

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



GOLDLION HOLDINGS LIMITED

金利來集團有限公司

(Incorporated in Hong Kong under the Hong Kong Companies Ordinance)

(Stock code: 00533)

**ANNOUNCEMENT OF FINAL RESULTS
FOR THE YEAR ENDED 31ST DECEMBER 2025**

RESULTS

The Board of Directors (the “Board”) is pleased to announce the consolidated results of Goldlion Holdings Limited (the “Company”) and its subsidiaries (together the “Group”) for the year ended 31st December 2025 together with the comparative figures for the previous year as follows:

**Consolidated Income Statement
For the year ended 31st December 2025**

	Note	2025 HK\$'000	2024 HK\$'000
Turnover	2	1,074,487	1,219,113
Cost of sales	4	<u>(451,117)</u>	<u>(524,132)</u>
Gross profit		623,370	694,981
Other losses	3	(82,026)	(27,362)
Selling and marketing costs	4	(442,291)	(431,341)
Administrative expenses	4	<u>(153,380)</u>	<u>(155,777)</u>
Operating (loss)/profit		(54,327)	80,501
Interest income		21,404	25,681
Interest expense		<u>(1,952)</u>	<u>(1,516)</u>
(Loss)/profit before income tax		(34,875)	104,666
Income tax expense	5	<u>(4,301)</u>	<u>(11,560)</u>
(Loss)/profit for the year		<u>(39,176)</u>	<u>93,106</u>
Attributable to:			
Owners of the Company		(39,216)	93,097
Non-controlling interests		<u>40</u>	<u>9</u>
(Loss)/profit for the year		<u>(39,176)</u>	<u>93,106</u>
		<i>HK cents</i>	<i>HK cents</i>
(Loss)/earnings per share for (loss)/profit attributable to owners of the Company during the year			
- Basic and diluted	6	<u>(4.03)</u>	<u>9.56</u>

Consolidated Statement of Comprehensive Income
For the year ended 31st December 2025

	2025 HK\$'000	2024 HK\$'000
(Loss)/profit for the year	(39,176)	93,106
Other comprehensive income		
<i>Items that will not be reclassified subsequently to profit or loss</i>		
Revaluation of property, plant and equipment upon reclassification to investment property	25,360	7,982
Change in fair value of financial assets at fair value through other comprehensive income	333	-
Income tax relating to these items	(6,423)	(215)
<i>Item that may be reclassified subsequently to profit or loss</i>		
Exchange differences on translation of financial statements of overseas subsidiaries	125,549	(100,042)
Reclassification of exchange reserve upon disposal of a subsidiary	(3)	-
Other comprehensive income for the year	144,816	(92,275)
Total comprehensive income for the year	105,640	831
Attributable to:		
Owners of the Company	105,579	822
Non-controlling interests	61	9
Total comprehensive income for the year	105,640	831

**Consolidated Balance Sheet
As at 31st December 2025**

	Note	As at 31.12.2025 HK\$'000	As at 31.12.2024 HK\$'000
ASSETS			
Non-current assets			
Property, plant and equipment		212,302	211,196
Right-of-use assets		103,308	74,445
Investment properties		2,645,018	2,604,529
Financial assets at fair value through other comprehensive income		2,442	-
Deferred income tax assets		56,690	55,889
		<u>3,019,760</u>	<u>2,946,059</u>
Current assets			
Property under development		-	164,630
Completed properties		751,839	590,795
Inventories		166,886	217,723
Trade receivables	8	82,340	88,669
Prepayments, deposits and other receivables		59,311	52,571
Contract assets		28,489	30,693
Tax recoverable		-	3,491
Restricted cash		591	1,310
Bank deposits		735,590	734,144
Cash and cash equivalents		457,111	316,392
		<u>2,282,157</u>	<u>2,200,418</u>
Total assets		<u>5,301,917</u>	<u>5,146,477</u>
EQUITY			
Capital and reserves attributable to owners of the Company			
Share capital		1,101,358	1,101,358
Reserves		3,341,638	3,245,797
Owners of the Company		<u>4,442,996</u>	<u>4,347,155</u>
Non-controlling interests		-	2,128
Total equity		<u>4,442,996</u>	<u>4,349,283</u>
LIABILITIES			
Non-current liabilities			
Other payables and accruals		25,839	46,559
Lease liabilities		46,749	9,125
Deferred income tax liabilities		357,437	354,392
		<u>430,025</u>	<u>410,076</u>
Current liabilities			
Trade payables	9	41,957	49,557
Other payables and accruals		210,361	173,318
Contract liabilities		150,926	139,535
Lease liabilities		17,373	17,331
Current income tax liabilities		8,279	7,377
		<u>428,896</u>	<u>387,118</u>
Total liabilities		<u>858,921</u>	<u>797,194</u>
Total equity and liabilities		<u>5,301,917</u>	<u>5,146,477</u>

Notes:

1. Principal accounting policies

The consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards (“HKFRS”) as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the requirements of the Hong Kong Companies Ordinance (Cap. 622).

HKFRS comprise the following authoritative literature:

- Hong Kong Financial Reporting Standards,
- Hong Kong Accounting Standards, and
- Interpretations developed by the HKICPA

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties and financial assets at fair value through other comprehensive income.

The preparation of consolidated financial statements in conformity with HKFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies.

The financial information relating to the years ended 31st December 2025 and 2024 included in this preliminary announcement of annual results of 2025 does not constitute the Company’s statutory annual consolidated financial statements for those years but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

The Company has delivered the financial statements for the year ended 31st December 2024 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance and will deliver the financial statements for the year ended 31st December 2025 in due course.

The Company’s auditor has reported on the financial statements of the Group for both years. The auditor’s reports were unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its reports; and did not contain a statement under sections 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance.

(a) The amended standards effective in 2025

HKAS 21 and HKFRS 1 (Amendments)	Lack of exchangeability
-------------------------------------	-------------------------

The above amended standards did not have any material impact on the amounts recognized in prior periods and are not expected to significantly affect the current or future periods.

1. Principal accounting policies (*continued*)

- (b) The following new and amended standards and interpretation have been issued but are not effective for the financial year beginning on 1st January 2025 and have not been early adopted by the Group:

		Effective for accounting periods beginning on or after
HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7 (Amendments)	Annual Improvements to HKFRS Accounting Standards - Volume 11	1st January 2026
HKFRS 9 and HKFRS 7 (Amendments)	Classification and measurement of financial instruments	1st January 2026
HKFRS 9 and HKFRS 7 (Amendments)	Contracts Referencing Nature-dependent Electricity	1st January 2026
HKFRS 10 and HKAS 28 (Amendments)	Sale or contribution of assets between an investor and its associate or joint venture	Not yet established
HKFRS 18	Presentation and disclosure in financial statements	1st January 2027
HKFRS 19 and HKFRS 19 (Amendments)	Subsidiaries without public accountability: Disclosures	1st January 2027
HK Int 5 (Amendments)	Presentation of financial statements – Classification by the borrower of a term loan that contains a repayment on demand clause	1st January 2027
HKAS 21 (Amendments)	Translation to Hyperinflationary Presentation Currency	1st January 2027

HKFRS 18 replaces HKAS 1 Presentation of Financial Statements. While a number of sections have been brought forward from HKAS 1 with limited changes, HKFRS 18 introduces new requirements for presentation within the consolidated income statement, including specified totals and subtotals. Entities are required to classify all income and expenses within the consolidated income statement into one of the five categories: operating, investing, financing, income taxes and discontinued operations and to present two new defined subtotals. It also requires disclosures about management defined performance measures in a single note and introduces enhanced requirements on the grouping (aggregation and disaggregation) and the location of information in both the primary financial statements and the notes. Some requirements previously included in HKAS 1 are moved to HKAS 8 Accounting Policies, Changes in Accounting Estimates and Errors, which is renamed as HKAS 8 Basis of Preparation of Financial Statements. As a consequence of the issuance of HKFRS 18, limited, but widely applicable, amendments are made to HKAS 7 Statement of Cash Flows, HKAS 33 Earnings per Share and HKAS 34 Interim Financial Reporting. In addition, there are minor consequential amendments to other HKFRSs. HKFRS 18 and the consequential amendments to other HKFRSs are effective for annual periods beginning on or after 1st January 2027 with earlier application permitted. Retrospective application is required. The Group is currently analyzing the new requirements and assessing the impact of HKFRS 18 on the presentation and disclosure of the Group's financial statements.

Except for the above disclosed impact, the above new and amended standards and interpretation are not expected to have a material impact on the consolidated financial statements of the Group.

2. Turnover and segment information

The Group is principally engaged in the distribution and manufacturing of garments, leather goods and accessories, licensing of brand name, and property investment and development. Turnover recognized during the year is as follows:

	2025 HK\$'000	2024 HK\$'000
Revenue recognized under HKFRS 15		
Sales of goods	740,234	897,407
Sales of properties	70,036	49,246
Building management fees	40,159	41,183
Licensing income	79,070	84,146
Sales of electricity	1,987	1,128
	<u>931,486</u>	<u>1,073,110</u>
Revenue recognized under other accounting standards		
Rental income from investment properties	143,001	146,003
	<u>1,074,487</u>	<u>1,219,113</u>
Timing of revenue recognition under HKFRS 15		
At a point in time	824,422	960,814
Over time	107,064	112,296
	<u>931,486</u>	<u>1,073,110</u>

The segments are managed separately as each business offers different products and services and requires different marketing strategies. The Group has three reportable segments including apparel in China Mainland and Hong Kong SAR, apparel in Singapore as well as property investment and development.

The Group reports the results of its operating segments based on the internal reports reviewed by the chief operating decision maker for the purpose of making strategic decisions.

2. Turnover and segment information (continued)

An analysis of the Group's segment information by operating segment is as follows:

	2025 Segment turnover HK\$'000	2024 Segment turnover HK\$'000	2025 Segment results HK\$'000	2024 Segment results HK\$'000
Operating segments				
Apparel in China Mainland and Hong Kong SAR	784,367	948,530	(18,515)	56,456
Apparel in Singapore	35,780	33,866	(5,425)	(5,363)
Property investment and development	264,280	247,921	20,773	86,208
Inter-segment sales and other	(9,940)	(11,204)	1,332	544
	<u>1,074,487</u>	<u>1,219,113</u>	<u>(1,835)</u>	<u>137,845</u>
Unallocated costs			<u>(33,040)</u>	<u>(33,179)</u>
(Loss)/profit before income tax			(34,875)	104,666
Income tax expense			<u>(4,301)</u>	<u>(11,560)</u>
(Loss)/profit for the year			<u>(39,176)</u>	<u>93,106</u>

3. Other losses

	2025 HK\$'000	2024 HK\$'000
Fair value losses on investment properties	<u>82,026</u>	<u>27,362</u>

4. Expenses by nature

	2025	2024
	HK\$'000	HK\$'000
Cost of inventories sold	349,583	400,495
Cost of properties sold	60,111	36,984
Provision for impairment of inventories	2,009	48,918
Direct operating expenses arising from investment properties that generated rental income	37,470	36,139
Expenses relating to:		
- short-term leases	26,052	21,998
- variable lease payments	37,497	49,275
Depreciation of property, plant and equipment	36,693	32,190
Depreciation of right-of-use assets	20,878	20,464
Impairment of property, plant and equipment	120	227
Impairment of right-of-use assets	5,177	3,021
Staff costs including directors' emoluments	229,508	220,529
Auditors' remuneration:		
- audit services	2,777	3,352
- non-audit services	640	401
Advertising and promotion expenses	111,056	107,024
Reversal of provision for impairment of trade receivables, net	(357)	(113)
Losses on disposals of property, plant and equipment	1,486	5
Gains on disposal of right-of-use assets	(2,343)	(2,992)
Loss on disposal of a subsidiary	194	-
Net exchange loss	96	2,412
Other expenses	128,141	130,921
	<u>1,046,788</u>	<u>1,111,250</u>
Representing:		
Cost of sales	451,117	524,132
Selling and marketing costs	442,291	431,341
Administrative expenses	153,380	155,777
	<u>1,046,788</u>	<u>1,111,250</u>

5. Income tax expense

	2025 HK\$'000	2024 HK\$'000
Hong Kong profits tax:		
Current year	-	-
Taxation outside Hong Kong:		
Current year	21,821	21,257
Under/(over)-provision in prior year	681	(24)
	<u>22,502</u>	<u>21,233</u>
Deferred income tax	<u>(18,201)</u>	<u>(9,673)</u>
Total income tax expense	<u>4,301</u>	<u>11,560</u>

Hong Kong profits tax rate has not been provided for as the Group's estimated assessable profit for the year are set off by tax loss carried forward from prior years (2024: nil).

Taxation on profits generated in the China Mainland has been calculated on the estimated assessable profit for the year at the rate of 25% (2024: 25%). For subsidiaries that qualify for the inclusive tax reduction policy for small and micro enterprises, in accordance with the existing policy of the China Mainland, taxation on profits generated in the China Mainland has been calculated at a preferential rate of 5% (2024: 5%). Taxation on profits outside Hong Kong and the China Mainland has been calculated on the estimated assessable profit for the year at the rates of taxation prevailing in the countries in which the Group operates.

6. (Loss)/earnings per share

The calculation of basic (loss)/earnings per share is based on the loss attributable to owners of the Company of HK\$39,216,000 (2024: profit of HK\$93,097,000) and the weighted average number of ordinary shares in issue of 973,844,035 (2024: 973,844,035) during the year.

Diluted (loss)/earnings per share equals basic (loss)/earnings per share as there were no potential dilutive ordinary shares in issue during the years ended 31st December 2025 and 2024.

7. Dividends

	2025 HK\$'000	2024 HK\$'000
2024 interim dividend, paid, of 2.0 HK cents per ordinary share	-	19,477
2024 final dividend, paid, of nil HK cent per ordinary share	-	-
2025 interim dividend, paid, of 1.0 HK cent per ordinary share	9,738	-
2025 final dividend, proposed, of 1.5 HK cents per ordinary share	14,608	-
	<u>24,346</u>	<u>19,477</u>

8. Trade receivables

The Group's sales are on cash on delivery or credit terms ranging from 30 days to 180 days after delivery. The ageing of the trade receivables based on invoice date is as follows:

	As at 31.12.2025 HK\$'000	As at 31.12.2024 HK\$'000
1-30 days	65,511	63,291
31-90 days	9,534	16,605
Over 90 days	7,561	9,396
Trade receivables	82,606	89,292
Less: provision for impairment of trade receivables	(266)	(623)
Trade receivables - net	<u>82,340</u>	<u>88,669</u>

9. Trade payables

The ageing of the trade payables based on invoice date is as follows:

	As at 31.12.2025 HK\$'000	As at 31.12.2024 HK\$'000
1-30 days	23,122	31,690
31-90 days	12,429	14,645
Over 90 days	6,406	3,222
	<u>41,957</u>	<u>49,557</u>

FINAL DIVIDEND

The Directors have recommended the payment of a final dividend of 1.5 HK cents per share (2024: nil) for the year ended 31st December 2025, totalling HK\$14,608,000 (2024: nil). Subject to the shareholders' approval at the forthcoming annual general meeting, the final dividend will be paid on or about 25th June 2026 to shareholders whose names appear on the Register of Members as at 9th June 2026.

MANAGEMENT DISCUSSION AND ANALYSIS

OPERATING RESULTS

Turnover

During the year under review, the Group's business continued to be affected by the downturn in the traditional menswear market. The Group recorded a total turnover of HK\$1,074,487,000 for the year, representing a decrease of 12% from HK\$1,219,113,000 of last year. Except for revenue from property sales, revenue from all our major business operations was lower than last year. Among them, sales of apparel products decreased by 18% from last year.

Cost of sales and gross profit

Total cost of sales for the year was HK\$451,117,000. This includes cost of inventories sold of the apparel operation of HK\$350,890,000, provision for impairment of inventories of HK\$2,009,000, cost of properties sold of HK\$60,111,000 and direct operating expenses arising from investment properties of HK\$37,470,000.

Due to the decrease in sales of apparel products, cost of inventories sold of HK\$350,890,000 marked a decrease of 13% from HK\$401,697,000 of last year. Because of the additional discounts for inventories clearance, gross profit margin excluding effect of impairment of inventories of 52.6% was lower than the 55.2% of last year. As the inventory level decreased, the provision for impairment of inventories of HK\$2,009,000 for the year was lower than the amount of HK\$48,918,000 of last year.

Due to the increase in property sales, cost of properties sold of HK\$60,111,000 marked an increase of 63% from HK\$36,984,000 of last year. Gross profit margin from property sales was 14.2%, lower than the 24.9% of last year.

The direct operating expenses arising from investment properties for the year were HK\$37,470,000, representing an increase of approximately 4% when compared with HK\$36,139,000 of last year. This was mainly attributable to the use of a higher Renminbi exchange rate during the year.

Other losses

Fair value of the Group's investment properties continued to decline. The Group recorded fair value losses of HK\$82,026,000 during the year and were HK\$54,664,000 higher than the losses of HK\$27,362,000 of last year.

Operating expenses

Selling and marketing costs mainly consist of manpower costs for sales staff, rental expenses of the sales outlets, operating costs for e-commerce sales platforms, advertising and promotion, and relevant marketing expenses and tax fees relating to the Meixian property development project. The Group recorded selling and marketing costs of HK\$442,291,000 for the year, representing an increase of approximately 3% from HK\$431,341,000 of last year. Distribution and marketing costs did not decrease significantly in line with the decrease in sales. Apart from the adoption of a higher Renminbi exchange rate during the year, this was also attributable to the initial marketing expenses for the newly launched snooker apparel line.

Administrative expenses consist of manpower costs for non-sales staff, depreciation, amortization and impairment, and other miscellaneous expenses. The Group recorded administrative expenses of HK\$153,380,000 for the year, lower than the amount of HK\$155,777,000 of last year by 2%.

Operating (loss)/profit

Due to unfavorable business conditions and the fair value loss on investment properties, the Group recorded an operating loss of HK\$54,327,000 for the year. An operating profit of HK\$80,501,000 was recorded last year. The operating loss margin was approximately 5.1%, whereas the operating profit margin was approximately 6.6% of last year.

(Loss)/profit attributable to owners of the Company

The Group recorded a net interest income of HK\$19,452,000 for the year, lower than last year's HK\$24,165,000 by approximately 20%. This was mainly due to a lower average deposit interest rate during the year.

After offsetting the reversal of tax for fair value losses on investment properties amounting to HK\$12,925,000 (HK\$9,181,000 for last year), the income tax expense for the year was HK\$4,301,000, lower than the amount of HK\$11,560,000 of last year. Effective tax rate excluding fair value losses on investment properties and the related tax effect was 37%, higher than 16% of last year. The Group did not recognize certain deferred income tax assets arising from tax losses of the year from our apparel operation in China Mainland as the use of such tax losses is uncertain.

The Group recorded a loss attributable to owners of the company of HK\$39,216,000 for the year, compared with a profit attributable to owners of HK\$93,097,000 in last year. Profit for the year would be HK\$29,885,000 if the net fair value losses after tax on investment properties of HK\$69,101,000 (HK\$18,181,000 for the last year) were excluded, and was approximately 73% lower than the amount of HK\$111,278,000 of the last year.

BUSINESS REVIEW

Apparel Business

China Mainland and Hong Kong SAR Markets

During the year under review, international geopolitical landscape remained fraught with conflicts, accompanied by rising trade barriers. Domestically, economic growth slowed down with fierce and even "rat race" competition. Consequently, consumer spending on non-essential items stayed highly cautious.

The Group's domestic apparel business continued to face severe challenges and operating difficulties. The overall turnover for the year amounted to HK\$704,454,000, decreased by approximately 18% from the last year, or a more significant decrease of 21% in RMB.

In China Mainland, the Group has continued to conduct its apparel operation through wholesaling to distributors in various cities and provinces, mainly through self-operated retail shops and factory outlets located mainly in Guangzhou, Shanghai, Beijing, Chongqing, Liaoning, Jilin and Shandong, as well as through e-commerce and custom-ordering.

In respect of the wholesaling business, our distributors remained highly cautious about the market outlook and reduced their order volumes for various seasons in 2025. As some distributors terminated their distributorship which led to additional return allowance, sales of wholesaling business in RMB during the year decreased by 35%. Wholesaling was traditionally our primary distribution channel for the Group's domestic apparel operation but its contribution to revenue decreased to approximately 26% during the year.

Due to the takeover of certain retail outlets previously operated by our distributors in Shenzhen and other locations since the second half of last year, the number of self-operated retail outlets increased. Consequently, self-operated retail sales in RMB rose by approximately 5% during the year compared with last year. However, amid persistently weak retail market conditions and declining consumer spending sentiment, same-store sales (excluding the effect of new stores) decreased by 11%. The sales from this operation accounted for approximately 24% of the Group's apparel sales in China Mainland during the year.

During the year, the Group continued to promote its brand culture and core values of "Goldlion" as well as to publicize the corporate culture of the Group through "Goldlion 3388" lifestyle stores and "Tsang Hin Chi Exhibition Hall" in Meizhou.

The business performance of the Group's factory outlets also continued to be affected by the poor market conditions. Sales decreased by approximately 19% in RMB from last year. Sales through this channel accounted for approximately 13% of the Group's apparel sales in China Mainland.

At the end of the year, the Group's apparel products were sold through approximately 726 retail outlets in China Mainland, among which 157 were directly operated by the Group and 37 of which were factory outlets.

Performance of the Group's e-commerce operation was also disappointing owing to the impact of subdued market conditions. During the year, the sales were mainly generated from special products. Sales in Renminbi decreased by approximately 12% from last year. However, due to the contraction of the overall business scale, this channel contributed to approximately 31% of the Group's apparel sales in China Mainland.

In addition, as we have appointed a local operator to operate our custom-made corporate uniforms business since the beginning of the year, sales of this business during the year decreased by approximately 54%.

Besides, the sport of snooker continued to gain popularity in China Mainland. The Group launched snooker series project in the second half of the year, promoting the newly launched snooker apparel products through partnerships with relevant sports associations and sponsorship of top international snooker players and major world events. A flagship store featuring a snooker theme was newly opened in Wuhan's Chuhe Hanjie at the end of the year, selling "Goldlion" apparel products including the snooker collection.

After accounted for the provision for impairment of inventories of the year by HK\$3,541,000 (HK\$48,340,000 for last year), gross profit margin of our China Mainland apparel operation was 52%, against 50% of last year. Mainly due to the decrease in sales, this business unit recorded an operating loss of HK\$94,514,000 for the year, whereas the loss for last year was HK\$24,541,000.

During the year under review, the Group continued to grant licenses for distribution of shoes, leather goods, undergarments and casual wear in China Mainland. Licensing fees were charged in accordance with the terms in the relevant licensing agreements. Due to a reduction in certain individual fees, the Group recorded a licensing income of HK\$79,070,000, representing a decrease of approximately 6% from last year. This business unit recorded an operating profit of HK\$75,999,000, whereas the profit for last year was HK\$80,997,000.

Singapore Market

During the year under review, Singapore's local economy continued to be affected by external volatility and weak market demand, which also impacted the Group's apparel business. The local apparel business recorded sales amounted to HK\$35,780,000 during the year, representing an increase of approximately 6% compared to HK\$33,866,000 of last year, or an increase of 2% in local currency.

Due to the offer of higher discounts to promote sales, gross profit margin excluding impact of inventory impairment for the year was 49% and was lower than the 54% of last year. However, as the result of a lower inventory level, we reversed the provision for impairment of inventories by HK\$1,532,000 for the year whereas the provision for impairment of inventories was HK\$577,000 in last year. After accounting for the impact of various impairment provisions, the Group's Singapore apparel business recorded an operating loss of HK\$5,425,000 for the year, which was broadly in line with the loss of HK\$5,363,000 recorded in last year.

The Group currently operates a total of 5 Goldlion shops and 6 counters in Singapore.

Property Investment and Development

Apart from a small number of units reclassified from owner-occupied properties to investment properties, the Group's investment property portfolio had no significant changes during the year when compared with the end of last year. The value of such properties after valuation conducted by independent professional valuer amounted to approximately HK\$2,645,018,000 at the end of the year, of which property holdings in China Mainland, Hong Kong and Singapore were approximately HK\$1,418,678,000, HK\$1,164,900,000 and HK\$61,440,000 respectively. Due to the appreciation of the Renminbi, total value of investment properties in Hong Kong dollar was higher than the amount of HK\$2,604,529,000 at the end of last year. Due to the unfavorable conditions in the domestic and Hong Kong commercial property markets during the year, the Group's fair value losses on investment properties as based on the same independent valuation amounted to HK\$82,026,000, whereas the fair value losses were HK\$27,362,000 for last year. The loss ratios for properties in China Mainland and Hong Kong were approximately 3.7% and 2.7%, respectively, while properties in Singapore recorded a valuation gain of approximately 3.4%.

During the year, the Group's rental income and building management fees amounted to HK\$143,001,000 and HK\$40,159,000 respectively. Total amount of which represented a decrease of approximately 2% from last year and was mainly due to a higher vacancy rate during the year.

Demand for office space in China Mainland continued to slow during the year. In Guangzhou, the leasing of "Goldlion Digital Network Centre" is yet to be improved. Rental income and building management fees in RMB were approximately 4% lower than that of last year. The overall occupancy rate was approximately 76%, which was lower than 80% of last year. As the premises in Yuan Village in Guangzhou continued to completely lease out, rental income and building management fees in RMB slightly increased by approximately 1%.

The Group's Goldlion Commercial Building in Shenyang primarily focuses on physical retail leasing. In light of the local market conditions which are yet to be improved during the year, the Group provided rental concessions to certain tenants. As a result, total rental income and building management fee income in Renminbi decreased by 13% compared with last year.

During the year, the occupancy rate of the Group's Goldlion Holdings Centre in Shatin decreased from 87% to 78%, while overall rental and building management fee income decreased by approximately 3% compared to the last year. Besides, the property at No. 3 Yuk Yat Street, To Kwa Wan also experienced vacancy, with the occupancy rate declining to 86% and overall income decreasing by approximately 11%.

As the domestic property market remained sluggish during the year, the sales performance of the Group's property development project "Goldlion Garden" in Meixian is yet to be improved. A total of 88 units were delivered during the year, with revenue from property sales of HK\$70,036,000 and gross profit of HK\$9,925,000 recognized. As at the end of the year, there were still approximately 550 high-rise building units and 46 low-rise units remaining available for sale.

During the year, the Group's domestic new energy business had a total of two projects in operation and recorded electricity sales income of HK\$1,987,000. Given the relatively small scale of the business, the Group had disposed of one of the projects before the end of the year.

PROSPECTS

As we enter 2026, the global landscape remains fraught with uncertainty, marked by recurring geopolitical conflicts and a complex external environment. Domestically, the economic outlook is clouded by persistent uncertainty, while fierce market competition and subdued consumer confidence continue to weigh on sentiment. In view of these challenges, the Group's business prospects for the year ahead appear far from optimistic.

In respect of apparel business, the Group will continue to focus on product research, development and innovation as well as to improve product quality. The Group will also continue to strengthen the core competitive advantages of its brands, enhancing its self-operated retail capabilities, and optimizing various sales channels. Meanwhile, the Group will further promote the snooker series apparel products to enhance its brand recognition.

In respect of property investment business, the Group will continue to improve the leasing of the "Goldlion Digital Network Centre" and other properties by reducing their vacancies, as well as to sell in a more flexible manner the remaining units of "Goldlion Garden" in Meixian based on the actual market conditions.

FINANCIAL POSITION

As at 31st December 2025, the Group had cash and bank balances (including restricted cash of HK\$591,000) of approximately HK\$1,193,292,000, which was HK\$141,446,000 higher than that at the end of last year. During the year, the Group recorded a net cash inflow from operating activities of HK\$194,704,000 and received interest income of HK\$25,700,000. However, the Group also paid dividends of HK\$9,738,000, increased fixed assets of HK\$59,184,000 and paid principal elements of lease payments of HK\$19,826,000.

As at 31st December 2025, the Group did not have any bank loans or overdrafts. The gearing ratio, defined as the ratio of total lease liabilities less cash and bank balances divided by total equity, was zero.

As at 31st December 2025, the Group's current assets and current liabilities were HK\$2,282,157,000 and HK\$428,896,000 respectively, with a current ratio at 5.3. Total current liabilities were 9.8% of the average capital and reserves attributable to owners of the Company of HK\$4,395,076,000.

As at 31st December 2025, the Group did not have any material contingent liabilities and had not charged any of the Group's assets.

As at 31st December 2025, the Group had guarantees in respect of mortgage facilities for certain property buyers amounting to HK\$2,123,000 (2024: HK\$3,981,000). Pursuant to the terms of the guarantees, upon default in mortgage payments by these buyers, the Group is responsible to repay the outstanding mortgage principals together with accrued interest and penalty owed by the defaulted buyers to the banks and the Group is entitled to retain the legal title and take over the possession of the related properties. The above guarantees are to be discharged upon the earlier of (i) the banks received the corresponding real estate ownership certificates as custody; or (ii) the satisfaction of mortgaged loans by the property buyers. The Board considers that in case of default in payment, the net realizable value of the related properties can cover the repayment of the outstanding mortgage principals together with the accrued interest and penalty. Therefore, no provision has been made in the financial statements for the guarantees.

The Group conducted the business mainly in the China Mainland market through its China Mainland subsidiaries. Most of the relevant transactions were denominated in RMB and transactions involving foreign currencies were minimal. Foreign currency exposure did not pose a significant risk for the Group, but we will remain vigilant and closely monitor our exposure to movements in relevant currencies.

HUMAN RESOURCES

At 31st December 2025, the Group had approximately 1,600 employees. Staff costs including directors' emoluments of the year amounted to HK\$229,508,000. The Group ensures that employees' remuneration packages are competitive and are determined mainly by factors including job nature, market conditions, individual performance, qualification and experience. The Group also provides other benefits to its employees and training as and when required.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members of the Company will be closed for the following periods:

- (a) For the purpose of determining shareholders' entitlement to attend and vote at the forthcoming annual general meeting to be held on 29th May 2026 (the "2026 AGM"), the Register of Members of the Company will be closed from 26th May 2026 to 29th May 2026 (both days inclusive), during which period no transfer of shares will be registered. In order to qualify for attending and voting at the 2026 AGM, all transfers accompanied by the relevant share certificates must be lodged by 4:30 p.m. on Friday, 22nd May 2026 with the Company's Registrars, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong.
- (b) For the purpose of determining shareholders' entitlement to the proposed final dividend, the Register of Members of the Company will be closed on 8th June 2026 and 9th June 2026 (two days), during which period no transfer of shares will be registered. In order to qualify for the proposed final dividend of the year, all transfers accompanied by the relevant share certificates must be lodged by 4:30 p.m. on Friday, 5th June 2026 with the Company's Registrars, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wan Chai, Hong Kong.

PURCHASE, SALE OR REDEMPTION OF SHARES

The Company did not redeem any of its shares during the year. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's shares during the year.

CORPORATE GOVERNANCE

The Company has complied with the Code Provisions in the Corporate Governance Code as set out in Appendix C1 of the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") for the year ended 31st December 2025. In respect of Code Provision C.2.1, the positions of the Chairman of the Board and the Chief Executive Officer are held by the same individual, namely, Mr. Tsang Chi Ming, Ricky. The Board believes that holding the positions of both Chairman and Chief Executive Officer by Mr. Tsang Chi Ming, Ricky provides the Group with more effective planning and execution of long-term business strategies and enhances efficiency in decision-making. The Board also believes that an effective corporate governance structure of the Group has been in place to ensure an appropriate monitoring of management.

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix C3 of the Listing Rules. During the year, all the Directors have complied with the relevant requirements under the Model Code regarding their dealing in the securities of the Company.

AUDIT COMMITTEE

The Company has formed an Audit Committee to review and supervise the financial reporting process, risk management and internal control procedures of the Group. As at the date of this announcement, the Audit Committee has four members comprising Mr. Li Ka Fai, David (Chairman), Ms. Lo Wing Sze and Mr. Chan Kwong Ming, Johnny, all of them being independent non-executive Directors, and Mr. Ng Ming Wah, Charles, being a non-executive Director of the Company.

REVIEW OF FINANCIAL STATEMENTS

The Audit Committee has reviewed the Group's consolidated financial statements for the year ended 31st December 2025. Also, the figures in respect of this results announcement have been agreed by the Company's external auditors, PricewaterhouseCoopers, to the amounts set out in the Group's consolidated financial statements for the year ended 31st December 2025. The work performed by PricewaterhouseCoopers in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by PricewaterhouseCoopers on this results announcement.

PUBLICATION OF DETAILED FINANCIAL AND RELATED INFORMATION ON THE WEBSITE OF THE COMPANY AND THE STOCK EXCHANGE

This announcement is published on the website of the Company (www.goldlion.com) and the Stock Exchange (www.hkexnews.hk). The Company's 2025 annual report, containing all the information required by Appendix D2 of the Listing Rules, will be dispatched to shareholders and made available on the above websites in due course.

BOARD OF DIRECTORS

As at the date of this announcement, the Directors of the Company comprise Mr. Tsang Chi Ming, Ricky (Chairman and Chief Executive Officer) as an executive Director; Mr. Ng Ming Wah, Charles as a non-executive Director; and Mr. Li Ka Fai, David, Ms. Lo Wing Sze and Mr. Chan Kwong Ming, Johnny as independent non-executive Directors.

By order of the Board

KAM Yiu Kwok

Company Secretary

Hong Kong, 19th March 2026