司或合營企業)。

(iii) 兩間實體均為同一第三方的合營企業。

(iv) 一間實體為第三方實體的合營企業，而另一實體為該第三方實體的聯營公司。

(v) 實體為本集團或與本集團有關聯之實體就僱員利益設立的離職福利計劃。

(vi) 該實體受(a)所識別人士控制或受共同控制。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(w) Related parties (continued)

(b) (continued)

(vii) A person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).

(viii) the entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the Group's parent.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity.

(x) Segment reporting

Operating segments, and the amounts of each segment item reported in the financial statements, are identified from the financial information provided regularly to the Group's most senior executive management for the purposes of allocating resources to, and assessing the performance of, the Group's various lines of business and geographical locations.

2 重大會計政策(續)

(w) 關聯方(續)

(b) (續)

(vii) 於(a)(i)所識別人士對實體有重大影響力或屬該實體(或該實體的母公司)主要管理層成員。

(viii) 實體或任何作為集團一部分的成員公司向本集團或本集團的母公司提供主要管理人員服務。

個別人士的近親為在與實體交易時預期會影響該名人士或受到該名人士影響的近親。

(x) 分部報告

經營分部及於財務報表內所申報的各分部項目的金額乃從定期提供予本集團最高級行政管理人員以就本集團多項業務及多個地理區域進行資源分配及表現評估的財務資料中識別。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

2 MATERIAL ACCOUNTING POLICIES (continued)

(x) Segment reporting (continued)

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

3 ACCOUNTING JUDGEMENTS AND ESTIMATES

The significant sources of estimation uncertainty are as follows:

(i) Revenue recognition

As explained in accounting policy Note 2(t), revenue from construction contracts is recognised over time. Such revenue and profit recognition on incomplete projects is dependent on estimating the total budgeted contract costs of the contract, as well as the contract costs incurred to date. The actual outcomes in the terms of total cost may be higher or lower than estimated at the end of the Reporting Period, which would affect the revenue and profit recognised in the future years as an adjustment to the amounts recorded to date.

2 重大會計政策(續)

(x) 分部報告(續)

個別重大的經營分部並不就財務申報目的而予以合併，除非該等分部具有相似經濟特性，以及就產品及服務性質、生產過程性質、客戶類別或種類、用以分銷產品或提供服務的方式及監管環境的性質方面相似。並非個別重大的經營分部如享有大部分有關條件，則可予以合併。

3 會計判斷及估計

估計不明朗因素的主要來源如下：

(i) 收入確認

如附註2(t)中的會計政策所述，建築合同的收入隨著時間確認。就未完工項目的有關收入及利潤確認視乎估計合同總預算合同成本，以及迄今產生的合同成本而定。有關總成本的實際結果可能高於或低於報告期末的估計，其將會影響於未來年度作為迄今所入賬的金額的調整確認的收入及利潤。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

3 ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

(ii) Impairment of receivables and contract assets

Trade receivables and contract assets are reviewed by management at the end of each Reporting Period to determine the expected credit losses. The management bases the estimates on the historical credit loss experience, adjusted for factors that are specific to the debtors and assessments of both current and forecast general economic conditions. Credit risk assessments focus on the customers' past history of making payments when due and current ability and willingness to pay, taking into account the financial position of the customers and the macroeconomic environment in which the customers operate. The credit assessments also consider the status of the construction project, i.e. whether there is any delay, any unresolved lawsuits or contentious matters with customers. If the financial conditions of the customers and/or the macroeconomic environment of the Group were to deteriorate, resulting in an impairment of their ability to pay, additional impairment provision would be required.

(iii) Warranty provisions

As explained in Note 26, the Group makes provisions under the warranties it gives on construction of curtain wall systems contracts, taking into account the Group's recent claim experience. As the curtain wall systems required by customers become more complex, the actual payment incurred for warranties provided may be different from that estimated at the end of the Reporting Period, which would affect profit or loss in future years.

3 會計判斷及估計(續)

(ii) 應收款及合同資產減值

管理層於各報告期末審閱貿易應收款及合同資產，以釐定預期信用損失。管理層的估計以歷史信用損失經驗為基礎，並就債務人特定因素及當前及預期整體經濟狀況的評估作出調整。信貸風險評估集中於客戶於到期時作出付款的過往歷史、目前的實力以及支付意願，並考慮客戶的財務狀況及客戶經營業務所處的宏觀經濟環境。信貸評估亦考慮建築項目的狀況，即是否存在任何延誤、任何未解決的訴訟或與客戶的爭議事項。倘客戶財務狀況及／或本集團宏觀經濟環境惡化，導致彼等支付能力減值，則須再次加入額外減值撥備。

(iii) 保修撥備

誠如附註26闡述，本集團經考慮本集團近期的申索經驗，根據其就幕牆系統建築合同作出的保修計提撥備。由於客戶所要求的幕牆系統日趨複雜，提供保修的實際支付可能與報告期末的估計存在差異，從而影響未來年度的損益。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

3 ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

(iv) Taxation

Determining tax provision involves judgement on tax treatment of certain transactions. The Group evaluates tax implication of transactions and tax provision are set up accordingly. Where the final tax outcome of these transactions is different from the amounts that were initially recorded, such differences will impact the tax provision in the year in which such determination is made.

Deferred tax assets are recognised for unused tax losses and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which the deferred tax assets can be utilised. In determining the amount of deferred tax assets to be recognised, significant judgement is required relating to the timing and level of future taxable profits, after taking into account future tax planning strategies. The amount of deferred tax assets recognised at future dates are adjusted if there are significant changes from these estimates.

3 會計判斷及估計(續)

(iv) 稅項

釐定稅項撥備涉及對若干交易的稅務處理的判斷。本集團評估各項交易的稅務影響，並計提相應的稅項撥備。當該等交易的最終稅項結果與初始記錄的數額有出入時，有關差額將影響有關釐定年度稅項撥備。

在很有可能利用遞延稅項資產來抵扣的未來應課稅利潤的限度內，應就所有未利用的稅務虧損及可抵扣暫時差異確認遞延稅項資產。需要重大的判斷來估計未來應課稅利潤的時間和水平，結合未來納稅籌劃策略，才能決定應確認的遞延稅項資產的金額。如此等估計有重大改變，則會對在未來確認的遞延稅項資產金額作出調整。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

3 ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

- (v) Impairment of property, plant and equipment and land use rights

If circumstances indicate that the carrying amount of the Group's property, plant and equipment and land use rights may not be fully recoverable, these assets are tested for impairment in accordance with accounting policy for impairment of non-current assets and the recoverable amount of the Group's property, plant and equipment and land use rights was calculated.

The recoverable amount is the greater of the fair value less costs of disposal and the value in use. The Group uses all readily available information in determining an amount that is a reasonable approximation of the recoverable amount, including estimates based on reasonable and supportable assumptions related to fair value assessment of the property, plant and equipment and land use rights. Changes in these estimates could have a significant impact on the recoverable amount of the assets and could result in additional impairment charge or reversal of impairment in future periods.

3 會計判斷及估計(續)

- (v) 物業、廠房及設備及土地使用權減值

倘有跡象顯示本集團物業、廠房及設備以及土地使用權的賬面值可能無法完全收回，有關資產將根據非流動資產減值會計政策進行減值測試以及計算本集團物業、廠房及設備以及土地使用權的可收回金額。

可收回金額是以公允價值減出售成本與使用價值兩者中的較大者計算。本集團使用所有現成的信息來確定可收回金額的合理近似值，包括基於合理和可支持的假設和對物業、廠房及設備以及土地使用權相關公允價值的評估。這些估計的變化可能對資產的可收回金額產生重大影響，並可能導致額外的減值費用或在未來期間的減值轉回。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

4 REVENUE AND SEGMENT REPORTING

(a) Revenue

The principal activities of the Group are the design, procurement, production, sale and installation of curtain wall systems. Further details regarding the Group's principal activities are disclosed in Note 4(b).

(i) Disaggregation of revenue

Revenue represents contract revenue derived from the design, procurement, production, sale and installation of curtain wall systems. Disaggregation of revenue from contracts with customers within the scope of IFRS 15 by timing of revenue recognition is as follows:

Over time	於一段時間內
Point in time	於某個時間點

Disaggregation of revenue by geographic markets is disclosed in Note 4(b)(iii).

The Group's customer base is diversified. There was no customer with transactions that exceeded 10% of the Group's revenue for the years ended 31 December 2025 and 2024.

4 收入及分部報告

(a) 收入

本集團的主要業務為設計、採購、生產、銷售及安裝幕牆系統。有關本集團主要業務的進一步詳情於附註4(b)中披露。

(i) 收入分析

收入是指幕牆系統的設計、採購、生產、銷售和安裝產生的合同收入。根據收入確認時間對國際財務報告準則第15號範圍內的來自客戶合同之收入分析載列如下：

2025	2024
2025 年	2024 年
RMB'000	RMB'000
人民幣千元	人民幣千元

2,614,838	2,078,646
199,720	133,717

2,814,558	2,212,363
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按地理市場的收入分析於附註4(b)(iii)披露。

本集團客戶基礎多元化。截至2025年及2024年12月31日止年度，概無與客戶之交易超過本集團收入的10%。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

4 REVENUE AND SEGMENT REPORTING (continued)

(a) Revenue (continued)

- (ii) Revenue expected to be recognised in the future arising from contracts with customers in existence at the reporting date.

As at 31 December 2025, the aggregated amount of the transaction price allocated to the remaining performance obligations under the Group's existing contracts is RMB8,360.9 million (2024: RMB8,528.3 million). This amount represents revenue expected to be recognised in the future from construction contracts entered into by the customers with the Group. The Group will recognise the expected revenue in future when or as the work is completed, which is expected to occur over the next 48 months (2024: 48 months).

As at 31 December 2025, the aggregated amount of the expected transaction price of the potential contracts (including tax) of which the Group has won the bidding is RMB4,840.4 million (2024: RMB2,876.0 million).

The above amounts do not include any amounts of completion bonuses that the Group may earn in the future by meeting the conditions set out in the Group's construction contracts with customers, unless at the reporting date it is highly probable that the Group will satisfy the conditions for earning those bonuses.

4 收入及分部報告(續)

(a) 收入(續)

- (ii) 預期未來將就於報告日期存續的客戶合同確認的收入。

於2025年12月31日，分配至本集團現有合同項下餘下履約責任的交易價總額為人民幣8,360.9百萬元(2024年：人民幣8,528.3百萬元)。該金額指預期日後將就客戶與本集團訂立的建築合同確認的收入。本集團將於日後工程完成時確認預期收入，預期於未來48個月內發生(2024年：48個月)。

於2025年12月31日，本集團中標的潛在合同的預期交易價總額(包括稅項)為人民幣4,840.4百萬元(2024年：人民幣2,876.0百萬元)。

上述金額不包括本集團日後通過符合本集團與客戶建築合同當中所載條件而可能賺取的完工獎勵的任何金額，除非於報告日期本集團將很可能滿足賺取該等獎勵的條件。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

4 REVENUE AND SEGMENT REPORTING (continued)

(b) Segment reporting

The Group manages its businesses by geographical locations of the construction contracts in a manner consistent with the way in which information is reported internally to the Group's most senior executive management for the purposes of resource allocation and performance assessment. The Group has presented the following two reportable segments. No operating segments have been aggregated to form the following reportable segments.

- Domestic: comprises construction contracts carried out in Chinese Mainland.
- Overseas: comprises construction contracts carried out outside of Chinese Mainland.

(i) Segment results

For the purpose of assessing segment performance and allocating resources between segments, the Group's most senior executive management monitors the results attributable to each reportable segment on the following bases:

The measure used for reporting segment result is "adjusted gross profit" (i.e. gross profit after impairment losses for trade receivables, commercial bills receivables and contract assets).

4 收入及分部報告(續)

(b) 分部報告

本集團按建築合同的地理位置劃分管理其業務，其方式與就資源分配及績效考核向本集團最高行政管理人員內部呈報資料的方式一致。本集團呈列以下兩個可呈報分部。並無合併經營分部以組成以下可呈報分部。

- 國內：由在中國內地進行的建築合同組成。
- 海外：由在中國內地以外地區進行的建築合同組成。

(i) 分部業績

就評估分部表現及於各分部間分配資源而言，本集團最高行政管理人員按以下基準監控各可申報分部應佔的業績：

呈報分部業績的方法為「經調整毛利」（即扣除貿易應收款項、應收商業票據及合同資產減值虧損後之毛利）。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

4 REVENUE AND SEGMENT REPORTING (continued)

(b) Segment reporting (continued)

(i) Segment results (continued)

Revenue and expenses are allocated to the reportable segments with reference to revenue generated by those segments and the expenses incurred by those segments. No significant inter-segment sales have occurred for the years ended 31 December 2025 and 2024. The Group's other operating expenses, such as selling and administrative expenses, expected credit losses for other receivables and net finance income, are not measured under individual segments.

The Group's most senior executive management monitor the Group's assets and liabilities as a whole, accordingly, no segment assets and liabilities information is presented.

4 收入及分部報告(續)

(b) 分部報告(續)

(i) 分部業績(續)

收入及開支乃參考可申報分部產生的收入及其產生的開支而分配至該等分部。截至2025年及2024年12月31日止年度，並未錄得任何重大的分部間銷售。本集團的其他營運開支，如銷售及行政開支，其他應收款項的預期信用損失及融資收入淨額，並未於獨立分部下計算。

本集團最高行政管理人員監管本集團的整體資產及負債，因此，並無呈列分部資產及負債資料。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

4 REVENUE AND SEGMENT REPORTING (continued)

(b) Segment reporting (continued)

(i) Segment results (continued)

Information regarding the Group's reportable segments as provided to the Group's most senior executive management for the purposes of resource allocation and assessment of segment performance for the years ended 31 December 2025 and 2024 is set out below.

4 收入及分部報告(續)

(b) 分部報告(續)

(i) 分部業績(續)

截至2025年及2024年12月31日止年度，有關提供予本集團最高行政管理人員以分配資源及評估分部表現的本集團可申報分部資料載列如下。

		2025 2025 年		
		Domestic 國內 RMB'000 人民幣千元	Overseas 海外 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
Revenue from external customers and reportable segment revenue	來自外部客戶的收入及可申報分部收入	1,271,594	1,542,964	2,814,558
Reportable segment adjusted gross profit	可申報分部經調整毛利	455,564	397,730	853,294
		2024 2024 年		
		Domestic 國內 RMB'000 人民幣千元	Overseas 海外 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
Revenue from external customers and reportable segment revenue	來自外部客戶的收入及可申報分部收入	1,016,362	1,196,001	2,212,363
Reportable segment adjusted gross profit	可申報分部經調整毛利	178,278	75,517	253,795

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

4 REVENUE AND SEGMENT REPORTING (continued)

(b) Segment reporting (continued)

(ii) Reconciliation of reportable segment profit

Reportable segment
adjusted gross profit

Other income/(loss)

Selling expenses

Administrative expenses

(Provision)/reversal of
expected credit losses
of other receivables

Finance costs

Profit/(loss) before
taxation

可申報分部經調整毛利

其他收入／(虧損)

銷售費用

行政開支

其他應收款的預期信用損失
(撥備)／撥回

融資成本

稅前利潤／(虧損)

4 收入及分部報告(續)

(b) 分部報告(續)

(ii) 可呈報分部溢利之對
賬

2025	2024
2025 年	2024 年
RMB'000	RMB'000
人民幣千元	人民幣千元

853,294 253,795

8,279 (20,100)

(70,283) (68,207)

(359,514) (346,715)

(42) 1,293

(62,129) (68,516)

369,605 (248,450)

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

4 REVENUE AND SEGMENT REPORTING (continued)

4 收入及分部報告(續)

(b) Segment reporting (continued)

(b) 分部報告(續)

(iii) Geographic information

(iii) 地理資料

The following tables set out information about the geographical location of the Group's revenue from external customers. The geographical location of customers is based on the location at which the construction contracts are carried out.

下表載列有關本集團來自外部客戶收入的地理位置資料。客戶的地理位置乃根據進行建築合同的地點劃分。

		2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
Disaggregated by geographical location of customers	按客戶地理位置劃分		
Chinese Mainland	中國內地	1,271,594	1,016,362
United Kingdom	英國	325,605	243,871
Dubai	迪拜	242,780	75,112
Cambodia	柬埔寨	151,936	58,472
Saudi	沙烏地阿拉伯	121,334	39,335
Australia	澳大利亞	86,191	55,777
United States of America	美利堅合眾國	69,293	244,027
Others	其他	545,825	479,407
		1,542,964	1,196,001
		2,814,558	2,212,363

Vast majority of the Group's non-current assets are located in Chinese Mainland. As such, geographical analysis of the Group's non-current assets is not presented.

本集團大部分非流動資產位於中國內地。因此，本集團非流動資產的地理分析未呈列。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

5 OTHER INCOME/(LOSS)

5 其他收入／(虧損)

		2025	2024
		2025 年	2024 年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
Government grants	政府補助	10,892	1,104
Rental income from investment properties	投資物業之租金收入	7,138	5,523
Rental income from operating leases, other than those relating to investment property	投資物業除外的經營租賃之租金收入	408	351
Net gain from sale of scrap materials	銷售廢棄材料的淨收益	115	372
Net loss on disposal of property, plant and equipment	出售物業、廠房及設備的虧損淨額	(10,276)	(25,538)
Others	其他	2	(1,912)
		8,279	(20,100)

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

6 PROFIT BEFORE TAXATION

Profit before taxation is arrived at after charging/
(crediting):

(a) Finance costs:

6 稅前利潤

稅前利潤乃經扣除／(計入)以下各項後得出：

(a) 融資成本：

		2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
Interest on borrowings	借款利息	55,940	63,625
Interest on lease liabilities	租賃負債利息	737	897
Bank charges and other finance costs	銀行手續費及其他融資成本	11,706	10,173
Total borrowing costs	總借貸成本	68,383	74,695
Interest income	利息收入	(9,148)	(10,280)
Net foreign exchange loss	外匯虧損淨額	2,894	3,401
Net loss on forward foreign exchange contracts	遠期外匯合約淨虧損	—	700
		62,129	68,516

No borrowing costs have been capitalised for the years ended 31 December 2025 and 2024.

於截至2025年及2024年12月31日止年度並無借貸成本被資本化。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

6 PROFIT BEFORE TAXATION (continued)

(b) Staff costs#:

Salaries, wages and other benefits	薪金、工資及其他福利
Contributions to defined contribution retirement plans	向界定供款退休計劃供款

The employees of the subsidiaries of the Group established in the PRC participate in defined contribution retirement benefit schemes managed by the local government authorities, whereby these subsidiaries are required to contribute to the schemes at rates ranging from 14% to 16% (2024: from 14% to 16%) of the employees' basic salaries. Employees of these subsidiaries are entitled to retirement benefits, calculated based on a percentage of the average salaries level in the PRC, from the abovementioned retirement schemes at their normal retirement age.

The employees of overseas subsidiaries of the Group participate in defined contribution retirement benefit schemes managed by the respective local government authorities, whereby these subsidiaries are required to contribute to the respective schemes at rates stipulated by the relevant rules and regulations of the respective jurisdictions.

In addition, certain qualified employees of overseas subsidiaries also participate in defined benefit retirement plan. The subsidiary's payment obligation in the future under such plan are discounted and recognised as liabilities, deducted by the related plan assets, presented in other payables in the statement of financial position.

6 稅前利潤(續)

(b) 僱員成本#：

2025	2024
2025 年	2024 年
RMB'000	RMB'000
人民幣千元	人民幣千元

443,390 385,878

46,745 42,555

490,135 428,433

本集團於中國成立的附屬公司的僱員參與地方政府機關管理的界定供款退休福利計劃，據此，中國附屬公司須按僱員基本薪金 14% 至 16% (2024 年：14% 至 16%) 向該等計劃供款。中國附屬公司僱員於達致正常退休年齡時有權按上述退休計劃享有按中國平均薪金水平百分比計算的退休福利。

本集團海外的附屬公司的僱員參與其各自地方政府機關管理的界定供款退休福利計劃，據此，海外附屬公司須按各司法權區的相關規則及法規所訂明的比率向各計劃供款。

除此之外，若干符合條件的海外附屬公司僱員亦參加設定收益退休福利計劃。附屬公司在該計劃下的未來付款義務被貼現並確認為負債，減去相關計劃資產，在財務狀況表的其他應付款項中呈列。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

6 PROFIT BEFORE TAXATION (continued)

(b) Staff costs[#]: (continued)

Contributions to these retirement plans vest immediately. There are no forfeited contributions that may be used by the Group to reduce the existing level of contribution. The Group does not have any further material obligations for payments of other retirement benefits beyond the above annual contributions.

(c) Other items:

6 稅前利潤(續)

(b) 僱員成本[#]: (續)

該等退休計劃的供款立即兌現。本集團沒有可能用於降低現有供款水準的沒收供款。本集團毋須承擔支付上述年度供款以外的任何其他重大退休福利責任。

(c) 其他項目：

		2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
Depreciation and amortisation [#]	折舊及攤銷 [#]		
— owned property, plant and equipment (Note 11)	— 自有物業、廠房及設備 (附註 11)	23,032	23,546
— right-of-use assets (Note 12)	— 使用權資產 (附註 12)	32,287	31,319
— investment properties (Note 13)	— 投資物業 (附註 13)	1,197	1,197
Auditors' remuneration	核數師薪酬	7,695	7,986
Research and development costs [#]	研發成本 [#]	105,045	91,426
Increase in provision for warranties [#] (Note 26)	保修撥備增加 [#] (附註 26)	52,718	42,219
Cost of inventories [#] (Note 15(a))	存貨成本 [#] (附註 15(a))	2,080,652	1,780,460

[#] Cost of inventories includes RMB313.1 million for the year ended 31 December 2025 (2024: RMB265.1 million), relating to staff costs, depreciation and amortisation expenses, research and development costs and provision for warranties, which amount is also included in the respective total amounts disclosed separately above or in Note 6(b) for each of these types of expenses.

[#] 截至2025年12月31日止年度，存貨成本包括與員工成本、折舊及攤銷開支、研發成本及保修撥備有關的成本人民幣313.1百萬元(2024年：人民幣265.1百萬元)，該金額亦計入上文或附註6(b)中就各類開支單獨披露的各自總額中。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

7 INCOME TAX

7 所得稅

(a) Income tax in the consolidated statement of profit or loss represents:

(a) 合併損益表內的所得稅指：

		2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
Current tax (Note 25(a)):	即期稅項(附註 25(a))：		
— provision for corporate income tax in respective jurisdictions	— 於各司法權區計提企業所得稅撥備	(27,932)	(13,635)
Deferred tax (Note 25(b)):	遞延稅項(附註 25(b))：		
— origination and reversal of temporary differences	— 暫時差額的產生及撥回	45,008	119,173
		17,076	105,538

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

7 INCOME TAX (continued)

7 所得稅(續)

(b) Reconciliation between tax expense and accounting profit at applicable tax rates:

(b) 稅項開支與按適用稅率計算的會計利潤的對賬：

		2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
Profit/(loss) before taxation	稅前利潤／(虧損)	369,605	(248,450)
Expected tax on profit/(loss) before taxation, calculated at the rates applicable in the jurisdictions concerned (Notes (i), (ii), (iii) and (iv))	按相關司法權區適用稅率計算的稅前利潤／(虧損)預期稅項 (附註(i)、(ii)、(iii)及(iv))	96,998	(67,890)
Tax effect of non-deductible expenses	不可扣稅開支的稅務影響	5,484	4,361
Tax effect of non-taxable income	非應課稅收入的稅務影響	(534)	(3,981)
Tax effect of unused tax losses and deductible temporary differences not recognised	未確認未動用稅項虧損及可扣減暫時差額的稅務影響	(68,658)	160,803
Tax concessions (Note (v))	稅項減免(附註(v))	(19,953)	(10,752)
Tax effect of PRC Withholding Tax (Note (vi))	中國預扣稅的稅務影響 (附註(vi))	3,739	22,997
Income tax	所得稅	17,076	105,538

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

7 INCOME TAX (continued)

- (b) Reconciliation between tax expense and accounting profit at applicable tax rates:
(continued)

Notes:

- (i) The Company and the subsidiaries of the Group incorporated in Hong Kong are subject to Hong Kong Profits Tax rate of 16.5% for the year ended 31 December 2025 (2024: 16.5%). No provision for Hong Kong Profits Tax has been made as the Company and the subsidiaries of the Group incorporated in Hong Kong did not have assessable profits subject to Hong Kong Profits Tax for the year ended 31 December 2025 (2024: RMBNil).
- (ii) The Company and a subsidiary of the Group incorporated in the Cayman Islands and the British Virgin Islands, respectively, are not subject to any income tax pursuant to the rules and regulations of their respective countries of incorporation.
- (iii) The subsidiaries of the Group established in the PRC are subject to PRC Corporate Income Tax rate of 25% for the year ended 31 December 2025 (2024: 25%).
- (iv) The subsidiaries of the Group incorporated in jurisdictions other than the PRC (including Hong Kong), the Cayman Islands and the British Virgin Islands, are subject to income tax rates ranging from 8.5% to 30% for the year ended 31 December 2025 pursuant to the rules and regulations of their respective countries of incorporation (2024: 8.5% to 30%).

7 所得稅(續)

- (b) 稅項開支與按適用稅率計算的會計利潤的對賬：(續)

附註：

- (i) 本公司及本集團於香港註冊成立的附屬公司於截至2025年12月31日止年度須按16.5%(2024年：16.5%)的稅率繳納香港利得稅。由於本公司及本集團於香港註冊成立的附屬公司於截至2025年12月31日止年度概無須繳納香港利得稅的應課稅利潤，故並無計提香港利得稅撥備(2024年：無)。
- (ii) 根據各自註冊成立國家的規則及法規，分別於開曼群島及英屬處女群島註冊成立的本公司及本集團一家附屬公司毋須繳納任何所得稅。
- (iii) 本集團於中國成立的附屬公司於截至2025年12月31日止年度須按25%(2024年：25%)的稅率繳納中國企業所得稅。
- (iv) 根據各自註冊成立國家的規則及法規，本集團於中國(包括香港)、開曼群島及英屬處女群島以外國家註冊成立的附屬公司須於截至2025年12月31日止年度內按8.5%至30%不等的所得稅率繳納所得稅(2024年：8.5%至30%)。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

7 INCOME TAX (continued)

- (b) Reconciliation between tax expense and accounting profit at applicable tax rates:
(continued)

Notes: (continued)

- (v) One of the subsidiaries of the Group established in the PRC has obtained approval from the tax bureau to be taxed as an enterprise with advanced and new technologies for the period from the calendar years from 2023 to 2025 and therefore enjoys a preferential PRC Corporate Income Tax rate of 15% for the year ended 31 December 2025 (2024: 15%). In addition, this subsidiary is entitled to an additional 100% tax deduction to its assessable profits (2024: 100%) in respect of the qualified research and development costs incurred in the PRC.
- (vi) Pursuant to the PRC Corporate Income Tax Law, non-resident which have an establishment or place of business in the PRC but the relevant income is not effectively connected with the establishment or place of business in the PRC, are subject to PRC income tax at the rate of 10% (5% for Hong Kong resident) on various types of passive income including dividends derived from sources in the PRC (the “**PRC Withholding Tax**”). The distributions by the subsidiaries of the Group established in the PRC to their non-resident equity owners are subject to the PRC Withholding Tax.
- (vii) Determining tax provision involves judgement on tax treatment of certain transactions. The Group evaluates tax implication of transactions and tax provision are set up accordingly. Where the final tax outcome of these transactions is different from the amounts that were initially recorded, such differences will impact the tax provision in the year in which such determination is made.

7 所得稅(續)

- (b) 稅項開支與按適用稅率計算的會計利潤的對賬：(續)

附註：(續)

- (v) 本集團其中一家於中國成立的附屬公司已獲得稅務局批准於2023年至2025年曆年度期間作為高新技術企業繳納稅項，故截至2025年12月31日止年度享有15%（2024年：15%）的中國企業所得稅優惠稅率。此外，該附屬公司有資格享受於中國產生的合資格研發成本的100%（2024年：100%）應課稅利潤加計扣除金額。
- (vi) 根據中國企業所得稅法，非居民企業在中國境內設立機構、場所但相關收入與其所設機構、場所沒有實際聯繫的，應當就源自中國之各類被動收入（包括股息）按10%的稅率（香港居民為5%）繳納中國所得稅（「**中國預扣稅**」）。本集團於中國成立的附屬公司向非居民權益擁有人作出的分派須繳納中國預扣稅。
- (vii) 釐定稅項撥備涉及對若干交易的稅務處理的判斷。本集團評估各項交易的稅務影響，並計提相應的稅項撥備。當該等交易的最終稅項結果與初始記錄的數額有出入時，有關差額將影響有關釐定年度稅項撥備。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

8 DIRECTORS' REMUNERATION

Directors' remuneration disclosed pursuant to section 383(1) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation are as follows:

8 董事酬金

根據香港公司條例第383(1)章及公司(披露董事利益資料)規例第二部分披露的董事酬金詳情如下：

		2025 2025 年			
		Directors' fees	Salaries, allowances and benefits in kind 薪金、津貼及實物福利	Retirement scheme contributions 退休計劃供款	Total 總計
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
Executive directors	執行董事				
Mr. Kang Baohua	康寶華先生	—	—	—	—
Mr. Zhao Zhongqiu	趙忠秋先生	—	595	35	630
Mr. Wang Hao	王昊先生	—	—	—	—
Mr. Zhang Lei	張雷先生				
(resigned on 29 August 2025)	(已於2025年8月29日辭任)	—	229	27	256
Mr. Gao Kai	高凱先生				
(appointed on 29 August 2025)	(於2025年8月29日已獲委任)	—	1,318	23	1,341
Independent non-executive directors	獨立非執行董事				
Ms. Yang Qianwen	楊倩雯女士	229	—	—	229
Mr. Wang Yuhang	王宇航先生	229	—	—	229
Mr. Ha Gang	哈剛先生	229	—	—	229
		687	2,142	85	2,914

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

8 DIRECTORS' REMUNERATION (continued)

8 董事酬金(續)

		2024 2024年			
		Directors' fees	Salaries, allowances and benefits in kind 薪金、津貼及實物福利	Retirement scheme contributions 退休計劃供款	Total
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
Executive directors	執行董事				
Mr. Kang Baohua	康寶華先生	—	—	—	—
Mr. Zhao Zhongqiu	趙忠秋先生	—	539	41	580
Mr. Ma Minghui (resigned on 6 March 2024)	馬明輝先生 (已於2024年3月6日辭任)	—	68	10	78
Mr. Wang Hao	王昊先生	—	—	—	—
Mr. Zhang Lei	張雷先生	—	428	41	469
Independent non-executive directors	獨立非執行董事				
Ms. Yang Qianwen	楊倩雯女士	228	—	—	228
Mr. Woo Kar Tung, Raymond (resigned on 4 June 2024)	胡家棟先生 (已於2024年6月4日辭任)	98	—	—	98
Mr. Wang Yuhang	王宇航先生	228	—	—	228
Mr. Ha Gang (appointed on 17 January 2024)	哈剛先生 (於2024年1月17日獲委任)	228	—	—	228
		782	1,035	92	1,909

The emoluments of Mr Kang Baohua and Mr Wang Hao were borne by companies under the control of the Controlling Shareholder during the year ended 31 December 2025 and 2024.

截至2025年及2024年12月31日止年度，康寶華先生及王昊先生的薪酬由控股股東控制的公司承擔。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

9 INDIVIDUALS WITH HIGHEST EMOLUMENTS

Of the five individuals with the highest emoluments, none (2024: none) of them are directors of the Company. The aggregate of the emoluments in respect of the other five (2024: five) individuals are as follows:

Salaries, allowances and benefits in kind	薪金、津貼及實物福利
Discretionary bonuses	酌情花紅
Retirement scheme contributions	退休計劃供款

The emoluments of the five (2024: five) individuals with the highest emoluments are within the following bands:

(In HK\$)	(港元)
1,500,001 — 2,000,000	1,500,001 至 2,000,000
2,000,001 — 2,500,000	2,000,001 至 2,500,000
3,000,001 — 3,500,000	3,000,001 至 3,500,000
4,000,001 — 4,500,000	4,000,001 至 4,500,000
7,000,001 — 7,500,000	7,000,001 至 7,500,000

9 最高薪酬人士

五名最高薪酬人士中，無人(2024年：無)為本公司董事。其他五名(2024年：五名)人士的薪酬總額如下：

2025	2024
2025 年	2024 年
RMB'000	RMB'000
人民幣千元	人民幣千元
6,445	9,813
6,142	1,645
582	621
13,169	12,079

五名(2024年：五名)最高薪酬人士的薪酬介乎以下範圍：

2025	2024
2025 年	2024 年
No. of	No. of
Individuals	Individuals
人數	人數
3	2
1	1
—	1
—	1
1	—

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

10 EARNINGS/(LOSS) PER SHARE

(a) Basic earnings/(loss) per share

The basic earnings/(loss) per share for the year ended 31 December 2025 is calculated based on the profit attributable to equity shareholders of the Company of RMB352,529,000 (2024: loss of RMB353,988,000) and the weighted average of 6,208,734,000 ordinary shares (2024: 6,208,734,000 ordinary shares) in issue during the year ended 31 December 2025.

(b) Diluted earnings/(loss) per share

There were no dilutive potential shares outstanding during the years ended 31 December 2025 and 2024. Hence, the diluted earnings/(loss) per share is the same as basic earnings/(loss) per share.

10 每股盈利／(虧損)

(a) 每股基本盈利／(虧損)

截至2025年12月31日止年度每股基本盈利／(虧損)乃根據本公司權益股東應佔利潤人民幣352,529,000元(2024年：虧損人民幣353,988,000元)及於截至2025年12月31日止年度已發行普通股加權平均數6,208,734,000股(2024年：6,208,734,000股普通股)計算。

(b) 每股攤薄盈利／(虧損)

於截至2025年及2024年12月31日止年度，概無已發行在外之攤薄潛在股份。因此，每股攤薄盈利／(虧損)與每股基本盈利／(虧損)相同。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

11 PROPERTY, PLANT AND EQUIPMENT

11 物業、廠房及設備

		Plant and buildings 廠房及樓宇 RMB'000 人民幣千元	Machinery and equipment 機器及設備 RMB'000 人民幣千元	Motor vehicles and other equipment 汽車及 其他設備 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
Cost:	成本：				
At 1 January 2024	於2024年1月1日	473,598	375,928	152,849	1,002,375
Exchange adjustments	匯兌調整	49	(78)	(973)	(1,002)
Additions	添置	53,431	4,079	1,624	59,134
Disposals	出售	(64,963)	(10,687)	(5,448)	(81,098)
At 31 December 2024 and 1 January 2025	於2024年12月31日及 2025年1月1日	462,115	369,242	148,052	979,409
Exchange adjustments	匯兌調整	57	(518)	1,872	1,411
Additions	添置	78,386	6,401	5,012	89,799
Disposals	出售	(45,928)	(1,627)	(8,044)	(55,599)
At 31 December 2025	於2025年12月31日	494,630	373,498	146,892	1,015,020
Accumulated depreciation:	累計折舊：				
At 1 January 2024	於2024年1月1日	(182,067)	(326,745)	(142,579)	(651,391)
Exchange adjustments	匯兌調整	31	76	962	1,069
Charge for the year	年內折舊	(11,504)	(8,454)	(3,588)	(23,546)
Written back on disposals	出售撥回	3,541	9,106	4,917	17,564
At 31 December 2024 and 1 January 2025	於2024年12月31日及 2025年1月1日	(189,999)	(326,017)	(140,288)	(656,304)
Exchange adjustments	匯兌調整	(12)	499	(1,864)	(1,377)
Charge for the year	年內折舊	(13,672)	(8,211)	(1,149)	(23,032)
Written back on disposals	出售撥回	8,093	1,484	7,966	17,543
At 31 December 2025	於2025年12月31日	(195,590)	(332,245)	(135,335)	(663,170)
Net book value:	賬面淨值：				
At 31 December 2025	於2025年12月31日	299,040	41,253	11,557	351,850
At 31 December 2024	於2024年12月31日	272,116	43,225	7,764	323,105

At 31 December 2025, property certificates of certain properties with an aggregate net book value of RMB48.6 million (31 December 2024: RMB50.8 million) are yet to be obtained.

於2025年12月31日，若干總賬面淨值為人民幣48.6百萬元(2024年12月31日：人民幣50.8百萬元)的物業尚未取得物業證書。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

12 RIGHT-OF-USE ASSETS

The analysis of the net book value of the Group's right-of-use assets, carried at depreciated cost, by class of underlying asset is as follows:

12 使用權資產

本集團按標的資產類別使用權資產的賬面淨值(折舊成本列示)分析如下：

		Prepayment for land use right for own use 自用土地使用 權預付款 RMB'000 人民幣千元 Note (i) 附註(i)	Properties leased for own use 自用租賃物業 RMB'000 人民幣千元 Note (ii) 附註(ii)	Total 總計 RMB'000 人民幣千元
Cost:	成本：			
At 1 January 2024	於2024年1月1日	283,085	23,520	306,605
Exchange adjustments	匯兌調整	—	(150)	(150)
Additions	添置	—	21,651	21,651
Expiration of lease terms	租賃期滿	—	(20,492)	(20,492)
At 31 December 2024 and 1 January 2025	於2024年12月31日及 2025年1月1日	283,085	24,529	307,614
Exchange adjustments	匯兌調整	—	1,368	1,368
Additions	添置	—	21,864	21,864
Expiration of lease terms	租賃期滿	—	(26,516)	(26,516)
At 31 December 2025	於2025年12月31日	283,085	21,245	304,330
Accumulated amortisation:	累計攤銷：			
At 1 January 2024	於2024年1月1日	(80,730)	(10,434)	(91,164)
Exchange adjustments	匯兌調整	—	107	107
Charge for the year	年內折舊	(5,840)	(25,479)	(31,319)
Expiration of lease terms	租賃期滿	—	20,492	20,492
At 31 December 2024 and 1 January 2025	於2024年12月31日及 2025年1月1日	(86,570)	(15,314)	(101,884)
Exchange adjustments	匯兌調整	—	(479)	(479)
Charge for the year	年內折舊	(5,139)	(27,148)	(32,287)
Expiration of lease terms	租賃期滿	—	26,516	26,516
At 31 December 2025	於2025年12月31日	(91,709)	(16,425)	(108,134)
Net book value:	賬面淨值：			
At 31 December 2025	於2025年12月31日	191,376	4,820	196,196
At 31 December 2024	於2024年12月31日	196,515	9,215	205,730

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

12 RIGHT-OF-USE ASSETS (continued)

Notes:

- (i) Prepayment for land use right for own use represented land use right premiums paid by the Group for land situated in the PRC. The remaining lease terms falls within the ranges of 32 years to 41 years. Lump sum payments were made upfront to acquire these land use rights, and there are no ongoing payments to be made under the terms of the land lease.
- (ii) The Group has obtained the right to use the properties as its production plant or offices or dormitory for staff through tenancy agreements. The leases typically run for an initial period of 1 to 8 years.

Some leases include an option to renew the lease for an additional period after the end of the contract term. Where practicable, the Group seeks to include such extension options exercisable by the Group to provide operational flexibility. The Group assesses at lease commencement date whether it is reasonably certain to exercise the extension options. If the Group is not reasonably certain to exercise the extension options, the future lease payments during the extension periods are not included in the measurement of lease liabilities. For existing leases as 31 December 2024 and 31 December 2025, the Group is not reasonably certain to exercise any extension options therefore did not include future lease payments during the extension periods in the measurement of lease liabilities.

The Group do not have leases which contains variable lease payment.

The analysis of expense items in relation to leases recognised in profit or loss is as follows:

12 使用權資產(續)

附註：

- (i) 自用土地使用權預付款是指本集團為位於中國的土地支付的土地使用權溢價。剩餘租賃期限在32年至41年之間。一次性預付款是為獲得這些土地使用權前支付的，而且根據土地租賃條款，沒有進行中的付款。
- (ii) 本集團已通過租賃協議獲得物業使用權，作為其生產工廠或辦公室或職工宿舍。租賃期一般為1至8年。

有些租賃包括在合同期結束後將租約延長一段時間的選擇權。在可行的情況下，本集團力求納入本集團可行使的延展期權，以提供經營靈活性。本集團於租賃開始日期評估是否有合理把握行使延期選擇權。如果本集團不能合理確定是否行使延期選擇權，則延期期間的未來租賃付款不包括在租賃負債的計量中。對於截至2024年12月31日和2025年12月31日的現有租賃，本集團無法合理確定是否行使任何延期選擇權，因此在租賃負債計量中未將延期期間的未來租賃付款包括在內。

本集團沒有包含可變租賃付款的租賃。

與計入損益的租賃相關的費用項目分析如下：

		2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
Depreciation charge of right-of-use assets	使用權資產折舊	32,287	31,319
Interest on lease liabilities (Note 6(a))	租賃負債利息(附註6(a))	737	897

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

12 RIGHT-OF-USE ASSETS (continued)

Details of total cash outflow for leases and the maturity analysis of lease liabilities are set out in Notes 19(c) and 24, respectively.

12 使用權資產(續)

租賃現金流出總額及租賃負債的到期分析詳情分別列載於附註19(c)及24。

13 INVESTMENT PROPERTIES

13 投資物業

RMB'000
人民幣千元

Cost:

At 1 January 2024, 31 December 2024, 1
January 2025 and 31 December 2025

成本：

於2024年1月1日、2024年12月31日、
2025年1月1日及2025年12月31日

47,926

Accumulated amortisation:

At 1 January 2024
Charge for the year

累計攤銷：

於2024年1月1日
年內折舊

(17,220)

(1,197)

At 31 December 2024 and 1 January 2025
Charge for the year

於2024年12月31日及2025年1月1日
年內折舊

(18,417)

(1,197)

At 31 December 2025

於2025年12月31日

(19,614)

Net book value:

At 31 December 2025

賬面淨值：

於2025年12月31日

28,312

At 31 December 2024

於2024年12月31日

29,509

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

13 INVESTMENT PROPERTIES (continued)

Note:

- (i) The Group leases out investment properties under operating leases. The leases typically run for an initial period of 6 to 10 years, with an option to renew the lease after that date at which time all terms are renegotiated. Lease payments are usually increased annually to reflect market rentals. None of the leases includes variable lease payments.

Undiscounted lease payments under non-cancellable operating leases in place at the reporting date will be receivable by the Group in future periods as follows:

Within 1 year	一年內
After 1 year but within 5 years	一年後但五年內
After 5 years	五年後

- (ii) The investment properties owned by the Group are situated in the PRC. The fair value under market value approach of the investment property at 31 December 2025 is RMB83.7 million (31 December 2024: RMB86.4 million).

13 投資物業(續)

附註：

- (i) 本集團以經營租賃方式出租投資性房地產。租賃期通常為6至10年，並附有選擇權在重新磋商所有條款時重續租賃。租賃付款通常每年增加一次，以反映市場租金。所有租賃均不包括可變租賃付款。

本集團在未來期間將收取不可撤銷經營租賃的租賃付款在報告日期下的未貼現值，如下所示：

2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
8,000	3,077
32,360	946
37,574	—
77,934	4,023

- (ii) 本集團擁有的投資物業位於中國。該投資物業在2025年12月31日的公允價值市場法下為人民幣83.7百萬元(2024年12月31日：人民幣86.4百萬元)。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

14 INVESTMENTS IN SUBSIDIARIES

14 於附屬公司之投資

The following list contains only the particulars of subsidiaries which principally affected the results, assets or liabilities of the Group.

下表僅列出對本集團的業績、資產或負債有重大影響之附屬公司資料。

Name of subsidiary 附屬公司名稱	Place of establishment/ incorporation and business 成立／註冊成立 及營業地點	Particulars of registered/issued and paid-up capital 註冊／已發行及 繳足股本詳情	Proportion of ownership interest 擁有權益比例			Principal activities 主要業務
			The Group's effective interest 本集團之實際權益	Held by the Company 由本公司持有	Held by subsidiaries 由附屬公司持有	
Shenyang Yuanda Aluminium Industry Engineering Co., Ltd. ("Shenyang Yuanda")* 瀋陽遠大鋁業工程有限公司* (「瀋陽遠大」)	The PRC 中國	United States Dollar ("USD") 323,298,200 323,298,200美元(「美元」)	100%	—	100%	Design, procurement, production, sale and installation of curtain wall systems 設計、採購、生產、銷售及安裝幕牆系統
Yuanda (UK) Co., Ltd. 遠大英國有限公司	United Kingdom 英國	500,000 shares 500,000股	100%	—	100%	Design, procurement, assembly, sale and installation of curtain wall systems 設計、採購、組裝、銷售及安裝幕牆系統
Yuanda Australia Pty Ltd. 遠大澳大利亞有限公司	Australia 澳洲	14,020,000 shares 14,020,000股	100%	—	100%	Design, procurement, assembly, sale and installation of curtain wall systems 設計、採購、組裝、銷售及安裝幕牆系統
Yuanda USA Corporation 遠大美國有限公司	United States of America 美利堅合眾國	10,000 shares 10,000股	100%	—	100%	Design, procurement, assembly, sale and installation of curtain wall systems 設計、採購、組裝、銷售及安裝幕牆系統
Yuanda Aluminium Engineering (India) Private Limited ("Yuanda India") 遠大鋁業工程(印度)私人有限公司 (「遠大印度」)	Republic of India ("India") 印度共和國(「印度」)	2,858,340 shares 2,858,340股	100%	—	100%	Design, procurement, assembly, sale and installation of curtain wall systems 設計、採購、組裝、銷售及安裝幕牆系統

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

14 INVESTMENTS IN SUBSIDIARIES (continued)

14 於附屬公司之投資(續)

Name of subsidiary 附屬公司名稱	Place of establishment/ incorporation and business 成立/註冊成立 及營業地點	Particulars of registered/issued and paid-up capital 註冊/已發行及 繳足股本詳情	Proportion of ownership interest 擁有權益比例			Principal activities 主要業務
			The Group's effective interest 本集團之實際權益	Held by the Company 由本公司持有	Held by subsidiaries 由附屬公司持有	
Yuanda Europe Ltd. 遠大歐洲有限公司	Swiss Confederation 瑞士聯邦	1,000,000 shares 1,000,000 股	100%	—	100%	Design, procurement, assembly, sale and installation of curtain wall systems 設計、採購、組裝、銷售及安裝幕牆系統
Yuanda Queensland Pty Ltd. 遠大昆士蘭有限公司	Australia 澳洲	800,000 shares 800,000 股	100%	—	100%	Design, procurement, assembly, sale and installation of curtain wall systems 設計、採購、組裝、銷售及安裝幕牆系統
Yuanda VIC Pty Ltd. 遠大維多利亞有限公司	Australia 澳洲	1 share 1 股	100%	—	100%	Design, procurement, assembly, sale and installation of curtain wall systems 設計、採購、組裝、銷售及安裝幕牆系統
* This company is a wholly foreign-owned enterprise established in the Chinese Mainland.				* 該公司為於中國內地成立的外商獨資企業。		

The equity interests of certain immaterial subsidiaries were held on trust by local individuals on behalf of the Group.

若干非重大附屬公司的權益由當地的人士以信託的形式代本集團持有。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

15 INVENTORIES AND OTHER CONTRACT COSTS

15 存貨及其他合同成本

		2025	2024
		2025 年	2024 年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
Raw materials	原材料	177,103	211,905
Work in progress	在製品	17,398	39,381
Less: write down of inventories	減：存貨撇減	(1,058)	(5,176)
		193,443	246,110

The incremental costs of obtaining a contract are recognised in “selling expenses” in the statement of profit or loss in the period in which the amounts were incurred as the amount is not significant.

獲得合同的增量成本在金額發生期間於損益表中的「銷售費用」中確認，該金額不重要。

(a) The analysis of the amount of inventories recognised as an expense and included in the consolidated statement of profit or loss during the year is as follows:

(a) 於年內確認為開支並計入綜合損益表內的存貨金額分析如下：

		2025	2024
		2025 年	2024 年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
Carrying amount of inventories used in construction contracts	用於建築合同的存貨賬面值	2,084,770	1,778,800
(Reversal of)/write-down of inventories	存貨(撥回)/撇減	(4,118)	1,660
		2,080,652	1,780,460

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

16 CONTRACT ASSETS AND CONTRACT LIABILITIES

(a) Contract assets

Contract assets	合同資產
Arising from performance under construction contracts	建築合同下履約產生
Less: loss allowance	減：虧損撥備

All of the amounts are expected to be billed within one year from the end of the Reporting Period, except for the amounts of RMB77.2 million at 31 December 2025 (31 December 2024: RMB94.1 million) related to retentions receivable (net of loss allowance) which are expected to be recovered over one year.

The Group's construction contracts include payment schedules which require stage payments over the construction period once milestones are reached, these payment schedules prevent the build-up of significant contract assets. The Group typically agrees to a one to ten years retention period after the completion of construction contracts, depending on the market practice in the countries where construction contracts are carried out and credit assessment performed by management on an individual customer basis.

16 合同資產及合同負債

(a) 合同資產

2025	2024
2025 年	2024 年
RMB'000	RMB'000
人民幣千元	人民幣千元
1,498,178	1,790,597
(622,945)	(645,314)
875,233	1,145,283

所有款項預期於報告期末後一年內開出賬單，除於2025年12月31日與應收保留金（扣除虧損撥備）相關的金額人民幣77.2百萬元（2024年12月31日：人民幣94.1百萬元）預期於一年以後收回外。

本集團建築合同包括建築期間要求分階段付款的付款日程（一旦進程達標），此等付款日程防止積聚重大合同資產。視乎開展建築合同所在國家的建築業市場慣例及管理層按單獨客戶基準進行的信貸評估，本集團通常同意於完成建築合同後為期一至十年的保留期。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

16 CONTRACT ASSETS AND CONTRACT LIABILITIES (continued)

16 合同資產及合同負債(續)

(a) Contract assets (continued)

The amount of revenue recognised during the year from performance obligations satisfied (or partially satisfied) in previous periods is RMB28.1 million (2024: RMB40.9 million), mainly due to the changes in estimate of the stage of completion of certain construction contracts and approved contract modifications.

(a) 合同資產(續)

年內就於過往期間達成(或部分達成)履約保證確認的收入金額為人民幣28.1百萬元(2024年：人民幣40.9百萬元)，主要由於若干建築合同及經批准合同修訂的估計完工階段發生變動所致。

(b) Contract liabilities

(b) 合同負債

Contract liabilities

Construction contracts

— Billings in advance of performance

合同負債

建築合同

— 履約前開出賬單

2025	2024
2025 年	2024 年
RMB'000	RMB'000
人民幣千元	人民幣千元

607,482	707,897
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All of the contract liabilities are expected to be recognised as revenue within one year.

所有合同負債預期於一年內確認為收入。

When the Group receives a deposit before the construction activity commences this will give rise to contract liabilities at the start of a contract, until the revenue recognised on the project exceeds the amount of the deposit.

倘本集團於建築活動開始前收到按金，則此將於合同開始時產生合同負債，直至就項目確認的收入超過按金金額。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

16 CONTRACT ASSETS AND CONTRACT LIABILITIES (continued)

16 合同資產及合同負債(續)

(b) Contract liabilities (continued)

(b) 合同負債(續)

Movements in contract liabilities

合同負債的變動

		2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
Balance at 1 January	於1月1日之結餘	707,897	508,569
Decrease in contract liabilities as a result of recognising revenue during the year that was included in the contract liabilities at the beginning of the year	年內確認年初計入合同負債的收入產生的合同負債減少	(565,671)	(176,090)
Increase in contract liabilities as a result of billing and receipt in advance of construction activities and recognising revenue during the year	建築活動開出單據及預收款項及本年度確認收入產生的合同負債增加	465,256	375,418
Balance at 31 December	於12月31日之結餘	607,482	707,897

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

17 TRADE AND BILLS RECEIVABLES

17 貿易應收款及應收票據

		2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
Trade receivables for contract work due from:	合同工程貿易應收款：		
— third parties	— 第三方	2,105,723	2,893,393
— companies under the control of the Controlling Shareholder	— 受控股股東控制的公司	113,365	181,835
		2,219,088	3,075,228
Bills receivable for contract work	合同工程應收票據	81,842	99,633
Trade receivables for sale of raw materials due from:	銷售材料貿易應收款：		
— third parties	— 第三方	4,268	6,845
— companies under the control of the Controlling Shareholder	— 受控股股東控制的公司	2,148	2,281
		6,416	9,126
		2,307,346	3,183,987
Less: loss allowance	減：虧損撥備	(1,322,897)	(2,042,678)
Financial assets measured at amortised cost	按攤銷成本計量的金融資產	984,449	1,141,309

At 31 December 2025, the amount of retentions receivable from customers included in trade and bills receivables (net of loss allowance) is RMB265.2 million (31 December 2024: RMB320.5 million).

於2025年12月31日，計入貿易應收款及應收票據的應收客戶保留金（扣除虧損撥備）為人民幣265.2百萬元（2024年12月31日：人民幣320.5百萬元）。

Except for retentions receivable (net of loss allowance) of RMB155.9 million at 31 December 2025 (31 December 2024: RMB152.1 million), all of the remaining trade and bills receivables are expected to be recovered within one year.

除2025年12月31日人民幣155.9百萬元（2024年12月31日：人民幣152.1百萬元）的應收保留金（扣除虧損撥備）外，其餘所有貿易應收款及應收票據預期於一年內收回。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

17 TRADE AND BILLS RECEIVABLES (continued)

Ageing analysis

As of the end of the Reporting Period, the ageing analysis of trade and bills receivables, based on the invoice date and net of loss allowance, is as follows:

Within 1 year	一年內
1 to 2 years	一至二年
More than 2 years	超過二年

The Group generally requires customers to settle progress billings and retentions receivable in accordance with contracted terms. Further details on the Group's credit policy and credit risk arising from trade debtors and bills receivable are set out in Note 29(a).

17 貿易應收款及應收票據(續)

賬齡分析

截至報告期末，貿易應收款及應收票據(扣除虧損撥備)按發票日期的賬齡分析如下：

2025	2024
2025 年	2024 年
RMB'000	RMB'000
人民幣千元	人民幣千元
295,450	344,553
164,295	173,180
524,704	623,576
984,449	1,141,309

本集團通常要求客戶根據合約條款結算進度款項及應收保留金。有關本集團信貸政策以及應收賬款及應收票據產生的信貸風險的進一步詳情載於附註29(a)。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

18 DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES

18 按金、預付款及其他應收款

		2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
Prepayments for purchase of inventories (Note (i))	購買存貨預付款 (附註(i))	177,859	177,804
Prepayment for miscellaneous taxes	雜稅預付款	79,430	49,964
		257,289	227,768
Deposits for construction contracts' bidding and performance (Note (ii))	建築合同投標及履約按金 (附註(ii))		
— third parties	— 第三方	97,830	101,081
— companies under the control of the Controlling Shareholder (Note (iii))	— 受控股股東控制的公司 (附註(iii))	6,417	6,453
Other deposits	其他按金	41,690	30,959
Others	其他	36,831	34,293
Subtotal	小計	182,768	172,786
Less: loss allowance	減：虧損撥備	(10,330)	(10,288)
		172,438	162,498
		429,727	390,266

Notes:

- (i) Included in the balance are prepayments of RMB3.5 million at 31 December 2025 (31 December 2024: RMB3.5 million) made to the companies under the control of the Controlling Shareholder.
- (ii) The balance represented deposits placed with customers for contracts' bidding and performance of contracts in progress. The deposits will be released to the Group upon the completion of the related bidding or contract work, where applicable.
- (iii) The amounts are unsecured, non-interest bearing and have no fixed terms of repayment.

All of the deposits, prepayments and other receivables are expected to be recovered or recognised as expenses within one year.

附註：

- (i) 該結餘包括於2025年12月31日人民幣3.5百萬元(2024年12月31日：人民幣3.5百萬元)的向受控股股東控制的公司作出的預付款。
- (ii) 該結餘指就在建合同的合同投標及履約向客戶支付的按金。該等按金將於相關投標及合同工程(如適用)完工後發回本集團。
- (iii) 該款項屬無抵押、不計息及無固定還款期。

所有按金、預付款項及其他應收款項預期將於一年內收回或確認為開支。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

19 RESTRICTED DEPOSITS, CASH AND CASH EQUIVALENTS AND OTHER CASH FLOW INFORMATION

19 限制性存款，現金及現金等價物及其他現金流資料

(a) Cash on hand and in bank comprise:

(a) 手頭現金及銀行存款包括：

		2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
Cash and cash equivalents in the consolidated cash flow statement	綜合現金流量表中的現金和現金等價物	573,072	334,136
Restricted deposits with bank (Note)	受限制性銀行存款(附註)	440,703	303,005
Frozen bank deposits	凍結銀行存款	28,358	46,191
		469,061	349,196
Total cash on hand and in bank	手頭現金及銀行存款總額	1,042,133	683,332

Note

Restricted deposits comprise:

- restricted deposits to secure the performance and retentions of construction contracts
- restricted deposits to secure bank bills
- restricted deposits to secure discounted bank bills
- restricted deposits for issuance of letters of credit and other borrowings from financial institutions
- restricted deposits to secure bank loan

附註

限制性存款包括：

- 作為建築合同履約及保留金抵押的受限制存款
- 作為銀行票據抵押的限制性存款
- 作為貼現銀行票據抵押的限制性存款
- 作為開立信用證及金融機構其他借款的限制性存款
- 作為銀行貸款抵押的限制性存款

150,858	163,257
19,890	—
130,578	99,747
78,077	40,001
61,300	—
440,703	303,005

The Group's business operations in Chinese Mainland are conducted in RMB. RMB is not a freely convertible currency and the remittance of funds out of Chinese Mainland is subject to the exchange restrictions imposed by the PRC government.

本集團的中國內地業務以人民幣計值。人民幣乃不可自由兌換的貨幣，匯出中國內地的資金受中國政府實施的外匯管制所規限。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註 (續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

19 RESTRICTED DEPOSITS, CASH AND CASH EQUIVALENTS AND OTHER CASH FLOW INFORMATION (continued)

19 限制性存款，現金及現金等價物及其他現金流資料 (續)

(b) Reconciliation of liabilities arising from financing activities

(b) 融資活動產生的負債之對賬

		Bank loans	Borrowings from the Controlling Shareholder and the companies under his control 來自控股股東及受其控制的公司之借款	Other borrowings from financial institution 來自金融機構的其他借款	Lease liabilities 租賃負債	Discounted bills and credit letters 貼現票據及信用證	Interest payable 應付利息	Total
		RMB'000 人民幣千元 (Note 22) (附註22)	RMB'000 人民幣千元 (Note 23) (附註23)	RMB'000 人民幣千元 (Note 23) (附註23)	RMB'000 人民幣千元 (Note 24) (附註24)	RMB'000 人民幣千元 (Note 23) (附註23)	RMB'000 人民幣千元	RMB'000 人民幣千元
At 1 January 2025	於2025年1月1日	694,950	4,058	30,877	9,939	298,700	—	1,038,524
Changes from financing cash flows:		融資現金流量變動：						
Proceeds from new bank loans and other borrowings	新增銀行貸款及其他借款所得款	942,100	—	3,975	—	362,300	—	1,308,375
Repayment of bank loans and other borrowings	償還銀行貸款及其他借款	(735,950)	(4,058)	(31,884)	—	(298,700)	—	(1,070,592)
Capital element of lease rentals paid	已付租賃租金之資本部份	—	—	—	(25,608)	—	—	(25,608)
Interest element of lease rentals paid	已付租賃租金之利息部份	—	—	—	(737)	—	—	(737)
Borrowing costs paid	已付借貸成本	—	—	—	—	—	(67,646)	(67,646)
Total changes from financing cash flows	融資現金流量的變動總額	206,150	(4,058)	(27,909)	(26,345)	63,600	(67,646)	143,792
Other changes:		其他變動：						
Increase in lease liabilities from entering into new leases during the year	本年內新簽訂租賃的租賃負債的增加	—	—	—	21,864	—	—	21,864
Total borrowing costs	總借貸成本	—	—	—	737	—	67,646	68,383
Total other changes	其他變動總額	—	—	—	22,601	—	67,646	90,247
At 31 December 2025	於2025年12月31日	901,100	—	2,968	6,195	362,300	—	1,272,563

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

19 RESTRICTED DEPOSITS, CASH AND CASH EQUIVALENTS AND OTHER CASH FLOW INFORMATION (continued)

(b) Reconciliation of liabilities arising from financing activities (continued)

	Bank loans	Borrowings from the Controlling Shareholder and the companies under his control	Other borrowings from financial institution	Lease liabilities	Discounted bills and credit letters	Interest payable	Total
	銀行貸款	來自控股股東及受其控制的 公司之借款	來自金融機構的其他借款	租賃負債	貼現票據及 信用證	應付利息	總計
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
	(Note 22)	(Note 23)	(Note 23)	(Note 24)	(Note 23)		
	(附註22)	(附註23)	(附註23)	(附註24)	(附註23)		
At 1 January 2024	713,950	159,364	139,343	13,957	125,700	—	1,152,314
Changes from financing cash flows:							
融資現金流量變動：							
Proceeds from new bank loans and other borrowings	826,950	—	30,877	—	298,700	—	1,156,527
Repayment of bank loans and other borrowings	(845,950)	(155,306)	(139,343)	—	(125,700)	—	(1,266,299)
Capital element of lease rentals paid	—	—	—	(25,155)	—	—	(25,155)
Interest element of lease rentals paid	—	—	—	(897)	—	—	(897)
Borrowing costs paid	—	—	—	—	—	(73,798)	(73,798)
Total changes from financing cash flows	(19,000)	(155,306)	(108,466)	(26,052)	173,000	(73,798)	(209,622)
Other changes:							
其他變動：							
Increase in lease liabilities from entering into new leases during the year	—	—	—	21,651	—	—	21,651
Exchange adjustments	—	—	—	(514)	—	—	(514)
Total borrowing costs	—	—	—	897	—	73,798	74,695
Total other changes	—	—	—	22,034	—	73,798	95,832
At 31 December 2024	694,950	4,058	30,877	9,939	298,700	—	1,038,524

19 限制性存款，現金及現金等價物及其他現金流資料(續)

(b) 融資活動產生的負債之對賬(續)

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

19 RESTRICTED DEPOSITS, CASH AND CASH EQUIVALENTS AND OTHER CASH FLOW INFORMATION (continued)

(c) Total cash outflow for leases

Amounts included in the cash flow statement for leases comprise the following. All these amounts relate to lease rentals paid.

Within financing cash flows 於融資現金流中

(d) Material non-cash transaction

During the year ended 31 December 2025, the Group acquired the properties of RMB77.4 million by settling the trade receivables (net of loss allowance) from the counterparties (2024: RMB52.7 million).

19 限制性存款，現金及現金等價物及其他現金流資料(續)

(c) 租賃現金流出總額

該款項於現金流量表中租賃中構成如下。所有該款項與租賃租金支付相關。

2025	2024
2025 年	2024 年
RMB'000	RMB'000
人民幣千元	人民幣千元

26,345	27,080
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(d) 重大非現金交易

截至2025年12月31日止年度，本集團以結算貿易應收款(扣除虧損備抵)的方式自交易對手收購人民幣77.4百萬元的物業(2024年：人民幣52.7百萬元)。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

20 TRADE AND BILLS PAYABLES

20 貿易應付款及應付票據

		2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
Trade payables for purchase of inventories due to:	應付以下的購買存貨貿易應付款：		
— third parties	— 第三方	561,117	729,049
— companies under the control of the Controlling Shareholder	— 受控股股東控制的公司	5,338	5,256
		566,455	734,305
Trade payables due to sub-contractors	應付分包商貿易應付款	278,583	493,950
Bills payable	應付票據	215,003	149,058
Financial liabilities measured at amortised cost	按攤銷成本計量的金融負債	1,060,041	1,377,313

All of the trade and bills payables are expected to be settled within one year or are repayable on demand.

所有貿易應付款及應付票據預期於一年內清償或須按要求償還。

As of the end of the Reporting Period, the ageing analysis of trade and bills payables, based on the maturity date, is as follows:

截至報告期末，貿易應付款及應付票據按到期日的賬齡分析如下：

		2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
Within 1 month or on demand	一個月內或按要求	934,877	1,367,898
More than 1 month but less than 3 months	超過一個月但少於三個月	75,318	1,955
More than 3 months	超過三個月	49,846	7,460
		1,060,041	1,377,313

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

21 ACCRUED EXPENSES AND OTHER PAYABLES

21 應計開支及其他應付款

		2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
Payables for staff related costs	應付員工相關成本	111,159	120,187
Payables for transportation and insurance expenses	應付運輸及保險開支	15,639	16,882
Payables for construction and purchase of property, plant and equipment	建築及購買物業、廠房及設備應付款	6,301	6,126
Deposits from sub-contractors	分包商支付的按金	47,341	46,509
Deposits from suppliers for contracts' bidding and performance	供貨商支付的合同投標及履約按金	12,964	13,999
Amounts due to the Controlling Shareholder and the companies under his control	應付控股股東及受其控制的公司款項	—	1,721
Lease liabilities (Note 24)	租賃負債(附註24)	2,388	3,892
Others	其他	45,024	43,124
Financial liabilities measured at amortised cost	按攤銷成本計量的金融負債	240,816	252,440
Payables for miscellaneous taxes	應付雜稅	27,280	40,995
Provision for outstanding legal claims	未償付法律索償撥備	24,298	23,923
		292,394	317,358

All of the accrued expenses and other payables are expected to be settled or recognised in profit or loss within one year or are repayable on demand.

所有應計開支及其他應付款預期將於1年內清償或於損益表確認或按要求償還。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

22 BANK LOANS

22 銀行貸款

(a) The Group's bank loans are analysed as follows:

(a) 本集團的銀行貸款分析如下：

		2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
Unsecured and unguaranteed	無抵押且無擔保	4,800	—
Guaranteed by the Controlling Shareholder and a company under his control and/or pledged by securities of a company under the control of the Controlling Shareholder	以控股股東及受其控制的公司擔保及／或以由受控股股東控制的公司的證券作抵押		
Guaranteed by a third party, and secured by bank deposit (Note 22(c))	由第三方擔保，並以銀行存款作抵押(附註22(c))	247,300	244,950
Guaranteed by companies under the control of the Controlling Shareholder and secured by property, plant and equipment and land use rights of the Group or secured by property, plant and land use rights of a company under the control of the Controlling Shareholder (Note 22(c))	以控股股東控制的公司擔保及以本集團的物業、廠房及設備及土地使用權作抵押或以控股股東控制的公司的物業、廠房及土地使用權作抵押(附註22(c))	100,000	—
Secured by property, plant and equipment and land use rights of the Group, and guaranteed by companies under the control of the Controlling Shareholder and/or pledged by the trade receivables of the Group (Note 22(c))	以本集團的物業、廠房及設備以及土地使用權作抵押，並由控股股東控制的公司擔保及／或以本集團的貿易應收款作抵押(附註22(c))	412,500	330,000
		136,500	120,000
		901,100	694,950

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

22 BANK LOANS (continued)

- (b) The Group's bank and other loans are repayable as follows:

Within 1 year or on demand	一年內或按要求
After 1 year but within 2 years	一年後但二年內

- (c) At 31 December 2025, the aggregate carrying value of the property, plant and equipment and land use rights pledged for the Group's bank loans is RMB335.1 million (31 December 2024: RMB330.9 million), and the aggregate carrying value of the trade receivables and contract assets pledged for the Group's bank loan is RMB17.4 million (31 December 2024: RMB11.2 million), and bank deposit of RMB61.3 million was pledged for the Group's bank loans (31 December 2024: RMBNil).

- (d) At 31 December 2025, the Group's banking facilities amounted to RMB2,039.9 million (31 December 2024: RMB1,835.0 million) were utilised to the extent of RMB1,658.8 million (31 December 2024: RMB1,007.6 million).

22 銀行貸款(續)

- (b) 本集團的銀行及其他貸款還款期限如下：

2025	2024
2025 年	2024 年
RMB'000	RMB'000
人民幣千元	人民幣千元

816,100	694,950
85,000	—

901,100	694,950
----------------	---------

- (c) 於2025年12月31日，就本集團的銀行貸款已抵押的物業、廠房及設備、土地使用權的總賬面值為人民幣335.1百萬元(2024年12月31日：人民幣330.9百萬元)，及本集團銀行貸款質押的貿易應收款賬面值及合同資產賬面值合計為人民幣17.4百萬元(2024年12月31日：人民幣11.2百萬元)，並已將人民幣61.3百萬元的銀行存款作為本集團銀行貸款的擔保(2024年12月31日：人民幣零元)。

- (d) 於2025年12月31日，本集團的銀行融資額度為人民幣2,039.9百萬元(2024年12月31日：人民幣1,835.0百萬元)，已動用人民幣1,658.8百萬元(2024年12月31日：人民幣1,007.6百萬元)。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

22 BANK LOANS (continued)

- (e) Certain of the Group's bank loans are subject to the fulfilment of covenants commonly found in lending arrangements with financial institutions. If the Group were to breach the covenants, the loans would become payable on demand. The Group regularly monitors its compliance with these covenants. Further details of the Group's management of liquidity risk are set out in Note 29(b). At 31 December 2025, none of the covenants relating to the bank loans had been breached (31 December 2024: none).

22 銀行貸款(續)

- (e) 本集團的若干銀行貸款一般須達成與金融機構訂立的貸款安排中的契諾後方可作實。如本集團違反契諾，則須應要求償還貸款。本集團定期監管是否遵守有關契諾。本集團管理流動資金風險的進一步詳情載於附註29(b)。於2025年12月31日，概無違反任何與銀行貸款有關的契諾(2024年12月31日：無)。

23 OTHER BORROWINGS

Borrowings from the Controlling Shareholder and the companies under his control	來自控股股東以及受其控制的公司的借款
Discounted bills and letters of credit (Note (i))	貼現票據及信用證(附註(i))
Other borrowings from financial institution (Note (ii))	來自金融機構的其他借款(附註(ii))

2025	2024
2025年	2024年
RMB'000	RMB'000
人民幣千元	人民幣千元
—	4,058
362,300	298,700
2,968	30,877
365,268	333,635

Notes:

- (i) All of the discounted bills and letters of credit are with fixed interest rate of 0.74%~3.81% (31 December 2024: 1.00%~2.00%), and expected to be settled within one year.
- (ii) The amounts are with fixed interest rate of 5.50% (31 December 2024: 1.96%~6.00%), repayable within one year and pledged by the trade receivables and contract assets of RMB9.1 million (31 December 2024: RMB21.3 million).

附註：

- (i) 所有貼現票據、信用證固定利率為0.74%~3.81%(2024年12月31日：1.00%~2.00%)，預計一年內結算。
- (ii) 該款項按5.50%(2024年12月31日：1.96%~6.00%)的固定利率計息，須於一年內償還，並以貿易應收款及合同資產人民幣9.1百萬元(2024年12月31日：人民幣21.3百萬元)作抵押。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

24 LEASE LIABILITIES

At 31 December 2025, the lease liabilities were repayable as follows:

24 租賃負債

於2025年12月31日，租賃負債的償還情況如下：

		2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
Within 1 year	一年內	2,388	3,892
After 1 year but within 2 years	一年後但二年內	2,251	2,505
After 2 years but within 5 years	二年後但五年內	1,556	3,542
		3,807	6,047
		6,195	9,939

25 INCOME TAX IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(a) Movements of current taxation in the consolidated statement of financial position are as follows:

25 綜合財務狀況表內的所得稅

(a) 綜合財務狀況表內的即期稅項變動如下：

		2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
Income tax payable at 1 January	於1月1日的應付所得稅	200,019	239,607
Exchange adjustments	匯兌調整	(1,735)	(1,361)
Provision for income tax on the estimated taxable profits for the year (Note 7(a))	年內估計應課稅利潤的所得稅撥備(附註7(a))	(27,932)	(13,635)
Income tax paid during the year	年內已付所得稅	(45,007)	(24,592)
Income tax payable at 31 December	於12月31日的應付所得稅	125,345	200,019

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

25 INCOME TAX IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

(b) Deferred tax assets and liabilities recognised:

(i) *Movement of each component of deferred tax assets and liabilities*

The components of deferred tax assets/(liabilities) recognised in the consolidated statement of financial position and the movements during the year are as follows:

25 綜合財務狀況表內的所得稅(續)

(b) 已確認遞延稅項資產及負債：

(i) 遞延稅項資產及負債各組成部分的變動

於綜合財務狀況表確認的遞延稅項資產／(負債)的組成部分及年內變動如下：

		Unused tax losses	Depreciation allowances in excess of the related depreciation and government grants and related depreciation	Write down of inventories	Loss allowance on trade and other receivables and contract assets	Provision for warranties, and legal claims	PRC Withholding Tax on distributions	Remeasurement of the fair value of derivative financial instruments	Total
		未動用稅項虧損	超過有關折舊的折舊免稅額以及政府補貼及有關折舊	存貨撇減	貿易及其他應收款以及合同資產的虧損撥備	保修及法律索償撥備	分派的中國預扣稅	重新計量衍生金融工具的公允價值	總計
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
Deferred tax arising from:									
因下列各項產生的遞延稅項：									
At 1 January 2024	於2024年1月1日	17,896	13,935	529	272,397	28,143	—	(106)	332,794
Exchange adjustments	匯兌調整	—	—	—	46	67	—	—	113
(Charged)/credited to the consolidated statement of profit or loss (Note 7(a))	於綜合損益表中(扣除)/計入(附註7(a))	(17,125)	44	—	(76,356)	(2,845)	(22,997)	106	(119,173)
At 31 December 2024 and 1 January 2025	於2024年12月31日及2025年1月1日	771	13,979	529	196,087	25,365	(22,997)	—	213,734
Exchange adjustments	匯兌調整	—	—	—	198	391	—	—	589
(Charged)/credited to the consolidated statement of profit or loss (Note 7(a))	於綜合損益表中(扣除)/計入(附註7(a))	(771)	(1,649)	(369)	(50,574)	(906)	9,261	—	(45,008)
At 31 December 2025	於2025年12月31日	—	12,330	160	145,711	24,850	(13,736)	—	169,315

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

25 INCOME TAX IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

25 綜合財務狀況表內的所得稅(續)

(b) Deferred tax assets and liabilities recognised:
(continued)

(b) 已確認遞延稅項資產及負債：(續)

(ii) Reconciliation to the consolidated statement of financial position

(ii) 與綜合財務狀況表的對賬

		2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
Net deferred tax assets	遞延稅項資產淨額	183,051	236,731
Net deferred tax liabilities	遞延稅項負債淨額	(13,736)	(22,997)
		169,315	213,734

(c) Deferred tax assets not recognised

(c) 未確認遞延稅項資產

In accordance with the accounting policy set out in Note 2(r), the Group has not recognised deferred tax assets in respect of unused tax losses and deductible temporary differences arising from certain subsidiaries of the Group of RMB2,661.3 million at 31 December 2025 (31 December 2024: RMB3,253.0 million), as it is not probable that future taxable profits against which the losses can be utilised will be available in the relevant tax jurisdiction and entity. Except for the amount of RMB772.1 million which will not expire under the relevant tax legislation, the remaining unused tax losses at 31 December 2025 will expire on or before 31 December 2035.

根據附註2(r)所載的會計政策，本集團並未就2025年12月31日自本集團若干附屬公司產生的未動用稅項虧損及可扣減暫時差額人民幣2,661.3百萬元(2024年12月31日：人民幣3,253.0百萬元)確認遞延稅項資產，原因是有關稅務司法權區及實體於未來不可能有應課稅利潤用以抵銷可動用的虧損。除人民幣772.1百萬元不會在有關稅務法律下屆滿，餘下於2025年12月31日的未動用稅務虧損將於2035年12月31日或以前屆滿。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

26 PROVISION FOR WARRANTIES

26 保修撥備

		2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
At 1 January	於1月1日	243,183	267,845
Exchange adjustments	匯兌調整	1,532	(2,618)
Additional provisions made	已計提額外撥備	52,718	42,219
Provisions utilised	已動用撥備	(80,169)	(64,263)
At 31 December	於12月31日	217,264	243,183
Less: amounts included as current liabilities at the end of the Reporting Period	減：報告期末包括在流動負債內的金額	(45,821)	(50,222)
		171,443	192,961

Under the terms of the Group's construction contracts with its customers, the Group will rectify any defects arising within one to ten years from the date of completion of the construction contracts, as required by industry regulations in respective jurisdictions and depending on the terms negotiated with each customer. Provision is therefore made for the best estimate of the expected settlement under these construction contracts in respect of construction contracts completed within one to ten years prior to the end of the Reporting Period. The amount of provision takes into account the Group's recent claim experience and is only made where a warranty claim is probable.

根據本集團與其客戶訂立的建築合同條款，本集團將會根據於各司法權區的行業規例所規定及視乎與各客戶磋商的條款，修正任何於建築合同完工的日期起一至十年內產生的缺陷。因此，撥備乃就報告期末前一至十年內完成的建築合同而根據該等建築合同的預期結算額的最佳估計而計提。撥備金額計及本集團近期的申索經驗，並僅於有可能出現保修申索時計提。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

27 CAPITAL, RESERVES AND DIVIDENDS

27 資本、儲備及股息

(a) Movements in components of equity

(a) 權益組成部分變動

The reconciliation between the opening and closing balances of each component of the Group's consolidated equity is set out in the consolidated statement of changes in equity. Details of the changes in the Company's individual components of equity between the beginning and the end of the year are set out below:

本集團的合併權益各組成部分的期初及期終結餘的對賬載於綜合權益變動表中。年初至年末期間本公司的個別權益組成部分的變動詳情載列如下：

		Share capital 股本 RMB'000 人民幣千元 (Note 27(c)) (附註27(c))	Share premium 股份溢價 RMB'000 人民幣千元 (Note 27(d)(i)) (附註27(d)(i))	Exchange reserve 匯兌儲備 RMB'000 人民幣千元 (Note 27(d)(iv)) (附註27(d)(iv))	Accumulated loss 累計虧損 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
At 1 January 2024	於2024年1月1日	519,723	574,047	58,999	(403,127)	749,642
Changes in equity for 2024:	2024年之權益變動：					
Loss for the year	年內虧損	—	—	—	(7,357)	(7,357)
Other comprehensive income	其他全面收益	—	—	22,459	—	22,459
Total comprehensive income	全面收益總額	—	—	22,459	(7,357)	15,102
At 31 December 2024 and 1 January 2025	於2024年12月31日及2025年1月1日	519,723	574,047	81,458	(410,484)	764,744
Changes in equity for 2025:	2025年之權益變動：					
Profit for the year	年內利潤	—	—	—	217,654	217,654
Other comprehensive income	其他全面收益	—	—	(28,089)	—	(28,089)
Total comprehensive income	全面收益總額	—	—	(28,089)	217,654	189,565
Distributions to shareholders	向股東分派	—	(230,841)	—	—	(230,841)
At 31 December 2025	於2025年12月31日	519,723	343,206	53,369	(192,830)	723,468

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

27 CAPITAL, RESERVES AND DIVIDENDS (continued)

(b) Dividends/distributions

(i) Dividends payable to equity shareholders of the Company attributable to the year

The directors of the Company do not recommend the payment of a dividend for the year ended 31 December 2025 (2024: HK\$Nil).

(ii) Dividends payable to equity shareholders of the Company attributable to the previous financial year, approved and paid during the year

No final dividend in respect of the previous financial year has been approved during the year ended 31 December 2025 (2024: HK\$Nil).

(iii) Special dividends/distributions

The directors of the Company have proposed the distribution of a special dividend after the year end of HK\$0.05 per share (2024: HK\$0.04) based on 6,208,734,000 ordinary shares in issue as at 31 December 2025 amounting to a total of HK\$310,437,000 (equivalent to approximately RMB274,723,000) (2024: HK\$248,349,000 (equivalent to approximately RMB230,841,000)).

27 資本、儲備及股息(續)

(b) 股息／分派

(i) 歸屬於年內的應付本公司股東股息

本公司董事並不建議派發截至2025年12月31日止年度的股息(2024年：零港元)。

(ii) 歸屬於上一財政年度的應付本公司股東股息，已於本年度批准及派付

於截至2025年12月31日止年度並無批准有關上一財政年度的末期股息(2024年：零港元)。

(iii) 特別股息／分派

本公司董事已建議於年結后分派特別股息每股0.05港元(2024年：0.04港元)，根據於2025年12月31日已發行的6,208,734,000股普通股計算，特別股息總額為310,437,000港元(相當於約人民幣274,723,000元)(2024年：248,349,000港元(相當於約人民幣230,841,000元))。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

27 CAPITAL, RESERVES AND DIVIDENDS (continued)

27 資本、儲備及股息(續)

(c) Share capital

(c) 股本

Authorised and issued share capital:

法定及已發行股本：

	2025 2025年		2024 2024年	
	Number of shares 股份數目 '000 千股	HK\$'000 港幣千元	Number of shares 股份數目 '000 千股	HK\$'000 港幣千元
Authorised: 法定股本：				
At 1 January and 31 December, 於1月1日及12月31日， at HK\$0.1 each 0.1港元／每股	12,000,000,000	1,200,000	12,000,000,000	1,200,000

	2025 2025年		2024 2024年	
	Number of shares 股份數目 '000 千股	RMB'000 人民幣千元	Number of shares 股份數目 '000 千股	RMB'000 人民幣千元
Ordinary shares, issued and 普通股、已發行及繳足： fully paid:				
At 1 January and 31 December 於1月1日及12月31日	6,208,734	519,723	6,208,734	519,723

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

27 CAPITAL, RESERVES AND DIVIDENDS (continued)

(d) Nature and purpose of reserves

(i) Share premium

The application of the share premium account is governed by Section 34 of the Companies Law, Chapter 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands.

(ii) Other reserve

The other reserve represents (i) the difference between the carrying values of the subsidiaries acquired/disposed and the considerations paid/received under the Group's reorganisation; (ii) the difference between the carrying values of the non-controlling interests acquired by the Group and the considerations paid; and (iii) the difference between the carrying value of the net assets acquired and the consideration paid for the acquisition of a business under common control.

27 資本、儲備及股息(續)

(d) 儲備的性質及目的

(i) 股份溢價

動用股份溢價賬受開曼群島公司法第22章(1961年第三項法例，經綜合及修訂)第34條監管。

(ii) 其他儲備

其他儲備指(i)本集團所重組收購／處置的附屬公司賬面值與支付／收取的代價之間的差異；(ii)本集團收購非控制權益的賬面值與支付的代價之間的差異；及(iii)收購受共同控制業務所收購淨資產賬面值與支付代價之間的差異。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

27 CAPITAL, RESERVES AND DIVIDENDS (continued)

27 資本、儲備及股息(續)

(d) Nature and purpose of reserves (continued)

(d) 儲備的性質及目的(續)

(iii) PRC statutory reserves

(iii) 中國法定儲備

In accordance with the articles of association of the subsidiaries of the Group established in the PRC, these subsidiaries are required to set up certain statutory reserves, which are non-distributable. The appropriation to these reserves is at discretion of the directors of the respective subsidiaries. The PRC statutory reserves can only be utilised for predetermined means upon approval by the relevant authority.

根據本集團於中國成立的附屬公司的組織章程細則，該等附屬公司須設立若干不可分派的法定儲備。向該等儲備的分配由各附屬公司的董事酌情決定。中國法定儲備僅可用作經相關機關批准的預先釐定用途。

In addition, pursuant to the relevant PRC regulations, with effect on 1 January 2012, a reserve for production safety is required to be set up and to be appropriated at a fixed rate on the revenue of the subsidiaries of the Group established in the PRC. The reserve can be utilised for expenses or capital expenditures incurred in connection with production safety.

此外，根據自2012年1月1日起生效的相關中國法規，本集團於中國成立的附屬公司須撥付按營業額的固定比例設立安全生產儲備。該儲備可用作支付有關安全生產而產生的費用或資本開支。

(iv) Exchange reserve

(iv) 匯兌儲備

The exchange reserve comprises foreign exchange differences arising from the translation of the financial statements of foreign operations into the presentation currency. The reserve is dealt with in accordance with the accounting policy set out in Note 2(u).

匯兌儲備包括換算海外業務財務報表為呈列貨幣所產生的外匯差額。該儲備乃根據附註2(u)所載的會計政策處理。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

27 CAPITAL, RESERVES AND DIVIDENDS (continued)

(e) Capital management

The Group's primary objectives when managing capital are to safeguard the Group's ability to continue as a going concern, so that it can continue to provide returns for equity shareholders and benefits for other stakeholders, by pricing products and services commensurately with the level of risk and by securing access to finance at a reasonable cost.

The Group actively and regularly reviews and manages its capital structure to maintain a balance between the higher equity shareholder returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position, and makes adjustments to the capital structure in light of changes in economic conditions.

The Group monitors its capital structure on the basis of an adjusted net debt-to-capital ratio. For this purpose, the Group defines adjusted net debt as total debt (which includes bank loans, other borrowings, trade and bills payables and lease liabilities) plus unaccrued proposed dividends, less cash on hand and in bank. Adjusted capital comprises all components of equity less unaccrued proposed dividends.

During 2025, the Group's strategy was to maintain the adjusted net debt-to-capital ratio at an acceptable level. In order to maintain or adjust the ratio, the Group may issue new shares, return capital to equity shareholders, raise new debt financing or sell assets to reduce debt.

27 資本、儲備及股息(續)

(e) 資本管理

本集團管理資本的主要目標為保障本集團繼續持續經營的能力，致使其可透過使產品及服務的定價與風險水平一致及透過按合理成本取得融資繼續為股東提供回報及為其他利益相關者提供利益。

本集團積極及定期檢討及管理其資本結構，以維持以較高借貸水平可能取得的較高股東回報與穩健資本狀況提供的優勢及保障之間取得平衡，並就經濟狀況的變動對資本結構作出調整。

本集團按經調整淨債務與資本比率為基準監督其資本結構。就此而言，本集團界定經調整淨債務為總債務(其中包括銀行貸款、其他借款、貿易應付款項及應付票據以及租賃負債)加非累計擬派股息，減手頭現金及銀行存款。經調整資本包括所有權益的組成部分減非累計擬派股息。

於2025年，本集團的政策為嘗試維持經調整淨債務與資本比率於可接受水平。為維持或調整該項比率，本集團可能會發行新股份、退回資本予股東、籌措新債務融資或出售資產以減少債務。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

27 CAPITAL, RESERVES AND DIVIDENDS (continued)

27 資本、儲備及股息(續)

(e) Capital management (continued)

(e) 資本管理(續)

The Group's adjusted net debt-to-capital ratio at 31 December 2025 and 2024 was as follows:

於2025年及2024年12月31日的本集團經調整淨債務與資本比率如下：

		31 December 2025 2025年 12月31日 RMB'000 人民幣千元	31 December 2024 2024年 12月31日 RMB'000 人民幣千元
Current liabilities:	流動負債：		
Trade and bills payables	貿易應付款及應付票據	1,060,041	1,377,313
Accrued expense and other payables- lease liabilities	應計開支及其他應付租賃 負債	2,388	3,892
Bank loans	銀行貸款	816,100	694,950
Other borrowings	其他借款	365,268	333,635
		2,243,797	2,409,790
Non-current liabilities:	非流動負債：		
Lease liabilities	租賃負債	3,807	6,047
Bank loans	銀行貸款	85,000	—
		88,807	6,047
Total debt	債務總額	2,332,604	2,415,837
Plus:	加：		
Unaccrued proposed dividends (Note 27(b))	未累計擬派股息 (附註27(b))	274,723	229,970
Less:	減：		
— restricted deposits	— 限制性存款	(469,061)	(349,196)
— cash and cash equivalents	— 現金及現金等價物	(573,072)	(334,136)
Adjusted net debt	經調整淨債務	1,565,194	1,962,475
Total equity and adjusted capital	權益及經調整資本總額	697,957	497,976
Adjusted net debt-to-capital ratio	經調整淨債務與資本比率	224%	394%

Neither the Company nor any of its subsidiaries are subject to externally imposed capital requirements.

本公司或其任何附屬公司概無受外部施加的資本規定限制。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

28 MATERIAL RELATED PARTY TRANSACTIONS

In addition to the transactions and balances disclosed elsewhere in these financial statements, the material related party transactions entered into by the Group during the year are set out below.

- (a) Transactions with the Controlling Shareholder and the companies under his control

Purchase of materials and services	購買材料及服務
Net decrease in other borrowings received from related parties	從關聯方收取的其他借款減少淨額
Sales of raw materials	銷售原材料
Interest expense from other borrowings	其他借款的利息費用

Further details on guarantees provided by related parties for the Group's bank loans are disclosed in Note 22(a).

- (b) Key management personnel remuneration

Remuneration for key management personnel of the Group, including amounts paid to the directors of the Company as disclosed in Note 8, is as follows:

Short-term employee benefits	短期僱員福利
Retirement schemes contributions	退休計劃供款

Total remuneration is included in "staff costs" (see Note 6(b)).

28 重大關聯方交易

除於此等財務報表其他部分披露的交易及結餘外，本集團於年內訂立的重大關聯方交易載列如下。

- (a) 與控股股東及受其控制的公司的交易

2025	2024
2025 年	2024 年
RMB'000	RMB'000
人民幣千元	人民幣千元

1 38

4,058 155,306

— 971

— 6,158

關聯方就本集團銀行貸款提供的擔保的進一步詳情於附註22(a)披露。

- (b) 主要管理人員薪酬

本集團主要管理人員的薪酬，包括向附註8披露的本公司董事支付的款項如下：

2025	2024
2025 年	2024 年
RMB'000	RMB'000
人民幣千元	人民幣千元

3,533 2,508

127 133

3,660 2,641

薪酬總額包含於「員工成本」內(見附註6(b))。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

Exposure to credit, liquidity, interest rate and currency risks arises in the normal course of the Group's business.

The Group's exposure to these risks and the financial risk management policies and practices used by the Group to manage these risks are described below.

(a) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in a financial loss to the Group. The Group's credit risk is primarily attributable to trade receivables, commercial bills receivables and contract assets. The Group's exposure to credit risk arising from cash and cash equivalents, restricted deposits, bank acceptance bills receivables and derivative financial assets is limited because the counterparties are banks and financial institutions with high credit standing, for which the Group considers to have low credit risk.

The Group does not provide any financial guarantees which would expose the Group to credit risk.

Trade receivables, commercial bills receivables and contract assets

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry and country in which customers operate. At 31 December 2025 and 2024, there are no significant concentrations of credit risk through exposure to individual customers.

29 金融風險管理及金融工具的公允價值

本集團承受於日常業務過程中產生的信貸、流動資金、利率及貨幣風險。

下文載述本集團承受的該等風險及本集團使用以管理該等風險的財務風險管理政策及慣例。

(a) 信貸風險

信貸風險指交易方將違反其合約責任而導致本集團蒙受財務虧損之風險。本集團的信貸風險主要歸因於貿易應收款、應收商業票據及合同資產。本集團來自現金及現金等價物、限制性存款、應收銀行承兌匯票及衍生金融資產的信用風險敞口有限，因為交易對手為信譽良好的銀行和金融機構，本集團認為其信用風險較低。

本集團不提供任何可能使本集團面臨信用風險的財務擔保。

貿易應收款及應收商業票據以及合同資產

本集團的信貸風險主要受各客戶的個別情況所影響。然而，管理層也會考慮可能影響其客戶群信用風險的因素，包括與客戶經營所在的行業和國家相關的違約風險。於2025年及2024年12月31日，概無面臨單獨客戶的重大信貸集中風險。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(a) Credit risk (continued)

Trade receivables, commercial bills receivables and contract assets (continued)

Individual credit evaluations are performed on all customers. These evaluations focus on the customer's past history of making payments when due and current ability to pay, and take into account information specific to the customers as well as pertaining to the economic environment in which the customers operate. The Group generally requires customers to settle progress billings and retentions receivable in accordance with contract terms. Except for retentions receivable, trade receivables for contract works are considered past due once billings are made. The contract assets for contract work are considered to have credit risk once the revenue has been recognised. Retention terms of one to ten years may be granted to customers for retentions receivable. Normally, the Group does not obtain collateral from customers.

The calculation of loss allowance for trade receivables and contract assets arising from construction projects as at 31 December 2025 and 2024 were carried out by an independent specialist, namely Vincorn Consulting and Appraisal Limited, with experience in expected credit loss calculation.

The Group has identified that certain customers who have encountered liquidity issues due to the adverse impact of the macroeconomic environment, and have been exposed to liquidity issues (the “**Defaulted Customers**”). Loss allowances for trade receivables, commercial bills receivables and contract assets due from the Defaulted Customers are assessed separately from the other customers.

29 金融風險管理及金融工具的公允價值(續)

(a) 信貸風險(續)

貿易應收款及應收商業票據以及合同資產(續)

本集團對所有客戶進行個別信貸評估。該等評估注重客戶過往到期付款歷史及當期之付款能力，並計及客戶特定及與客戶經營所在經濟環境有關資料。本集團通常要求客戶根據合約條款結算進度款項及應收保留金。除應收保留金外，合同工程的貿易應收款在開出賬單時認為逾期。收入一旦確認，則合同工程的合同資產將被認為存在信貸風險。客戶就應收保留金獲授一至十年的保留期限。通常，本集團不會要求客戶交出抵押品。

於2025年及2024年12月31日自建築工程產生的貿易應收款和合同資產的虧損撥備計算由具有預期信貸虧損計算經驗的獨立專業公司Vincorn Consulting and Appraisal Limited進行計算。

本集團已識別出某些客戶因宏觀經濟環境的不利影響而已經遇到流動資金問題(「**違約客戶**」)。應收違約客戶的貿易應收款及應收商業票據以及合同資產的虧損撥備與其他客戶分開進行評估。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(a) Credit risk (continued)

Trade receivables, commercial bills receivables and contract assets (continued)

The following table provides information about the expected loss rates for trade receivables, commercial bills receivables and contract assets arising from construction contracts with the Defaulted Customers as at 31 December 2025 and 2024.

29 金融風險管理及金融工具的公允價值(續)

(a) 信貸風險(續)

貿易應收款及應收商業票據以及合同資產(續)

下表列載於2025年及2024年12月31日與違約客戶簽訂的建築合同產生的貿易應收款、應收商業票據及合同資產的預期虧損率資料。

		2025 2025 年		
		Expected loss rate 預期虧損率 %	Gross carrying amount 賬面總值 RMB'000 人民幣千元	Loss allowance 虧損撥備 RMB'000 人民幣千元
Trade receivables, commercial bills receivables and contract assets arising from construction contracts with the Defaulted Customers	與違約客戶簽訂的建築合同產生的貿易應收款、應收商業票據及合同資產	84.0%	700,623	588,489
		2024 2024 年		
		Expected loss rate 預期虧損率 %	Gross carrying amount 賬面總值 RMB'000 人民幣千元	Loss allowance 虧損撥備 RMB'000 人民幣千元
Trade receivables, commercial bills receivables and contract assets arising from construction contracts with the Defaulted Customers	與違約客戶簽訂的建築合同產生的貿易應收款、應收商業票據及合同資產	80.9%	611,103	494,478

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(a) Credit risk (continued)

Trade receivables, commercial bills receivables and contract assets (continued)

The expected loss rates related to the Defaulted Customers are estimated based on the weighted-average recovery rate of troubled debts derived from historical market data and have been adjusted for industry specific information and forward-looking information. The Group has identified the enterprise prosperity index and real estate industry enterprise prosperity index to be the most relevant factors, and accordingly adjusts the weighted-average recovery rate of troubled debts derived from historical market data based on expected changes in these factors.

The Group measures loss allowances for trade receivables, commercial bills receivables and contract assets due from customers other than the Defaulted Customers using a provision matrix.

The following tables provides information about the Group's exposure to credit risk and ECLs for trade receivables, commercial bills receivables and contract assets arising from construction contracts with customers other than the Defaulted Customers as at 31 December 2025 and 2024.

29 金融風險管理及金融工具的公允價值(續)

(a) 信貸風險(續)

貿易應收款及應收商業票據以及合同資產(續)

與違約客戶相關的預期虧損率根據歷史市場數據得出的不良債務加權平均回收率估計，並已根據行業特定資料以及前瞻性信息予以調整。本集團將企業景氣指數及房地產行業企業景氣指數確定為最相關的因子，並根據該等因素的預期變化相應調整歷史市場數據得出的不良債務加權平均回收率。

本集團使用撥備矩陣計量應收違約客戶以外客戶的貿易應收款及應收商業票據以及合同資產的虧損撥備。

下表列載有關本集團於2025年及2024年12月31日就源自與違約客戶以外的客戶簽訂的建築合同的貿易應收款及應收商業票據以及合同資產所面臨之信貸風險及預期信用損失之資料。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(a) Credit risk (continued)

Trade receivables, commercial bills receivables
and contract assets (continued)

Trade and bills receivables:

29 金融風險管理及金融工具的公允價值(續)

(a) 信貸風險(續)

貿易應收款及應收商業票據
以及合同資產(續)

貿易應收款及應收票據：

		2025 2025 年		
		Expected loss rate 預期虧損率 %	Gross carrying amount 賬面總值 RMB'000 人民幣千元	Loss allowance 虧損撥備 RMB'000 人民幣千元
Current (not past due)	流動(未逾期)	1.2%	118,927	1,434
Within 6 months past due	逾期6個月內	10.0%	199,443	19,943
6 months to 1 year past due	逾期6個月至1年	15.6%	40,865	6,361
1 year to 1.5 year past due	逾期1年至1.5年	24.6%	108,231	26,633
1.5 year to 2 years past due	逾期1.5年至2年	29.5%	99,114	29,241
More than 2 years past due	逾期2年以上	66.1%	1,262,598	835,087
			1,829,178	918,699

		2025 2025 年		
		Expected loss rate 預期虧損率 %	Gross carrying amount 賬面總值 RMB'000 人民幣千元	Loss allowance 虧損撥備 RMB'000 人民幣千元
Contract assets	合同資產	34.4%	1,275,723	438,654

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (continued)

(a) Credit risk (continued)

Trade receivables, commercial bills receivables
and contract assets (continued)

Trade and bills receivables:

Current (not past due)	流動(未逾期)
Within 6 months past due	逾期6個月內
6 months to 1 year past due	逾期6個月至1年
1 year to 1.5 year past due	逾期1年至1.5年
1.5 year to 2 years past due	逾期1.5年至2年
More than 2 years past due	逾期2年以上

29 金融風險管理及金融工具的公允價值(續)

(a) 信貸風險(續)

貿易應收款及應收商業票據
以及合同資產(續)

貿易應收款及應收票據：

2024 2024年		
Expected loss rate 預期虧損率 %	Gross carrying amount 賬面總值 RMB'000 人民幣千元	Loss allowance 虧損撥備 RMB'000 人民幣千元
4.5%	102,407	4,647
11.3%	249,341	28,165
23.4%	126,751	29,695
26.3%	83,939	22,078
30.8%	134,921	41,609
75.3%	2,047,675	1,541,548
	2,745,034	1,667,742
2024 2024年		
Expected loss rate 預期虧損率 %	Gross carrying amount 賬面總值 RMB'000 人民幣千元	Loss allowance 虧損撥備 RMB'000 人民幣千元
32.5%	1,617,020	525,772

Contract assets 合同資產

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(a) Credit risk (continued)

Trade receivables, commercial bills receivables and contract assets (continued)

Expected loss rates for trade receivables, commercial bills receivables and contract assets arising from construction contracts with customers other than the Defaulted Customers are estimated based on the Group's historical credit loss experience with reference to the expected loss rates of Defaulted Customers, adjusted for factors that are specific to the debtors and an assessment of both the current and forecast general economic conditions at the reporting date.

Movement in the loss allowance account in respect of trade receivables, commercial bills receivables and contract assets during the year is as follows:

29 金融風險管理及金融工具的公允價值(續)

(a) 信貸風險(續)

貿易應收款及應收商業票據以及合同資產(續)

與違約客戶以外的客戶簽訂的施工合同產生的貿易應收款及應收商業票據以及合同資產的預期虧損率是根據本集團的歷史信用損失經驗，參照違約客戶的預期虧損率進行估計的，並根據債務人的具體因素進行調整，並對報告日的當前和預測的總體經濟狀況進行評估。

年內有關貿易應收款及應收商業票據以及合同資產的虧損撥備賬變動如下：

		2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元
Balance at 1 January	於1月1日之結餘	2,687,992	2,532,018
Exchange adjustments	匯兌調整	(8,304)	300
Amounts written-off during the year	年內撇減的金額	(614,458)	(22,434)
(Reversal of impairment losses)/ impairment losses recognised during the year	年內已確認(減值虧損轉回)/ 減值虧損	(119,388)	178,108
Balance at 31 December	於12月31日之結餘	1,945,842	2,687,992

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(b) Liquidity risk

The treasury function is centrally managed by the Group, which includes the short-term investment of cash surpluses and the raising of loans to cover expected cash demands. The Group's policy is to regularly monitor its liquidity requirements and its compliance with lending covenants, to ensure that it maintains sufficient reserves of cash and adequate committed lines of funding from major financial institutions and related parties to meet its liquidity requirements in the short and longer term.

Note 2(b) explains management's plans for managing the liquidity needs of the Group. Taking all factors set out in Note 2(b) into account, the directors of the Company are of the opinion that the Group would have adequate funds to meet its liabilities as and when they fall due at least twelve months from the end of the Reporting Period. Nevertheless, the Group will continue to undertake various measures in order to further improve its liquidity position in the short and long term, including negotiation with financial institutions to raise new bank loans.

The following tables detail the remaining contractual maturities at the end of the Reporting Period of the Group's non-derivative financial liabilities and derivative financial liabilities, which are based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on current rates at the end of the Reporting Period) and the earliest dates the Group can be required to pay:

29 金融風險管理及金融工具的公允價值(續)

(b) 流動資金風險

本集團集中管理財務部門，包括現金盈餘的短期投資及籌措貸款滿足預期現金需求。本集團的政策為定期監察其流動資金需要及其遵守借貸契諾的情況，以確保其維持充裕現金儲備及從主要金融機構及關聯方取得充裕的承諾融資額度，以滿足其短期及更長期流動資金需要。

附註2(b)解釋了管理層管理本集團流動性需求的計劃。考慮到附註2(b)中列出的所有因素，本公司董事認為，當負債於報告期結束後至少十二個月內到期時，本集團將有足夠的資金來償還。儘管如此，本集團將繼續採取各種措施，在短期和長期內進一步改善其流動性狀況，包括與金融機構協商籌集新的銀行貸款。

下表詳述於本集團非衍生金融負債及衍生金融負債於報告期末的餘下合同到期日，乃基於合同非貼現現金流量（包括使用合同利率計算的利息款項或（倘屬浮動利率）按各報告期末的現行利率）及本集團需要付款的最早日期得出：

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註 (續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(b) Liquidity risk (continued)

29 金融風險管理及金融工具的公允價值 (續)

(b) 流動資金風險 (續)

		2025 2025 年				Carrying amount at 31 December 於 12 月 31 日 的賬面值 RMB'000 人民幣千元
		Contractual undiscounted cash outflow 合同未貼現現金流出				
		Within 1 year or on demand 一年內 或應要求 RMB'000 人民幣千元	More than 1 year but less than 2 years 超過一年 但少於兩年 RMB'000 人民幣千元	More than 2 years but less than 5 years 超過兩年 但少於五年 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元	
Non-derivative financial liabilities:	非衍生金融負債：					
Trade and bills payables	貿易應付款及應付票據	1,060,041	—	—	1,060,041	1,060,041
Accrued expenses and other payables measured at amortised cost	按攤銷成本計量的應計開支及其他應付款	240,978	—	—	240,978	240,816
Lease liabilities	租賃負債	—	2,552	1,877	4,429	3,807
Bank loans	銀行貸款	840,531	85,243	—	925,774	901,100
Other borrowings	其他借款	375,761	—	—	375,761	365,268

		2024 2024 年				
		Contractual undiscounted cash outflow 合同未貼現現金流出				
		Within 1 year or on demand 一年內 或應要求 RMB'000 人民幣千元	More than 1 year but less than 2 years 超過一年 但少於兩年 RMB'000 人民幣千元	More than 2 years but less than 5 years 超過兩年 但少於五年 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元	Carrying amount at 31 December 於 12 月 31 日 的賬面值 RMB'000 人民幣千元
Non-derivative financial liabilities:	非衍生金融負債：					
Trade and bills payables	貿易應付款及應付票據	1,377,313	—	—	1,377,313	1,377,313
Accrued expenses and other payables measured at amortised cost	按攤銷成本計量的應計開支及其他應付款	253,440	—	—	253,440	252,440
Lease liabilities	租賃負債	—	2,749	4,467	7,216	6,047
Bank loans	銀行貸款	712,866	—	—	712,866	694,950
Other borrowings	其他借款	334,206	—	—	334,206	333,635

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(c) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's interest rate risk arises primarily from interest-bearing borrowings. Borrowings issued at variable rates and at fixed rates expose the Group to cash flow interest rate risk and fair value interest rate risk respectively.

(i) Interest rate profile

The following table details the interest rate profile of the Group's bank loans at the end of the Reporting Period:

29 金融風險管理及金融工具的公允價值(續)

(c) 利率風險

利率風險指金融工具的公允價值或未來現金流將因市場利率變動而波動的风险。本集團的利率風險主要來自計息借貸。按浮動利率及固定利率發出的借貸分別令本集團承受現金流量利率風險及公允價值利率風險。

(i) 利率結構

下表詳述本集團銀行借貸於報告期末的利率結構：

		2025		2024	
		2025年		2024年	
		Effective interest rate		Effective interest rate	
		實際利率		實際利率	
		%	RMB'000	%	RMB'000
			人民幣千元		人民幣千元
Fixed rate borrowings:	固定利率借貸：	3.00%-6.00%	801,100	4.11%-6.00%	694,950
Variable rate borrowings:	浮動利率借貸：	3.00%	100,000	—	—
Total bank borrowings	銀行借貸總額	3.00%-6.00%	901,100	4.11%-6.00%	694,950
Fixed rate bank borrowings as a percentage of total bank borrowings	固定利率銀行借貸佔銀行借貸總額百分比		89%		100%

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(c) Interest rate risk (continued)

(ii) Sensitivity analysis

At 31 December 2025, it is estimated that a general increase/decrease of 100 basis points in interest rates, with all other variables held constant, would have increased/decreased the Group's accumulated losses of approximately RMB0.9 million (2024: increase/decrease the Group's accumulated losses of approximately RMBNil).

The sensitivity analysis above indicates the instantaneous change in the Group's profit after tax and accumulated losses assuming that the change in interest rates had occurred at the end of the Reporting Period and had been applied to remeasure those non-derivative financial instruments held by the Group which expose the Group to cash flow interest rate risk at the end of the Reporting Period. The impact on the Group's profit after tax and accumulated losses is estimated as an annualised impact on interest expenses of such a change in interest rates. The sensitivity analysis is performed on the same basis for 2024.

29 金融風險管理及金融工具的公允價值(續)

(c) 利率風險(續)

(ii) 敏感度分析

於2025年12月31日，估計倘利率整體增加／減少100個基點，而所有其他可變因素維持不變，將使本集團的累計虧損增加／減少約人民幣0.9百萬元(2024年：本集團累計虧損增加／減少約人民幣零元)。

上文的敏感度分析顯示本集團的稅後利潤及累計虧損的即時變動，假設利率的變動已於報告期末出現且已應用以重新計量本集團持有且令本集團於報告期末承受現金流量利率風險的非衍生金融工具。對本集團的稅後利潤及累計虧損的影響乃作為有關利率變動對利息開支的年度化影響予以估計。敏感度分析乃按與2024年相同的基準進行。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(d) Currency risk

The Group is exposed to currency risk primarily through revenue from and costs incurred for contract work, purchases of imported materials which give rise to receivables and payables, inter-company payables and receivables within the Group, and cash balances that are denominated in a currency other than the functional currency of the operations to which the transactions relate. The currencies giving rise to this risk are primarily USD, HK\$, GBP, CHF, RMB, AUD, Qatar riyal (“**QAR**”), Euro and SGD.

A significant portion of the Group's business is overseas construction contracts, and these contracts are generally settled in currencies other than RMB. The Group uses forward foreign exchange contracts to minimise its exposure to currency risk arising therefrom.

(i) Exposure to currency risk

The following tables detail the Group's exposure at the end of the Reporting Period to currency risk arising from recognised assets or liabilities denominated in a currency other than the functional currency of the entity to which they relate. For presentation purposes, the amounts of the exposure are shown in RMB, translated using the spot rates at the end of the Reporting Period. Differences resulting from the translation of the financial statements of foreign operations into the Group's presentation currency are excluded.

29 金融風險管理及金融工具的公允價值(續)

(d) 貨幣風險

本集團主要通過產生以與有關交易相關的業務之功能貨幣以外的貨幣計值的應收款、應付款、本集團內公司間應付款及應收款及現金結餘的合同工程收入、購買進口材料產生的成本承受貨幣風險。產生此項風險的貨幣主要為美元、港元、英鎊、瑞士法郎、人民幣、澳元、卡塔爾利雅(「**卡塔爾利雅**」)、歐元及新加坡元。

本集團業務的重大部分為海外建築合同，而該等合同一般以人民幣以外的貨幣結算。本集團使用遠期外匯合約，藉以盡量減低其承受的貨幣風險。

(i) 承受的貨幣風險

下表詳述本集團於報告期末承受以與實體有關的功能貨幣以外貨幣計值的已確認資產或負債產生的貨幣風險。就呈列而言，涉及風險的金額乃以人民幣列示，使用於報告期末的現貨匯率換算，並不包括換算海外業務的財務報表為本集團的呈列貨幣產生的差額。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註 (續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(d) Currency risk (continued)

(i) Exposure to currency risk (continued)

29 金融風險管理及金融工具的公允價值 (續)

(d) 貨幣風險 (續)

(i) 承受的貨幣風險 (續)

		2025 2025年								
		USD 美元	HK\$ 港元	GBP 英鎊	CHF 瑞士法郎	RMB 人民幣	AUD 澳元	QAR 卡塔爾利雅	Euro 歐元	SGD 新加坡元
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
Contract assets	合同資產	7,034	—	—	—	—	—	—	4,487	—
Trade and bills receivables	貿易應收款及應收票據	269,429	1,831	299,468	5,786	7,774	142,938	82,879	6,180	148
Deposits, prepayments and other receivables	按金、預付款及其他應收款	253,735	338,529	16,605	242,821	911	1,566	10,510	41,772	5,965
Cash on hand and in bank	手頭現金及銀行存款	56,699	—	10,102	—	9	1	—	445	112
Trade and bills payables	貿易應付款及應付票據	(10,216)	—	—	(19,393)	—	—	—	(36,401)	—
Accrued expenses and other payables	應計開支及其他應付款	(195,465)	—	(5,210)	—	(1,000,645)	—	—	(2,696)	—
Net exposure arising from recognised assets and liabilities	已確認資產及負債所產生的風險淨額	381,216	340,360	320,965	229,214	(991,951)	144,505	93,389	13,787	6,225

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (continued)

(d) Currency risk (continued)

(i) Exposure to currency risk (continued)

29 金融風險管理及金融工具的公允價值(續)

(d) 貨幣風險(續)

(i) 承受的貨幣風險(續)

		2024 2024年								
		USD 美元	HK\$ 港元	GBP 英鎊	CHF 瑞士法郎	RMB 人民幣	AUD 澳元	QAR 卡塔爾利雅	Euro 歐元	SGD 新加坡元
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
Contract assets	合同資產	2,584	—	—	—	—	—	—	7,370	—
Trade and bills receivables	貿易應收款及應收票據	242,144	4,151	411,975	5,744	—	179,251	89,979	5,980	144
Deposits, prepayments and other receivables	按金、預付款及其他應收款	234,974	341,987	35,034	230,953	1,023	1,619	10,496	28,863	6,602
Cash on hand and in bank	手頭現金及銀行存款	134,987	—	5,746	—	10	2	—	3,350	111
Trade and bills payables	貿易應付款及應付票據	(10,294)	—	—	—	—	—	—	(34,737)	—
Accrued expenses and other payables	應計開支及其他應付款	(193,371)	—	—	—	(997,332)	—	—	—	—
Net exposure arising from recognised assets and liabilities	已確認資產及負債所產生的風險淨額	411,024	346,138	452,755	236,697	(996,299)	180,872	100,475	10,826	6,857

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(d) Currency risk (continued)

(ii) Sensitivity analysis

The following table indicates the instantaneous change in the Group's net profit/loss and accumulated losses that would arise if foreign exchange rates to which the Group has significant exposure at the end of the Reporting Period had changed at that date, assuming all other risk variables remained constant.

29 金融風險管理及金融工具的公允價值(續)

(d) 貨幣風險(續)

(ii) 敏感度分析

下表顯示倘本集團於報告期末承受重大風險的外幣匯率於該日期有所變動，假設所有其他可變風險因素維持不變，本集團的淨利潤／虧損及累計虧損的即時變動。

		2025 2025 年		2024 2024 年	
		Increase/ (decrease) in profit after tax and decrease/ (increase) in accumulated losses 除稅後利潤 增加／(減少) 及累計虧損 減少／(增加)	Increase/ (decrease) in foreign exchange rates 外匯匯率 上升／(下降)	Decrease/ (increase) in loss after tax and decrease/ (increase) in accumulated losses 稅後虧損 減少／(增加) 及累計虧損 減少／(增加)	Increase/ (decrease) in foreign exchange rates 外匯匯率 上升／(下降)
USD	美元	5% (5%)	19,061 (19,061)	10% (10%)	41,102 (41,102)
HK\$	港元	10% (10%)	34,036 (34,036)	10% (10%)	34,614 (34,614)
GBP	英鎊	10% (10%)	32,097 (32,097)	5% (5%)	22,018 (22,018)
CHF	瑞士法郎	15% (15%)	34,382 (34,382)	10% (10%)	23,670 (23,670)
RMB	人民幣	15% (15%)	148,793 (148,793)	10% (10%)	99,630 (99,630)
AUD	澳元	10% (10%)	14,451 (14,451)	5% (5%)	9,044 (9,044)
QAR	卡塔爾利雅	5% (5%)	4,669 (4,669)	10% (10%)	10,048 (10,048)
Euro	歐元	15% (15%)	2,068 (2,068)	5% (5%)	541 (541)
SGD	新加坡元	5% (5%)	311 (311)	5% (5%)	343 (343)

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS (continued)

(d) Currency risk (continued)

(ii) Sensitivity analysis (continued)

Results of the analysis as presented in the above table represent an aggregation of the instantaneous effects on each of the Group entities' profit/loss after tax and accumulated losses measured in their respective functional currencies, translated into RMB at the exchange rates ruling at the end of the Reporting Period for presentation purposes.

The sensitivity analysis assumes that the change in foreign exchange rates had been applied to remeasure those financial instruments held by the Group which expose the Group to foreign currency risk at the end of the Reporting Period, including inter-company payables and receivables within the Group which are denominated in a currency other than the functional currencies of the lender or the borrower. The analysis excludes differences that would result from the translation of the financial statements of foreign operations into the Group's presentation currency. The sensitivity analysis is performed on the same basis for 2024.

29 金融風險管理及金融工具的公允價值(續)

(d) 貨幣風險(續)

(ii) 敏感度分析(續)

上表呈列的分析結果指合併本集團各實體以各自的功能貨幣計量的稅後利潤／虧損及累計虧損的即時影響，乃按報告期末適用的匯率換算為人民幣，以供呈列用途。

敏感度分析假設已應用外幣匯率的變動以重新計量本集團持有而令本集團於報告期末承受外幣風險的金融工具，包括以貸款人或借款人的功能貨幣以外的貨幣計值的本集團公司間應付款及應收款。分析不包括自換算海外業務的財務報表為本集團的呈列貨幣而產生的差額。敏感度分析乃按與2024年相同的基準進行。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(e) Fair value measurement

(i) Financial assets and liabilities measured at fair value

Fair value hierarchy

The following table presents the fair value of the Group's financial instruments measured at the end of the Reporting Period on a recurring basis, categorised into the three-level fair value hierarchy as defined in IFRS 13, Fair value measurement. The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

- Level 1 valuations: Fair value measured using only Level 1 inputs, i.e. unadjusted quoted prices in active markets for identical assets or liabilities at the measurement date.
- Level 2 valuations: Fair value measured using Level 2 inputs, i.e. observable inputs which fail to meet Level 1, and not using significant unobservable inputs. Unobservable inputs are inputs for which market data are not available.
- Level 3 valuations: Fair value measured using significant unobservable inputs.

29 金融風險管理及金融工具的公允價值(續)

(e) 公允價值計量

(i) 按公允價值計量的金融資產及負債

公允價值層級

下表載列根據國際財務報告準則第13號公允價值計量，定期於報告期結算日計量本集團金融工具之公允價值分類為三個公允價值層級。參考按估值方法所輸入數據的可觀察性及重要性作以下級別釐定：

- 第1層估值：僅使用第1層輸入數據(即計量日期當日相同資產或負債活躍市場上的未經調整報價)計量的公允價值。
- 第2層估值：使用第2層輸入數據(即不符合第1層標準的可觀察數據)計量的公允價值，且不會使用重大不可觀察輸入數據。不可觀察輸入數據為未能取得市場數據的輸入數據。
- 第3層估值：使用重大不可觀察輸入數據計量的公允價值。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

29 FINANCIAL RISK MANAGEMENT AND FAIR VALUES OF FINANCIAL INSTRUMENTS

(continued)

(e) Fair value measurement (continued)

(i) Financial assets and liabilities measured at fair value (continued)

Fair value hierarchy (continued)

As at 31 December 2025 and 2024, there are no significant financial assets or liabilities of the Group measured at fair value.

(ii) Fair value of financial assets and liabilities carried at other than fair value

The carrying amounts of the Group's financial instruments carried at cost or amortised cost are not materially different from their fair values at 31 December 2025 and 2024.

29 金融風險管理及金融工具的公允價值(續)

(e) 公允價值計量(續)

(i) 按公允價值計量的金融資產及負債(續)

公允價值層級(續)

於2025年及2024年12月31日，本集團並無按公允價值計量的重大金融資產或負債。

(ii) 並非按公允價值列賬的金融資產及負債的公允價值

於2025年及2024年12月31日，本集團按成本或攤銷成本列賬的金融工具賬面值與其公允價值並無重大差異。

30 COMMITMENTS

(a) Capital commitments

At 31 December 2025, the outstanding capital commitments of the Group not provided for in the consolidated financial statements were as follows:

Commitments in respect of buildings, machinery and equipment
— Contracted for

就樓宇、機器及設備的承擔
— 已訂約

30 承擔

(a) 資本承擔

於2025年12月31日，於綜合財務報表中並未撥備之本集團未償還資本承擔如下：

2025	2024
2025年	2024年
RMB'000	RMB'000
人民幣千元	人民幣千元

35,026	35,026
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Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

30 COMMITMENTS (continued)

(a) Capital commitments (continued)

As at 31 December 2025, the Group has not committed to enter into any lease contract that is not yet commenced.

31 CONTINGENT LIABILITIES

(a) Performance guarantee

At 31 December 2025, performance guarantee of approximately RMB290.5 million (31 December 2024: RMB230.4 million) was given by banks or the insurance company in favour of the Group's customers as security for the due performance and observance of the Group's obligations under the contracts entered into between the Group and the customers of the Group for construction work. The Group has contingent liabilities to indemnify the banks or the insurance company for any claims from customers under the guarantee due to the failure of the Group's performance.

As of the end of the Reporting Period, the directors of the Company do not consider it probable that a claim in excess of the provision for warranties provided by the Group will be made against the Group under any of the performance guarantees. The maximum liability of the Group as of the end of the Reporting Period under the guarantees issued is the amount disclosed above.

30 承擔(續)

(a) 資本承擔(續)

於2025年12月31日，本集團並未承諾簽訂任何尚未開始的租賃合約。

31 或然負債

(a) 履約擔保

於2025年12月31日，銀行或保險公司向本集團客戶提供約人民幣290.5百萬元（2024年12月31日：人民幣230.4百萬元）的履約擔保，作為本集團與本集團客戶訂立的建築工程合約項下本集團妥為履行及遵守責任的擔保。如客戶因本集團未能履約而根據擔保提出索賠，本集團須承擔向銀行或保險公司作出賠償的或有負債。

於報告期末，本公司董事認為將不可能出現根據任何履約擔保對本集團提出超過本集團所提供的保修撥備的申索。本集團於報告期末根據已發出擔保的最高責任為上文所披露的金額。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

31 CONTINGENT LIABILITIES (continued)

(b) Contingent liabilities in respect of legal claims

- (i) In December 2009, Shenyang Yuanda and Yuanda India, both wholly-owned subsidiaries of the Group, jointly received a notice that they are being sued by a former sub-contractor in India in respect of Shenyang Yuanda's and Yuanda India's non-performance of the terms as stipulated in the sub-contract agreement entered into between Shenyang Yuanda and this former sub-contractor. Shenyang Yuanda has made a counterclaim against this sub-contractor for non-performance of the sub-contract agreement. On 30 September 2016, a first instance court judgement has been rendered in favour of Shenyang Yuanda and Yuanda India and pursuant to which the former sub-contractor shall pay to Shenyang Yuanda and Yuanda India damages in the amount of INR81.8 million (equivalent to approximately RMB6.4 million) plus accrued interest.

The former sub-contractor and Shenyang Yuanda and Yuanda India later on filed appeals and as at the date of these financial statements, the lawsuit is under reviewed before the Hon'ble High Court of Delhi. If Shenyang Yuanda and Yuanda India are found to be liable, the total expected monetary compensation may amount to approximately INR1,410.8 million (equivalent to approximately RMB110.9 million) plus accrued interest. Shenyang Yuanda and Yuanda India deny any liability in respect of the appeal filed by the former sub-contractor and, based on legal advice, the directors of the Company do not believe it is probable that the court will find against Shenyang Yuanda and/or Yuanda India. No provision has therefore been made in respect of this claim.

31 或然負債(續)

(b) 有關法律申索的或然負債

- (i) 於2009年12月，本集團兩家全資附屬公司瀋陽遠大及遠大印度共同接獲通知，指彼等被印度的前分包商就瀋陽遠大及遠大印度不履行瀋陽遠大與此前分包商訂立的分包協議所訂明的條款提出起訴。瀋陽遠大亦已就此分包商未有履行分包商協議提出反申索。於2016年9月30日，原訟法庭已判瀋陽遠大及遠大印度勝訴及根據該判決，此前分包商須向瀋陽遠大及遠大印度支付損失金額81.8百萬印度盧比(約合人民幣6.4百萬元)加應計利息。

此前分包商與瀋陽遠大及遠大印度其後提出上訴，而於本財務報表日期，訴訟正於德里Hon'ble高等法院審理。倘瀋陽遠大及遠大印度被裁定須負上責任，預期金錢補償總額可能約達1,410.8百萬印度盧比(約合人民幣110.9百萬元)加應計利息。瀋陽遠大及遠大印度拒絕就此前分包商提出的上訴承擔任何責任，而根據法律意見，本公司董事並不相信法庭會判決瀋陽遠大及／或遠大印度敗訴，故並無就此項申索計提撥備。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

31 CONTINGENT LIABILITIES (continued)

- (b) Contingent liabilities in respect of legal claims (continued)
- (ii) In 2023, a wholly-owned subsidiary of the Group, Yuanda Queensland Pty Ltd. (“**Yuanda Queensland**”), is in dispute with Multiplex Constructions QLD Pty Ltd. (“**Multiplex**”) over the subcontracts for works on the Queen’s Wharf-IRD Project relating to various claims for variations, delay and additional costs, as well as damages claimed by Multiplex. Multiplex has claimed a total of AUD13.1 million (equivalent to approximately RMB61.4 million) for the above damages. The liability amount of these claims is still in the process of being assessed and evaluated. Thus, the directors of the Company cannot reliably estimate the expected monetary compensation borne by Yuanda Queensland. No provision has therefore been made in respect of this claim.

31 或然負債(續)

- (b) 有關法律申索的或然負債(續)
- (ii) 2023年，本集團全資附屬公司遠大昆士蘭有限公司(「**遠大昆士蘭**」)與Multiplex Constructions QLD Pty Ltd.(「**Multiplex**」)就皇後碼頭－IRD項目工程的分包合同發生爭議，涉及Multiplex提出的各種變更、延誤和額外費用索賠以及賠償金索賠。Multiplex就上述損失共索賠13.1百萬澳元(約合人民幣61.4百萬元)。該等索賠的責任金額仍在評估和評價過程中。因此，本公司董事無法可靠地估計遠大昆士蘭所承擔的預期賠償金額。因此，並無就此申索作出撥備。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

31 CONTINGENT LIABILITIES (continued)

(b) Contingent liabilities in respect of legal claims (continued)

- (iii) In addition to the lawsuit mentioned in Note 31(b)(i) to Note 31(b)(ii), certain subsidiaries of the Group are named defendants on other lawsuits, arbitrations or tax disputes in respect of construction work carried out by them. As at the date of these financial statements, these lawsuits, arbitrations and disputes are under reviewed before courts, arbitrators or tax bureaus. If these subsidiaries are found to be liable, the total expected monetary compensation may amount to approximately RMB310.7 million, of which RMB24.3 million has already been provided for and the Group's bank deposits and other deposits of RMB55.8 million at 31 December 2025 was frozen by courts or insurance companies for certain of these lawsuits or disputes. Based on legal advice and assessment from the directors of the Company on these lawsuits, arbitrations or tax disputes, the directors of the Company do not believe it is probable that the courts, arbitrators or tax bureaus will find against these subsidiaries of the Group on these lawsuits, arbitrations and tax disputes.

31 或然負債(續)

(b) 有關法律申索的或然負債 (續)

- (iii) 除於附註31(b)(i)至附註31(b)(ii)所述的訴訟外，本集團若干附屬公司被指控為有關建築工程的其他訴訟、仲裁或稅務糾紛的被告人。於本財務報表日期，上述訴訟、仲裁及糾紛正由法院、仲裁員或稅務局審理。倘該等附屬公司被裁定須負上責任，預期金錢補償總額約達人民幣310.7百萬元，其中已計提人民幣24.3百萬元，於2025年12月31日本集團銀行存款及其他存款人民幣55.8百萬元已因該等法律訴訟或糾紛被法院或保險公司凍結。根據本公司董事就該等訴訟、仲裁或稅務爭議提供的法律意見及評估，本公司董事認為法院、仲裁員或稅務局不會就該等訴訟、仲裁及稅務爭議裁定本集團的這些附屬公司敗訴。

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

32 COMPANY-LEVEL STATEMENT OF FINANCIAL POSITION

32 公司層面的財務狀況表

			2025 2025 年 RMB'000 人民幣千元	2024 2024 年 RMB'000 人民幣千元
		Note 附註		
Non-current assets	非流動資產			
Interests in subsidiaries	於附屬公司的權益		1,890,757	1,952,279
Current assets	流動資產			
Prepayments and other receivables	預付款項及其他應收款		2,712	1,233
Cash and cash equivalents	現金及現金等價物		496	3,875
			3,208	5,108
Current liabilities	流動負債			
Accrued expenses and other payables	應計開支及其他應付款		1,170,497	1,192,643
Net current liabilities	流動負債淨額		(1,167,289)	(1,187,535)
NET ASSETS	淨資產		723,468	764,744
CAPITAL AND RESERVES	資本及儲備	27		
Share capital	股本		519,723	519,723
Reserves	儲備		203,745	245,021
TOTAL EQUITY	總權益		723,468	764,744

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

33 POSSIBLE IMPACT OF AMENDMENTS, NEW STANDARDS AND INTERPRETATIONS ISSUED BUT NOT YET EFFECTIVE FOR THE YEAR ENDED 31 DECEMBER 2025

Up to the date of issue of these financial statements, the IASB has issued a number of new or amended standards, which are not yet effective for the year ended 31 December 2025 and which have not been adopted in these financial statements. These developments include the following which may be relevant to the Group.

33 截至2025年12月31日止年度已頒佈但尚未生效的修訂、新訂準則及詮釋可能造成的影響

截至該等財務報表發佈之日，國際會計準則理事會發佈了一些新的或經修訂的準則，這些準則在截至2025年12月31日止年度尚未生效，也未在該等財務報表中採用。這些發展包括以下可能與本集團相關的內容。

Effective for
accounting periods
beginning on or after
於以下日期或之後
開始之會計期間生效

Amendments to IFRS 9 and IFRS 7, <i>Contracts Referencing Nature-dependent Electricity</i>	1 January 2026
國際財務報告準則第9號(修訂本)及國際財務報告準則第7號(修訂本)，涉及依賴自然條件之電力合約	2026年1月1日
Amendments to IFRS 9, <i>Financial instruments</i> and IFRS 7, <i>Financial instruments: disclosures — Amendments to the classification and measurement of financial instruments</i>	1 January 2026
國際財務報告準則第9號(修訂本)，金融工具及國際財務報告準則第7號(修訂本)，金融工具：披露 — 金融工具的分類與計量	2026年1月1日
Annual improvements to IFRS Accounting Standards — Volume 11	1 January 2026
國際財務報告準則會計準則的年度改進 — 第11卷	2026年1月1日
IFRS 18, <i>Presentation and disclosure in financial statements</i>	1 January 2027
國際財務報告準則第18號，財務報表列報和披露	2027年1月1日
IFRS 19, <i>Subsidiaries without public accountability: disclosures</i>	1 January 2027
國際財務報告準則第19號，無須作出公共問責的附屬公司：披露	2027年1月1日
Amendments to IAS 21, <i>Translation to a hyperinflationary presentation currency</i>	1 January 2027
國際會計準則第21號(修訂本)，換算為惡性通貨膨脹呈列貨幣	2027年1月1日
Amendments to IFRS 10 and IAS 28, <i>Sale or contribution of assets between an investor and its associate or joint venture</i>	To be determined
國際財務報告準則第10號(修訂本)及國際會計準則第28號，投資者與其聯營企業或合營企業間的資產出售或出資	待釐定

The Group is in the process of making an assessment of what the impact of these developments is expected to be in the period of initial application. So far it has concluded that the adoption of them is unlikely to have a significant impact on the consolidated financial statements except for the following:

本集團正在評估該等變動於首次應用期間預期產生的影響。迄今為止所得結論為，採納該等變動不大可能對綜合財務報表造成重大影響，以下除外：

Notes to the Consolidated Financial Statements (continued)

綜合財務報表附註(續)

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

33 POSSIBLE IMPACT OF AMENDMENTS, NEW STANDARDS AND INTERPRETATIONS ISSUED BUT NOT YET EFFECTIVE FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

IFRS 18, *Presentation and disclosure in financial statements*

IFRS 18 will replace IAS 1 *Presentation of financial statements* and aims to improve the transparency and comparability of information about an entity's financial statements. IFRS 18 is effective for annual Reporting Periods beginning on or after 1 January 2027 and is to be applied retrospectively.

Among other changes, under IFRS 18, entities are required to classify all income and expenses into five categories in the statement of profit or loss, namely the operating, investing, financing, discontinued operations and income tax categories. Entities are also required to provide specific disclosures about management-defined performance measures in a single note in the financial statements.

The Group does not plan to early adopt IFRS 18. IFRS 18 will impact the presentation of financial statements and is not expected to have significant impact on the financial performance and positions of the Group.

34 IMMEDIATE HOLDING COMPANY AND ULTIMATE HOLDING PARTY

The directors of the Company consider the immediate holding company of the Company as at 31 December 2025 to be Best Outlook Limited, which is incorporated in the British Virgin Islands and the ultimate holding party of the Company as at 31 December 2025 to be the Controlling Shareholder. The immediate holding entity does not produce financial statements available for public use.

35 NON-ADJUSTING EVENTS AFTER THE REPORTING PERIOD

On 3 March 2026, the directors of the Company have resolved to recommend a distribution. Further details are disclosed in Note 27(b).

33 截至2025年12月31日止年度已頒佈但尚未生效的修訂、新訂準則及詮釋可能造成的影響(續)

國際財務報告準則第18號，*財務報表列報和披露*

國際財務報告準則第18號將取代國際會計準則第1號*財務報表的呈列*，旨在提高實體財務報表資料的透明度及可比較性。國際財務報告準則第18號適用於2027年1月1日或之後開始的年度報告期間，並將予追溯應用。

除其他變更外，根據國際財務報告準則第18號，實體須在損益表中將所有收入及支出分為五類，即經營活動、投資活動、融資活動、已終止業務及所得稅。實體亦須於財務報表單一附註中就管理層定義的績效指標作出具體披露。

本集團不打算提前採納國際財務報告準則第18號。國際財務報告準則第18號將影響財務報表的列報方式，但預計不會對本集團的財務表現及財務狀況造成重大影響。

34 直接控股公司及最終控股方

於2025年12月31日，本公司董事確定本公司的直接控股公司為佳境有限公司，該公司在英屬維爾京群島註冊成立，於2025年12月31日止，本公司的最終控股方是控股股東。該直接控股公司不編製可供公眾使用的財務報表。

35 報告期后非調整事項

於2026年3月3日，本公司董事議決建議分派。進一步詳情於附註27(b)披露。

Five Year Financial Summary

五年財務摘要

(Expressed in RMB unless otherwise indicated)
(除另有指明外，以人民幣為單位)

		2025 2025年 RMB'000 人民幣千元	2024 2024年 RMB'000 人民幣千元	2023 2023年 RMB'000 人民幣千元	2022 2022年 RMB'000 人民幣千元	2021 2021年 RMB'000 人民幣千元
Results	業績					
Revenue	收入	2,814,558	2,212,363	2,569,509	3,263,601	3,055,262
Profit/(loss) from operations	經營利潤／(虧損)	431,734	(179,934)	(23,672)	(38,749)	(838,774)
Net finance income/ (finance costs)	融資收益淨額／ (融資成本)	(62,129)	(68,516)	43,537	147,354	(102,860)
Profit/(loss) before taxation	稅前利潤／(虧損)	369,605	(248,450)	19,865	108,605	(941,634)
Income tax	所得稅	(17,076)	(105,538)	5,459	(36,476)	(54,195)
Profit/(loss) for the year	年內利潤／(虧損)	352,529	(353,988)	25,324	72,129	(995,829)
Attributable to: Equity shareholders of the Company	以下人士應佔： 本公司股東	352,529	(353,988)	25,324	72,129	(995,829)
Non-controlling interests	非控股權益	—	—	—	—	—
Profit/(loss) for the year	年內利潤／(虧損)	352,529	(353,988)	25,324	72,129	(995,829)
Assets and liabilities	資產及負債					
Non-current assets	非流動資產	759,409	795,075	929,925	892,186	916,939
Current assets	流動資產	3,524,985	3,606,300	4,030,137	5,006,845	5,863,411
Current liabilities	流動負債	3,312,451	3,681,394	3,860,780	4,699,009	5,049,674
Net current assets/(liabilities)	流動資產／(負債)淨值	212,534	(75,094)	169,357	307,836	813,737
Total assets less current liabilities	總資產減流動負債	971,943	719,981	1,099,282	1,200,022	1,730,676
Non-current liabilities	非流動負債	273,986	222,005	214,582	188,559	578,678
NET ASSETS	淨資產	697,957	497,976	884,700	1,011,463	1,151,998
Capital and reserves	資本及儲備					
Share capital	股本	519,723	519,723	519,723	519,723	519,723
Reserves	儲備	178,234	(21,747)	364,977	491,740	632,275
Total equity attributable to equity shareholders of the Company	本公司股東應佔 權益總額	697,957	497,976	884,700	1,011,463	1,151,998
Non-controlling interests	非控股權益	—	—	—	—	—
TOTAL EQUITY	總權益	697,957	497,976	884,700	1,011,463	1,151,998



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