HONG KONG TECHNOLOGY VENTURE COMPANY LIMITED
香港科技探索有限公司
SEHK STOCK CODE : 1137
www.hktv.com.hk

ADAPTING TO PREVAILING TRENDS INNOVATING FOR SURVIVAL

2026 INTERIM REPORT

Contents

Financial Information

Corporate Information

FINANCIAL CALENDAR

Six months period ended:
30 June 2026

Announcement of interim results:
26 August 2026

LISTING

The ordinary shares of Hong Kong Technology Venture Company Limited ("Company") are listed on The Stock Exchange of Hong Kong Limited. In addition, the Company's American Depositary Shares (ADSs) each represent 20 ordinary shares. On 8 December 2015, the Company filed the Form 25 with the U.S. Securities and Exchange Commission ("SEC") to effect the delisting of the ADSs. On 29 December 2016, the Company filed the Form 15F with the SEC to deregister and terminate its reporting obligations under the U.S. Securities Exchange Act. Since 21 December 2015, our ADSs are eligible for trading in the United States in the over-the-counter (OTC) market.

Executive Directors

Mr. CHEUNG Chi Kin, Paul [3,5]
Mr. WONG Wai Kay, Ricky [3,4]
(Vice Chairman and Group Chief Executive Officer)
Ms. WONG Nga Lai, Alice [3,5,7,11] *(Group Chief Financial Officer)*
Mr. LAU Chi Kong [3,11]
(Chief Executive Officer (International Business))
Ms. ZHOU Huijing [3,11]
(Chief Executive Officer (Hong Kong))

Independent Non-executive Directors

Mr. MAK Wing Sum, Alvin [2,5,7,8,11] *(Chairman)*
Mr. PEH Jefferson Tun Lu [1,5,6,9,11]
Mr. ANN Yu Chiu, Andy [2,7,9,10]
Mr. YEUNG Chu Kwong [2,7,9,11]

1 Chairman of Audit Committee
2 Member of Audit Committee
3 Member of Executive Committee
4 Chairman of Investment Committee
5 Member of Investment Committee
6 Chairman of Nomination Committee
7 Member of Nomination Committee
8 Chairman of Remuneration Committee
9 Member of Remuneration Committee
10 Chairman of Environmental, Social and Governance Committee
11 Member of Environmental, Social and Governance Committee

Company Secretary

Ms. WONG Nga Lai, Alice

Authorised Representatives

Mr. WONG Wai Kay, Ricky
Ms. WONG Nga Lai, Alice

Registered Office

HKTV Multimedia and Ecommerce Centre
No. 1 Chun Cheong Street
Tseung Kwan O Industrial Estate
New Territories, Hong Kong

Auditor

KPMG
Certified Public Accountants
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

Share Registrar

Computershare Hong Kong Investor Services Limited
46th Floor
Hopewell Centre
183 Queen's Road East
Wanchai, Hong Kong

American Depositary Bank

The Bank of New York Mellon Corporation
101 Barclay Street, 22nd Floor
New York, NY 10286 USA

Principal Bankers

Citibank, N.A.
The Hongkong and Shanghai Banking Corporation Limited

Website

www.hktv.com.hk

Chairmen's Statement

Dear Shareholders,

In the first half of 2026, competition in Hong Kong's retail market continued to intensify. Over the past two years, traditional large-scale chain supermarkets and chain personal care retailers adopted an aggressive stance with frequent discount promotions. Major Mainland competitors, leveraging their supply chain advantages, also pursued assertive pricing strategies, further heightening market competition.

Starting from late April 2026, HKTVmall under the Group launched "15% Discount Campaign", offering 15% off discounts on supermarket products, personal care items, pet food, infant formula and diapers during selected weekends and public holidays. Facing discount and price wars from all sides, adopting a conservative, profit-focused strategy would reduce the sales for HKTVmall as a shopping mall and adversely affect the 6,000 merchants partnering with us. Therefore, we must take the initiative — participate in, and even lead, the discount trend. When chain supermarkets offer 12% off, HKTVmall offers 15% off, aiming to drive higher sales volume on discount days to offset the impact on margins through a thin-margin, high-volume approach.

We fully recognised that initiating a price war is not an easy decision. However, earlier market rumors suggested a potential merger between two supermarket chains. Should only one major supermarket remain, its market share could reach as high as 65%. Such a scenario would be detrimental to suppliers, consumers and all large and small competitors, and would seriously disrupt the overall retail market ecosystem. To address this challenge, the Group must rapidly increase HKTVmall's supermarket market share from the current approximately 10% to a target of 15% to 20%.

Looking ahead to the second half of 2026, the Group will further focus on price competitiveness, to establish and reinforce the image that "HKTVmall. Always Low Prices". We have already launched a new "Daily Price Check" feature on HKTVmall App homepage, tracking the supermarket prices of over 1,000 popular best-selling products. This allows customers to clearly see HKTVmall's price advantages at a glance, significantly enhancing price transparency. Customers no longer need to visit different supermarkets in person to compare prices — one App provides access to the most competitive prices, effectively saving time and optimising the shopping experience.

During the year, the Group had also reviewed various services and projects under HKTVmall, consolidating resources to allow greater flexibility for future competition and development. This included terminating or adjusting the direction and scale of certain services, with the aim of reducing costs, and concentrating resources on the development of the Group's core Ecommerce business, HKTVmall.

At the same time, in response to evolving consumer preferences, we continuously review our business direction and the operational efficiency of different services to ensure more targeted resource allocation and improve overall effectiveness. Over the past six months, the Group had strongly encouraged all departments to enhance operational efficiency through artificial intelligence, while exploring how AI agents can enable new workflows and models. These arrangements are not limited to the Group's technical teams, but apply equally to non-technical and support functions. Management hopes that the entire team will study, understand, and apply technological trends, elevating their skills to the next level.

Chairmen's Statement

FULLY AUTOMATED RETAIL STORE AND SYSTEM IN THE UK

The Group's research and development team based in the United Kingdom has completed technical testing of the Fully Automated Retail Store and System. The In:Five App and the related stores in the UK have now ceased operations. Having overcome most of the known technical challenges, the Group will continue to invest in the related technology, with further development led by the Hong Kong team. The target is to open the first fully automated retail store in Hong Kong by the end of 2027.

The Group has always adhered to the core principle that "Taking the long view; Pursuing long-term survival" outweighs "short-term profitability". Facing intense competition and structural market changes in Hong Kong retail industry, we continue to seek solutions with an attitude of "Survive, Innovate and Change." The price war is challenging, yet it is a path we must take when there is no other alternative. We will continue to adapt to the broader trend, making changes from the inside out, working hand in hand with merchants to provide customers with more affordable and convenient shopping options, while creating long-term value for shareholders.

Mak Wing Sum, Alvin
Chairman

Wong Wai Kay, Ricky
Vice Chairman

Hong Kong, 26 August 2026

Management's Discussion and Analysis

GROUP OPERATIONAL AND FINANCIAL HIGHLIGHTS

In thousands of Hong Kong dollars except for per share amounts and ratios

	For the six months ended 30 June 2026 HK$'000	For the six months ended 30 June 2025 HK$'000	Change in percentage
Gross Merchandise value ("GMV") on order intake[1]	**4,469,793**	4,182,851	6.9%
GMV on completed orders[2]	**4,429,326**	4,137,560	7.1%
Turnover	**2,045,281**	1,888,407	8.3%
EBITDA[3,5]	**(15,058)**	39,030	(138.6%)
EBITDA margin* (in %)	**(0.3%)**	0.9%	(1.2%)
Adjusted EBITDA[4,5]	**(6,198)**	48,066	(112.9%)
Adjusted EBITDA margin* (in %)	**(0.1%)**	1.2%	(1.3%)
Adjusted free cash flow[6]	**(35,095)**	101,254	(134.7%)
Loss for the period	**(78,060)**	(23,205)	236.4%
Net loss margin* (in %)	**(1.8%)**	(0.6%)	(1.2%)
Capital expenditure — Property, plant and equipment (excluded other properties leased for own use)	**49,531**	26,888	84.2%

* As a percentage of GMV on completed orders

	As at 30 June 2026	As at 31 December 2025	Change in percentage
Cash position[7]	**359,579**	346,465	3.8%
Other financial assets	**117,983**	141,783	(16.8%)
Total equity	**1,363,166**	1,436,671	(5.1%)
Number of shares in issue (in thousands)	**791,474**	791,474	–%
Net asset per share (HK$)	**1.72**	1.82	(5.4%)

1 Gross Merchandise Value ("GMV") on order intake represents the total gross sales dollar value for merchandise sold through a particular marketplace over a certain timeframe, before deduction of any discounts offered by the marketplace, rebate used, cancellation and returns of merchandise sold. GMV on Order Intake cannot be directly derived to turnover as determined in accordance with HKFRS Accounting Standards.

2 GMV on completed orders represents the total gross sales dollar value for merchandise sold through a particular marketplace and the customer has obtained control of the promised goods and services ordered over a certain time frame, after deduction of any discounts offered by the marketplace, cancellation and returns of merchandise, and is before the deduction of certain Mall Dollars and certain discounts offered by Personalised Pricing Program, and use of promotional coupon, which is considered as advertising and marketing expenses under management reporting purpose.

3 EBITDA means profit for the period plus interest on bank loans (excluded finance costs — interest on lease liabilities), income tax expense/(credit), depreciation on property, plant and equipment (excluded depreciation on other properties leased for own use) and amortisation of intangible assets and deduct investment returns.

4 Adjusted EBITDA means EBITDA adjusted by major non-cash items, excluded non-recurring items including government subsidies.

5 EBITDA and adjusted EBITDA are not measures of performance under HKFRS Accounting Standards. These measures do not represent, and should not be used as substitutes for, net profit or cash flows from operations as determined in accordance with HKFRS Accounting Standards. These measures are not necessarily an indication of whether cash flow will be sufficient to fund our cash requirements. In addition, our definitions of these measures may not be comparable to other similarly titled measures used by other companies.

6 Adjusted free cash flow means adjusted EBITDA plus investment returns, tax refund (paid), changes in working capital and depreciation of properties leased for own use and deduct payment for the purchase of property, plant and equipment, payment for the addition to intangible assets and capital element of lease rentals paid. Adjusted free cash flow is not a measure of performance under HKFRS Accounting Standards. This measure does not represent, and should not be used as a substitute for, net profit or cash flows from operations as determined in accordance with HKFRS Accounting Standards. This measure is not necessarily an indication of whether cash flow will be sufficient to fund our cash requirements. In addition, our definition of this measure may not be comparable to other similarly titled measures used by other companies.

7 Cash position means cash and cash equivalents and time deposits.

Management's Discussion and Analysis

RECONCILIATION OF ADJUSTED EBITDA AND ADJUSTED FREE CASH FLOW

	For the six months ended 30 June 2026 HK$'000	For the six months ended 30 June 2025 HK$'000
Loss for the period	**(78,060)**	(23,205)
Income tax credit	**(164)**	(647)
Investment returns[8]	**(6,760)**	(10,507)
Depreciation — on property, plant and equipment (excluded depreciation on other properties leased for own use)	**57,536**	57,848
Amortisation on intangible assets	**12,390**	15,541
EBITDA	**(15,058)**	39,030
Major non-cash items:		
Valuation losses on investment properties	**16,250**	22,570
Net exchange gain	**(505)**	(6,270)
Reversal of expected credit losses on debt securities measured at FVOCI	**(218)**	(923)
Unrealised fair value gain on units in investment funds measured at FVPL	**(2,454)**	(4,627)
Unwinding the discounting effect of rental deposits	**(419)**	(434)
Government subsidies	**(3,794)**	(1,280)
Adjusted EBITDA	**(6,198)**	48,066
Represented by:		
Hong Kong Ecommerce business	**97,650**	161,377
Wet Market Express	**(39,512)**	(39,672)
Fully Automated Retail Store and System	**(21,094)**	(30,903)
Life Science Projects	**(8,853)**	(7,988)
Others	**(1,930)**	(16,067)
General technology development	**(1,966)**	(3,891)
Head office and corporate	**(30,493)**	(14,790)
Adjusted EBITDA	**(6,198)**	48,066
Investment returns received	**2,613**	9,748
Tax (paid)/refunded	**(332)**	270
Changes in working capital	**36,026**	89,501
Payment for the purchase of property, plant and equipment	**(55,930)**	(24,075)
Payment for the addition to intangible assets	**(15,199)**	(28,660)
Depreciation of properties leased for own use	**71,032**	70,945
Capital element of lease rentals paid	**(67,107)**	(64,541)
Adjusted free cash flow	**(35,095)**	101,254

[8] Investment returns include bank interest income, dividend and investment income from other financial assets, interest income from other financial assets and (gain)/loss on disposal of other financial assets.

Management's Discussion and Analysis

BUSINESS REVIEW

The Hong Kong retail market became increasingly competitive during the six months ended 30 June 2026 ("1H2026"). While outbound travel by Hong Kong residents and cross-border consumption activities continued to influence local retail spending patterns, competition intensified further as local retailers increased promotional activities and major Mainland Ecommerce platforms leveraged their supply-chain advantages and aggressive pricing strategies to capture market share.

Against this backdrop, to survive, the Group entered a new phase of strategic execution during 1H2026 to drive the long-term viability and sustainability of its business. Building on the strategic direction communicated in the Group's 2025 annual report — namely a cost-unconstrained strategy of "Competing on Greater Product Choices, Lower Prices and Faster Logistics", the Group focused on growing market share through enhanced pricing competitiveness, broader product assortment, fulfilment excellence and customer engagement initiatives.

To achieve this in an increasingly competitive environment, the Group proactively invested in customer engagement and market share expansion to strengthen its long-term leading position in the Hong Kong Ecommerce sector.

Furthermore, the Group continued to perform critical reviews on various investments made in the past few years in relation to customer engagement initiatives and New Venture projects. Necessary adjustments on resources allocation are made for those with served purposes or for better resources optimisation.

As a result of the combined efforts from Hong Kong Ecommerce Business and New Venture and Technology Business, during the period under review, the Group achieved record high on its total Gross Merchandise Value ("GMV") on order intake of HK$4,469.8 million (For the six months ended 30 June 2025 ("1H2025"): HK$4,182.9 million), representing a year-on-year increase of 6.9%, primarily contributed by the Hong Kong Ecommerce business and Wet Market Express. However, the Group suffered a loss on its adjusted EBITDA at HK$(6.2) million in 1H2026 (1H2025: Adjusted EBITDA at HK$48.1 million) to fight for long term survival.

Hong Kong Ecommerce Business

Hong Kong Ecommerce business represents HKTVmall, including 3PL service and ThePlace.

With a clear strategic direction on market share expansion and continued customer growth, the Hong Kong Ecommerce Business achieved the following during 1H2026:

1. GMV on Order Intake of approximately HK$4,232.4 million was recorded (1H2025: HK$3,999.9 million), representing a year-on-year growth of approximately 5.8%;

2. Customer engagement remained strong throughout the period, with number of unique customers increased 10.2% to 1,321,000 (1H2025: 1,199,000);

3. Quarterly average purchase frequency per customer remained stable at 4.7x in the second quarter of 2026 ("2Q2026") (For the fourth quarter of 2025 ("4Q2025"): 4.7x); and

4. Quarterly average main categories purchased per customer remained stable at 2.7 main categories in 2Q2026 (4Q2025: 2.8 main categories).

These achievements were driven by significant investments in marketing initiatives aimed at expanding the customer base and increasing GMV market share with the objective of generating future growth and returns. Key initiatives included the Year-Round Discount Campaign launched in 1H2026, the ongoing rollout of the Personalised Pricing Program introduced in 2025, and the Mall Dollar CASHBACK rewards program following its large-scale promotional campaign in October 2025.

Management's Discussion and Analysis

Key Pricing Competitiveness Initiatives

The Year-Round Discount Campaign

While business performance during the first four months of 2026 reflected normal seasonal consumption patterns, to further strengthen HKTVmall's market position in the highly competitive Hong Kong grocery and daily essentials retail market, the Group officially launched the Year-Round Discount Campaign (the "Campaign") in May 2026 following successful pilot runs conducted in late April and early May 2026.

In particular, the Campaign featured a flat 15% discount during selected weekends and public holidays, applicable to purchases of HK$999 or above for home delivery orders and HK$299 or above for self-pick-up orders at HKTVmall online platform, covering product items across supermarket and personal care product categories, pet food, infant formula and diapers ("15% Discount Campaign"). The 15% Discount Campaign also applies to product items eligible for 8-hour delivery, and is subject to change from time to time in response to the market conditions and our internal strategy and planning.

The Campaign represented an important milestone in executing the Group's strategy of competing through broader product choices, lower prices and faster logistics services:

1. The Campaign generated encouraging results during its initial implementation period. Monthly GMV on Order Intake reached HK$827 million in May 2026, representing a year-on-year increase of 21.1%, while the number of unique customers reached a record high of approximately 687,000. Monthly Active Unique Devices also reached 1,651,000; and

2. During June 2026, despite continued competitive pressures from local retailers and China Mainland Ecommerce operators, the Hong Kong Ecommerce business maintained solid growth momentum. Monthly GMV on Order Intake reached HK$718 million, representing a year-on-year increase of 10.0%, while the number of unique customers increased by 8.2% to approximately 650,000.

Personalised Pricing Program

Furthermore, the introduction of the Personalised Pricing Program in 2025 has further enhanced price competitiveness at the individual customer level. Under this program, leveraging big data and AI-driven analytics, prices of selected products are differentiated and determined dynamically based on individual customers' purchasing behaviours and consumption patterns.

In July 2026, this program was extended to the Group's merchant partners, enabling both the Group and its merchant partners offer more personalised pricing, deliver more targeted promotional offers and improve the relevance of discounts provided to customers, thereby enhancing promotional effectiveness. As a result, the Group is able to strengthen HKTVmall's overall pricing competitiveness while achieving a more efficient allocation of promotional resources.

Management's Discussion and Analysis

CASHBACK

CASHBACK is an affiliate-based initiative designed to generate incremental revenue through partnerships with external merchants. The initiative extends HKTVmall's offerings beyond its own marketplace by providing customers with access to a broader range of products and services, while creating additional traffic monetisation opportunities for the Group.

Building on the large-scale promotional campaign launched in October 2025, featuring Ms. Carol Cheng and Mr. Dayo Wong and supported by territory-wide MTR advertising, television commercials and social media promotions, customer adoption of CASHBACK continued to grow, particularly among users booking through major travel platforms and shopping on participating merchants' official online stores.

Customers who complete eligible transactions are rewarded with Mall Dollars, which can be used for future purchases on HKTVmall, reinforcing customer spending within the HKTVmall ecosystem.

During 1H2026, the Group further enhanced the CASHBACK platform through several new initiatives, including:

1. Travel Monday, under which customers are offered additional Mall Dollar rewards on selected travel products and partner platforms;

2. Lucky draw campaigns and other promotional activities designed to stimulate customer spending and engagement;

3. Participation in Hong Kong Travel Expo 2026; and

4. The introduction of enhanced cashback rewards, referral programmes and merchant promotions.

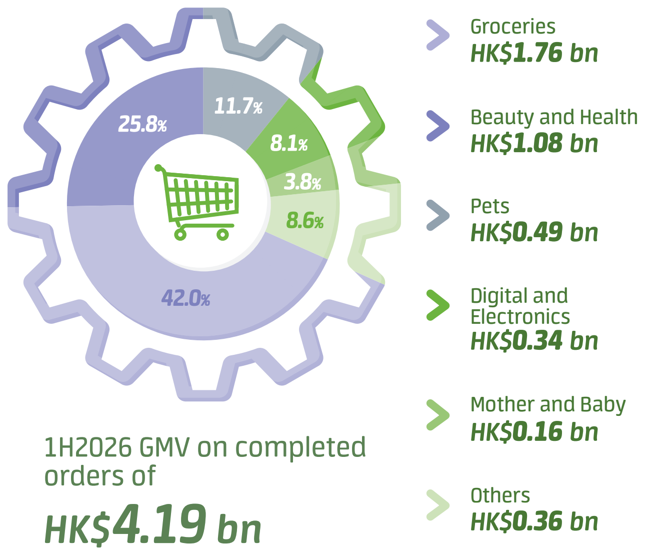
By extending Mall Dollar rewards to a broader range of travel, lifestyle and online shopping activities, the Group further expanded the reach of the Mall Dollar ecosystem. These initiatives also created additional monetisation opportunities for the Group's monthly active user base of approximately 1.6 million unique devices, strengthening customer engagement beyond purchases made directly on HKTVmall and enhanced the value generated from the Group's traffic and customer network.

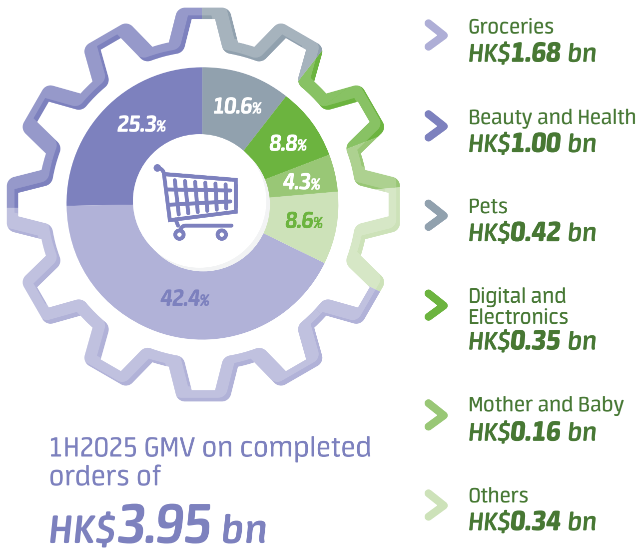
Management's Discussion and Analysis

Product categories distribution (based on GMV on completed orders)

While the Group aggressively expands the market share, Groceries remains the traffic catalyst on customer acquisition and retention. On order completion basis, the Hong Kong Ecommerce business generated a GMV of HK$4,189.9 million in 1H2026 (1H2025: HK$3,952.4 million) and the product categories distribution is illustrated in the chart below:

Product categories distribution (based on GMV on completed orders)





1. Groceries remained the primary traffic and frequency driver, supporting recurring customer visits and purchases across the Group's platform.

2. The Pets product category continued to outperform, recording a 16.7% year-on-year increase in GMV on completed orders to HK$494.8 million in 1H2026 (1H2025: HK$423.6 million), reflecting the continued demand of this product category.

Aggressive Product Gross Margin for Market Share Capturing

Hong Kong Ecommerce business continued to adopt hybrid business model composed of Direct Merchandise Sales ("1P Business") and Merchant Concessionaire Sales ("3P Business") to ensure consistent and stable supplies of groceries for recurring traffic, while the enlarging merchant base and the long tail effect on product varieties enrich consumer choices.

The proportion between 1P Business and 3P Business remained stable in 1H2026 at 28.5% and 71.5% of total GMV on completed orders respectively (1H2025: 28.4% and 71.6% respectively).

In response to the strategic direction to aggressively capture market share particularly on grocery and daily essentials, during the period under review, the Group proactively adjusted pricing to compete with traditional offline supermarket and personal care chains and offerings from major Mainland Ecommerce platforms. This is an effective way to drive consumption shifting structurally from offline to online platforms.

Management's Discussion and Analysis

The Group's gross contribution performance is summarized below:

Gross profit margin and blended commission rate
In thousands of Hong Kong dollars unless specified except for ratios

On completed orders and on adjusted basis[2]	For the six months ended 30 June 2026 HK$'000	For the six months ended 30 June 2025 HK$'000 (restated)[12]
Direct merchandise sales		
GMV on completed orders[2,9]	**1,194,210**	1,116,047
Cost of inventories	**(918,555)**	(850,229)
Gross profit	**275,655**	265,818
Gross profit margin	**23.1%**	23.8%
Income from concessionaire sales and related service income		
GMV on completed orders[2]	**2,995,704**	2,836,385
Merchant payments[10]	**(2,298,113)**	(2,169,896)
Income from concessionaire sales and other service income[10]	**697,591**	666,489
Blended commission rate	**23.3%**	23.5%
Multimedia advertising income	**77,884**	72,469
Other service income	**31,249**	10,390
Gross contribution from Hong Kong Ecommerce business segment	**1,082,379**	1,015,166
Income from New Ventures and Technology business segment[11]	**53,772**	38,261
Gross contribution from Ecommerce and New Ventures and Technology business segments	**1,136,151**	1,053,427

9 For direct merchandise sales, the GMV on completed orders is before the deduction of Mall Dollars of HK$1,344,000 (1H2025: HK$1,281,000), use of promotional coupon of HK$29,944,000 (1H2025: HK$16,548,000) and the deduction of discounts from Personalised Pricing Program of HK$6,770,000 (1H2025: nil).

10 For income from concessionaire sales and other service income, it is before the addition of net Mall Dollars of HK$1,742,000 (1H2025: deduction of HK$791,000) and included merchant annual fee amortisation and service income which is directly attributed to 3P Business.

11 For income from New Ventures and Technology business segment, it is before the deduction of net loyalty points from New Ventures and Technology business segment of HK$71,000 (1H2025: HK$109,000).

12 The 1H2025 "Merchant payments" figure is restated to reflect the reclassification of certain income that is not (i) directly derived from GMV transactions nor (ii) directly and solely attributable to 3P Business, to "Other service income" for comparable purposes.

Management's Discussion and Analysis

As illustrated above, within the Hong Kong Ecommerce business, GMV on completed orders and the aggregate of gross profit from the 1P Business together with income from concessionaire sales and service income from the 3P Business increased by 6.0% and 4.4%, respectively, reflecting continued growth in the overall scale of the business.

1. ***Deliberated decrease in 1P Business gross profit margin to 23.1% (1H2025: 23.8%)***

   To enhance price competitiveness, the Group proactively reviewed the pricing of key 1P products on an ongoing basis, ensuring that they were priced at levels comparable to, or more attractive than, those offered by major competitors. As a result, the gross profit margin of 1P Business decreased slightly to 23.1% (1H2025: 23.8%). Nevertheless, gross profit increased by 3.7% year-on-year, supported by growth in GMV on completed orders by 7.0% in 1H2026.

2. ***Stabilise 3P blended commission rate at 23.3% (1H2025: 23.5%)***

   3P Business is composed of commissions, other service income directly and solely attributable to merchant partnership and concessionaire sales, and service income from 3PL service.

   The multiple business models, warehouse fulfilment options and last mile delivery options built over past years have largely enhanced the merchant base and product choices, as well as the order delivery lead time. Particularly, benefiting from the 3-hour and 8-hour express delivery options, the adoption of 3PL service from merchant partners continued to grow, which has enhanced the contribution to the 3P Business.

   Together with 1P Business, as of June 2026, the Hong Kong Ecommerce business maintained its product offerings to approximately 2,075,000 product items to consumers (June 2025: approximately 2,050,000 product items). These products were offered by approximately 6,000 merchants and suppliers during the 1H2026 (1H2025: approximately 6,400 merchants and suppliers) to support the growth of the Hong Kong Ecommerce business.

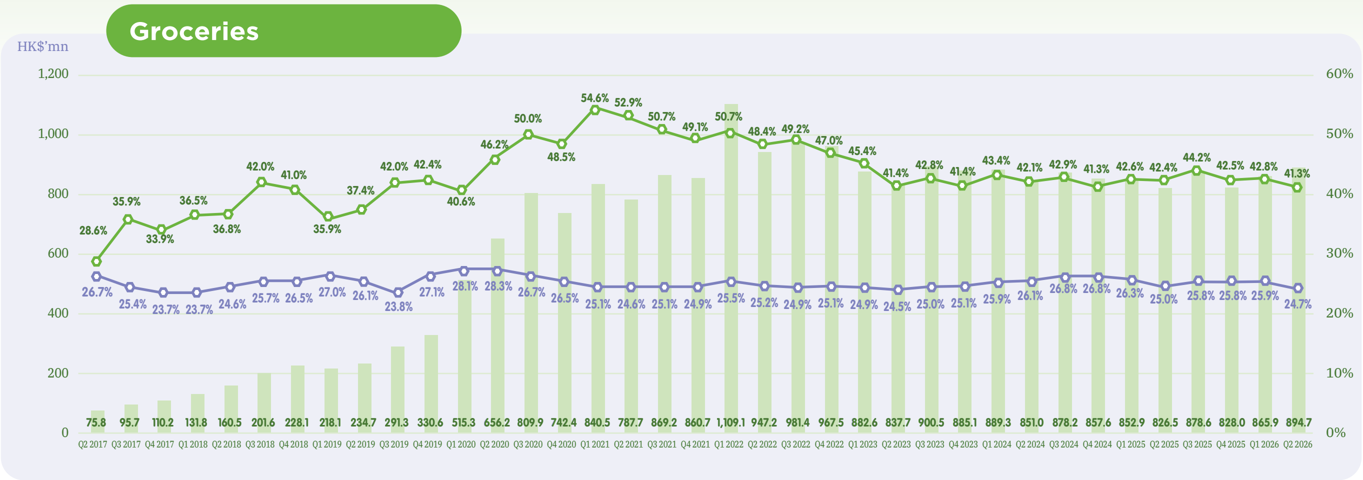
3. ***Sustained multimedia advertising income of HK$77.9 million (1H2025: HK$72.5 million)***

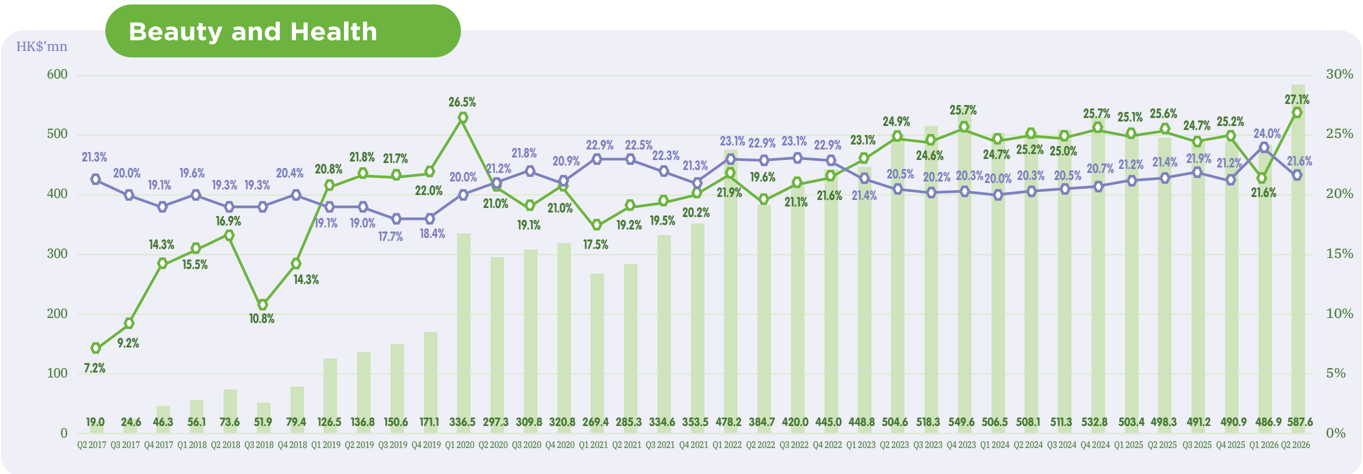
   Despite the challenging operating environment in Hong Kong, the Group recorded a year-on-year growth of 7.4% in multimedia advertising income in 1H2026. This growth highlights the value of the Group's strong digital ecosystem, which is supported by the increasing adoption of digital marketing and engagement channels by suppliers, merchants and business partners, and the approximately 1.6 million monthly active unique devices.

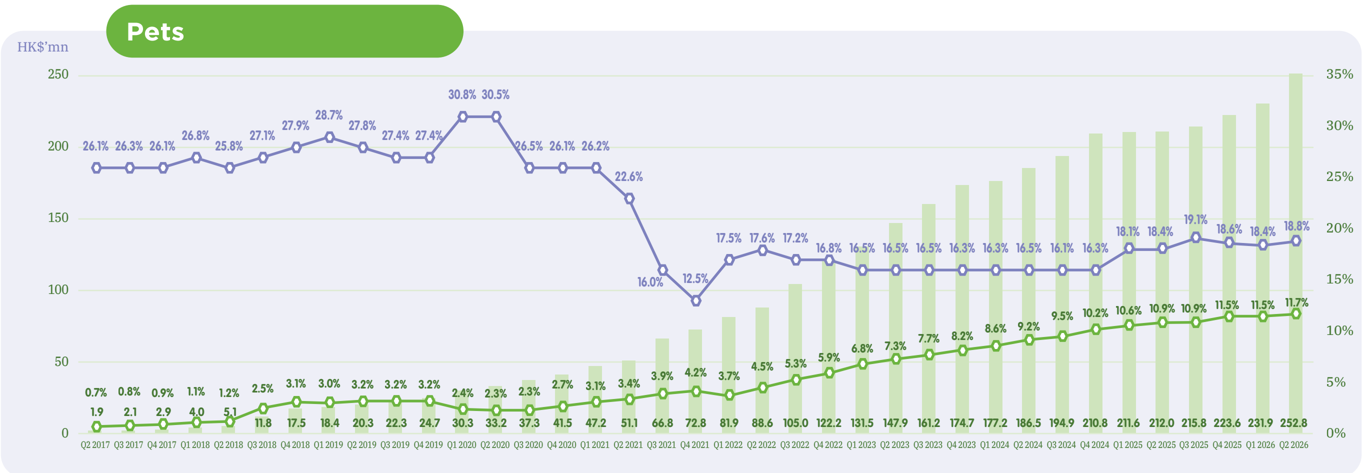
Overall, the 1P Business, 3P Business, multimedia advertising income and other service income have contributed to a more profitable revenue mix and enhanced monetization efficiency within the Hong Kong Ecommerce business. As a result, gross contribution from Hong Kong Ecommerce business segment increased to HK$1,082.4 million in 1H2026 (1H2025: HK$1,015.2 million), representing a year-on-year improvement by 6.6%.

Regarding the product category performance of the Hong Kong Ecommerce business, the trends in the gross profit margin and blended commission rate for major product categories are summarised as below:

Management's Discussion and Analysis

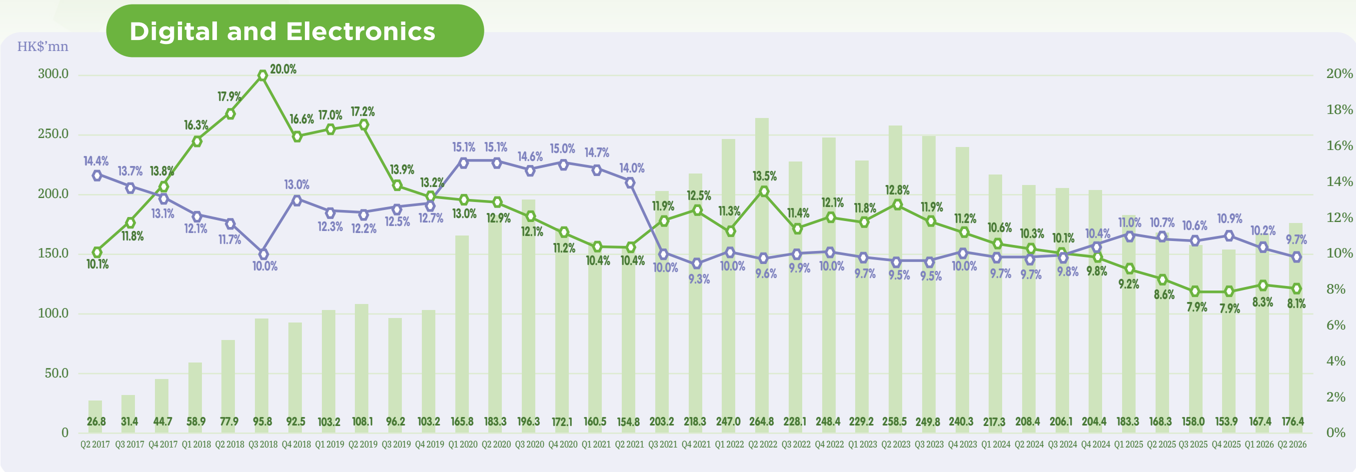


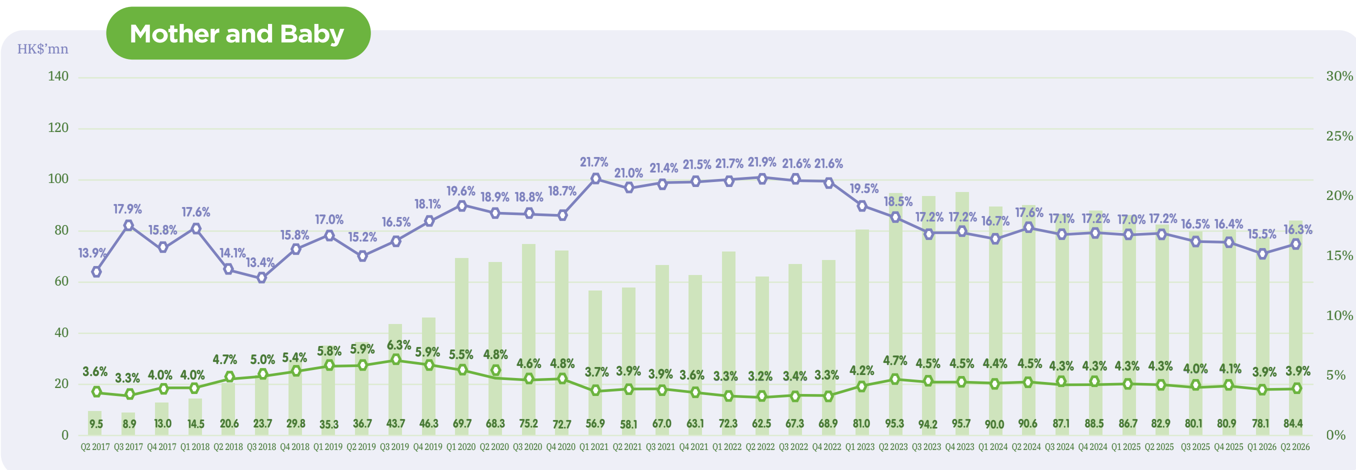


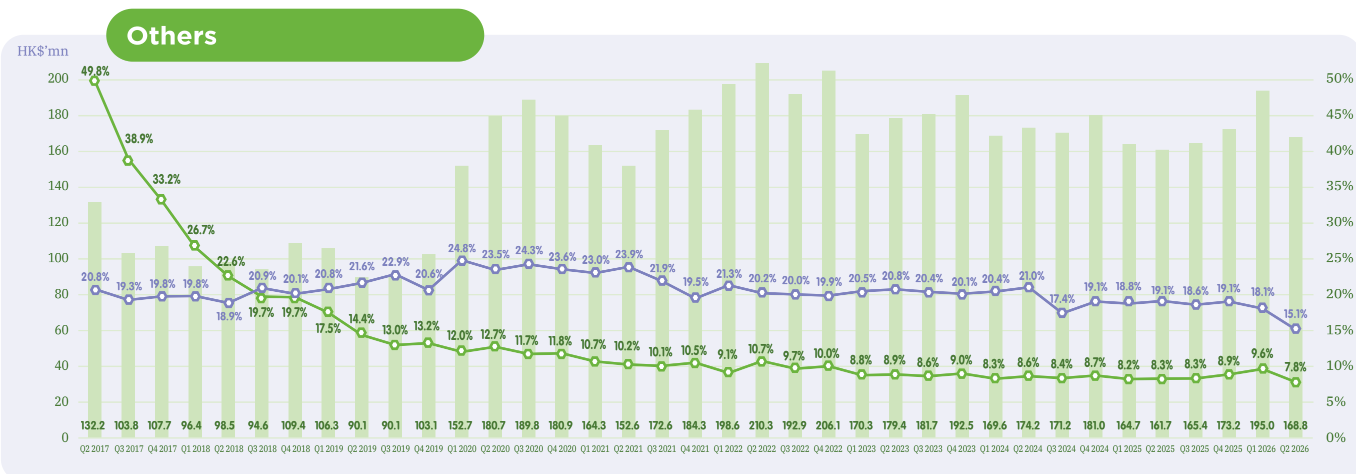


Quarterly GMV on completed orders (HK$ million)
Quarterly proportion of GMV on completed orders
Quarterly gross profit margin and blended commission rate

Management's Discussion and Analysis







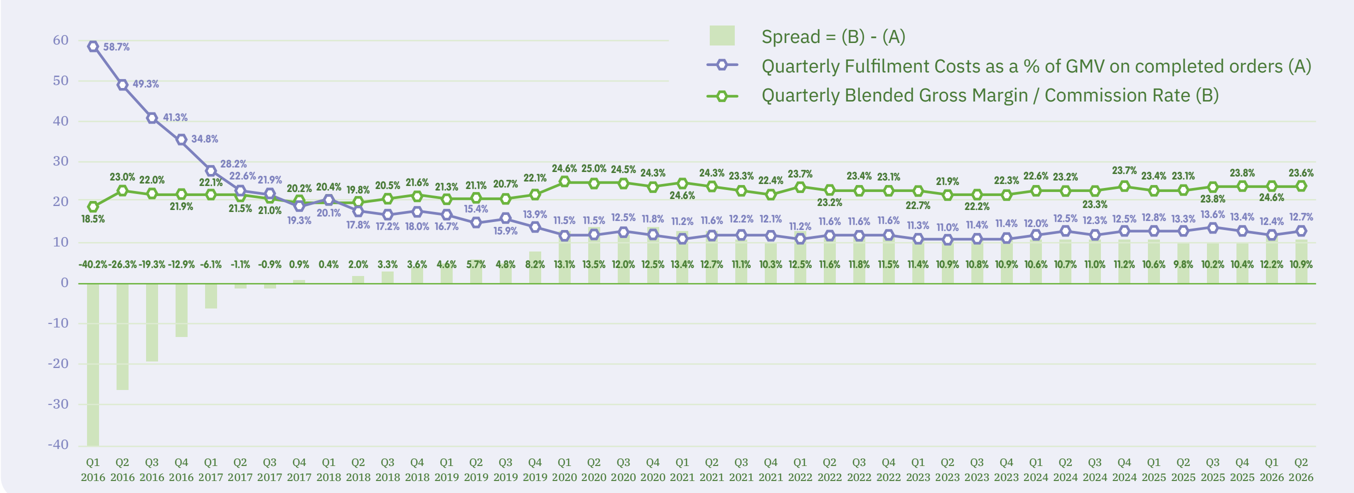
Quarterly GMV on completed orders (HK$ million)
Quarterly proportion of GMV on completed orders
Quarterly gross profit margin and blended commission rate

Management's Discussion and Analysis

Planned and Disciplined Fulfilment Cost Efficiency

The fulfilment costs as a % of GMV on completed orders for the Hong Kong Ecommerce business (including HKTVmall and 3PL service operating costs) increased in 2Q2026 comparing to 1Q2026, primarily reflecting the upfront provisioning of fulfilment capability and infrastructure ahead of the anticipated increase in order volume associated with the 15% Discount Campaign.

% of GMV on completed orders



Remark:

1. Quarterly Fulfilment Costs as a % of GMV on completed orders include the interest on lease liabilities under HKFRS 16 in relation to fulfilment centre, which is grouped under finance costs in the consolidated income statement.

2. Quarterly Blended Gross Margin/Commission Rate for 3Q2021 and 4Q2021 have absorbed the merchant incentive rebate for 2021 which yield to a lower rate.

3. Quarterly Fulfilment Costs as a % of GMV on completed orders for 4Q2022 onwards includes 3PL service fulfilment costs incurred.

4. Blended Gross Margin/Commission Rate is calculated before deduction of Mall Dollars and use of promotional coupon which is considered as advertising and marketing expenses under management reporting purpose, and net of merchant annual fee, delivery and other income.

Management's Discussion and Analysis

New Venture and Technology Business

During the period under review, the Group continued to maintain a disciplined approach to monitor project progress and critically assessing the viability and strategic direction of each venture project.

Embraced by the continued growth on Wet Market Express, the gross contribution of New Venture and Technology Business increased significantly to HK$53.8 million in 1H2026 (1H2025: HK$38.3 million), representing a year-on-year improvement by 40.5%.

Wet Market Express: 3-Hr Mart

Wet Market Express complements HKTVmall's ambient, chilled, and frozen product offerings by delivering fresh produce directly from nine major wet markets across Hong Kong Island, Kowloon, and the New Territories, with delivery available in as quick as 3-hour. Leveraging this express delivery capability, the Group launched the "3-Hr Mart" service in March 2026, extended this option to supermarket groceries, daily necessities, health and beauty products, mother and baby items, pet supplies, etc.. This initiative has significantly enhanced both customer convenience and product choices, further strengthening the Group's competitiveness and customer value proposition.

In 1H2026, Wet Market Express continued to record robust growth, with GMV on order intake increasing by 45.6% year-on-year to HK$237.3 million (1H2025: HK$163.0 million). While the business had yet to achieve sufficient scale to attain profitability, its adjusted EBITDA of HK$(39.5) million (1H2025: HK$(39.7) million) reflected improved operating efficiency and economy of scale in 1H2026.

Self-Invented Fully Automated Retail Store and System

Following the completion of the technical development and testing of the Group's Fully Automated Retail Store and System in the UK, the associated operations and stores were discontinued in 1H2026.

The Group believes that fully automated retail store and system will become one of the most cost-efficient operating models for the global retail industry, particularly in the convenience store, supermarket and pharmacy sectors. In this regard, leveraging the insights and technological expertise gained from the UK operations, the Group will continue to invest in the development of such technologies and further enhance the relevant technological capabilities in Hong Kong.

Subject to operational and market conditions, the Group aims to establish its first pilot store at its Tseung Kwan O headquarters by the end of 2026, with a view to progressively introducing fully automated retail stores in Hong Kong thereafter.

Management's Discussion and Analysis

FINANCIAL REVIEW

During 1H2026, the Group recorded a 7.1% increase in GMV on completed orders to HK$4,429.3 million (1H2025: HK$4,137.6 million). The Group's turnover increased by 8.3% to HK$2,045.3 million (1H2025: HK$1,888.4 million) which is composed of:

1. HK$1,193.0 million from direct merchandise sales (1H2025: HK$1,103.3 million);

2. HK$774.4 million from concessionaire sales and other service income (1H2025: HK$712.6 million); and

3. HK$77.9 million from multimedia advertising income (1H2025: HK$72.5 million).

In 1H2026, there was a 8.1% increase in direct merchandise sales while the cost of inventories increased by 10.8% to HK$945.5 million (1H2025: HK$853.7 million), which led to a decrease in gross profit margin (before the deduction of Mall Dollars, use of promotional coupon and Personalised Pricing Program discount) to 23.2% (1H2025: 23.9%).

Income from concessionaire sales and other service income mainly includes commissions and other service income received from 3P Business at HKTVmall, Wet Market Express, Everuts and ThePlace, service income from 3PL services, commission income from affiliated partners and other service income. The blended commission rate slightly decreased to 23.2% in 1H2026 (1H2025: 23.7%).

In 1H2026, other operating expenses increased by HK$117.1 million to HK$1,183.4 million (1H2025: HK$1,066.3 million).

The breakdown of other operating expenses is as below which is on cost basis before considering any inter-segment mark-up:

	1H2026		1H2025	
	As a % of GMV on completed orders	**HK$ million**	As a % of GMV on completed orders	HK$ million
Fulfilment costs *(note 1)*	**12.6%**	**526.1**	13.1%	516.0
Marketing, promotional and O2O shop marketing expenses	**4.4%**	**184.7**	2.1%	81.1
O2O shop operating expenses *(note 2)*	**1.4%**	**57.5**	1.5%	58.0
Ecommerce operation and supporting costs	**5.7%**	**238.7**	5.6%	222.2
Hong Kong Ecommerce business segment key operating expenses	**24.1%**	**1,007.0**	22.3%	877.3
New Ventures and Technology business segment key operating expenses *(note 3)*		**120.0**		135.3
Other unallocated operating expenses *(note 4)*		**41.4**		26.5
Total key operating expenses		**1,168.4**		1,039.1
Major non-cash items *(note 5)*		**77.0**		79.4
Less: Elimination of allocated common expenses *(note 5)*		**(17.0)**		(23.0)
Less: Marketing, promotional and O2O shop marketing expenses deducted in turnover		**(36.4)**		(18.7)
Less: Interest on lease liabilities included in finance costs		**(8.6)**		(10.5)
Total other operating expenses		**1,183.4**		1,066.3

Notes:

1. Including depreciation — other properties leased for own use of HK$43.3 million (1H2025: HK$43.4 million) and interest on lease liabilities of HK$6.7 million (1H2025: HK$8.5 million).

2. Including depreciation — other properties leased for own use of HK$19.7 million (1H2025: HK$22.1 million) and interest on lease liabilities of HK$1.2 million (1H2025: HK$1.4 million).

3. Including depreciation — other properties leased for own use of HK$7.7 million (1H2025: HK$5.5 million) and interest on lease liabilities of HK$0.7 million (1H2025: HK$0.6 million).

4. Including depreciation — other properties leased for own use of HK$0.3 million (1H2025: nil).

5. Excluded depreciation — other properties leased for own use of HK$71.0 million (1H2025: HK$70.9 million).

On Hong Kong Ecommerce business segment, the key operating expenses include fulfilment costs, marketing, promotional and O2O shop marketing expenses, O2O shop operating expenses, and Ecommerce operation and supporting costs, which as a percentage of GMV on completed orders, has increased to 24.1% in 1H2026 (1H2025: 22.3%), with details as below:

(1) **Fulfilment costs** incurred for warehousing and logistics functions included O2O shop pick up costs allocation. Total fulfilment costs as a percentage of GMV on completed orders improved from 13.1% in 1H2025 to 12.6% in 1H2026.

The improvement was primarily attributable to higher GMV on completed orders resulting in enhanced operating leverage and improved overall operational efficiency. The benefit was partially offset by additional logistics and fulfilment resources deployed during 2Q2026 in anticipation of higher order volumes arising from the launch of the 15% Discount Campaign.

Fulfilment costs increased by HK$10.1 million compared with 1H2025, mainly due to higher leased vehicle expenses and additional in-house and outsourced logistics manpower deployed to support the increased order volume generated by various marketing initiatives. The increase was partially mitigated by further efficiency improvements achieved through the continued expansion of the Group's 3PL operations during 1H2026.

(2) **Marketing, promotional and O2O shop marketing expenses** comprise promotional coupons, Mall Dollar grant, discounts offered under Personalised Pricing Program, digital and offline marketing expenses, television commercials, promotional leaflets, O2O shop marketing costs, etc., and all related functions' Talent costs.

Total marketing, promotional and O2O shop marketing expenses to HK$184.7 million in 1H2026 (1H2025: HK$81.1 million), representing 4.4% of GMV on completed orders (1H2025: 2.1%). These expenses included the promotional coupons utilised, Mall Dollar grants and discounts offered under the Personalised Pricing Program amounting to HK$36.4 million (1H2025: HK$18.7 million), which were deducted from the turnover.

In response to the increasingly competitive retail landscape in Hong Kong, the Group substantially increased its investment in marketing and promotional initiatives during 1H2026. Key initiatives included the Personalised Pricing Program, the 15% Discount Campaign and the Mall Dollar CASHBACK reward programme. These initiatives were aimed at accelerating customer engagement, expanding market share in grocery and daily essential product categories, particularly from traditional supermarket operators, and driving customer adoption of new services and initiatives within the HKTVmall digital ecosystem.

The increased level of marketing and promotional expenses reflects the Group's strategic focus on strengthening its long-term competitive position through enhanced pricing competitiveness, customer engagement, and ecosystem expansion.

(3) **O2O shop operating expenses** comprises shop operating expenses and related Talent costs, decreased from 1.5% of GMV on completed orders in 1H2025 to 1.4% in 1H2026.

During 1H2026, the Group continued to optimise its O2O network through strategic store actions including store closures, relocations, and consolidations, with the objective of enhancing operational efficiency.

At the same time, the Group continued to expand its customer order pick-up network. Following the partnerships established with Circle K and Hongkong Post last year, the Group further extended its network through collaborations with JHC stores and 759 stores in June 2026. As a result, the total number of pick-up points increased to 489 as at June 2026 (June 2025: 287 pick-up points), in addition to 74 self-operated O2O shops (June 2025: 73 shops). The expanded pick-up network enhanced customer convenience and provided a cost-efficient fulfilment channel to support the Group's growing order volume.

(4) **Ecommerce operation and supporting costs** includes payment processing charges, merchant relations and acquisition, customer service, allocated non-capitalised technical costs incurred for Ecommerce business, and other supporting functions for HKTVmall, ThePlace and 3PL. The Ecommerce operation and supporting costs slightly increased to 5.7% of GMV on completed orders in 1H2026 (1H2025: 5.6%).

New Ventures and Technology business segment key operating expenses decreased by HK$15.3 million in 1H2026. The decrease was mainly attributable to (i) efficiency gains achieved by Wet Market Express as a result of increased business scale and operational optimisation; (ii) lower operating expenses following the scaling down of Everuts after the cessation decision made in December 2025; and (iii) reduced operating costs arising from the discontinuation of the UK Fully Automated Retail Store and System operations during 1H2026.

Other unallocated operating expenses mainly represented the expenses of head office and corporate expenses not allocated to Hong Kong Ecommerce business or New Ventures and Technology business. Such expenses increased by HK$14.9 million in 1H2026, primarily attributable to higher corporate expenses and group level activities being absorbed by head office in support of group-wide strategic direction and business development.

Major non-cash items mainly include depreciation on property, plant and equipment (excluding depreciation on other properties leased for own use) and amortisation of intangible assets. The decrease was mainly due to HK$3.2 million decrease in amortisation of intangible assets and HK$0.3 million decrease in depreciation on property, plant and equipment (excluding depreciation on other properties leased for own use) resulting from the impairment loss for certain fixed assets of Fully Automated Retail Store and System recognised in 2025.

A valuation loss on the Group's investment properties of HK$16.3 million (1H2025: HK$22.6 million) was recognised in 1H2026 based on the valuation carried out by an independent firm of surveyors.

Other income, net, of HK$31.1 million was recorded in 1H2026 (1H2025: HK$41.5 million), which is mainly composed of investment returns generated from other financial assets and bank deposits of HK$6.8 million (1H2025: HK$10.5 million) and rental income from investment properties of HK$11.9 million (1H2025: HK$11.9 million), net exchange gain of HK$0.5 million (1H2025: HK$6.3 million), the unrealised fair value gain on units in investment funds measured at FVPL of HK$2.5 million (1H2025: gain of HK$4.6 million) and reversal of expected credit losses on debit securities measured at FVOCI of HK$0.2 million (1H2025: reversal of HK$0.9 million).

Finance costs are mainly composed of interest on lease liabilities of HK$8.6 million (1H2025: HK$10.5 million).

An income tax credit of HK$0.2 million was recognised in 1H2026 (1H2025: HK$0.6 million).

Management's Discussion and Analysis

Overall, the Group incurred a loss for the period of HK$78.1 million for 1H2026 (1H2025: HK$23.2 million) and an adjusted EBITDA of HK$(6.2) million (1H2025: HK$48.1 million).

If excluding the adjusted EBITDA (at cost basis) for New Ventures and Technology business segments, unallocated head office and corporate net income/(expense), and the inter-segment margin, the adjusted EBITDA (at cost basis) for Hong Kong Ecommerce business is HK$97.7 million in 1H2026 (1H2025: HK$161.4 million).

On New Ventures and Technology business segment, it incurred an adjusted EBITDA (at cost basis) of HK$(73.4) million in 1H2026 (1H2025: HK$(98.5) million) mainly for the below New Venture projects:

(1) Wet Market Express of HK$(39.5) million (1H2025: HK$(39.7) million);

(2) Fully Automated Retail Store and System of HK$(21.1) million (1H2025: HK$(30.9) million);

(3) Life Science Projects of HK$(8.9) million (1H2025: HK$(8.0) million); and

(4) Everuts and others of HK$(1.9) million (1H2025: HK$(16.1) million).

Management's Discussion and Analysis

LIQUIDITY AND CAPITAL RESOURCES

As at 30 June 2026, the Group had a total cash position representing cash and cash equivalents and time deposits of HK$359.6 million (31 December 2025: HK$346.5 million). The increase in total cash position was mainly due to the net realisation from financial assets of the investment portfolio of HK$31.3 million, the cash inflow generated from operating activities of HK$122.5 million and net investment income received of HK$2.6 million, partially net off by the payment of capital and interest element of lease rentals of HK$75.7 million, payment made for purchases of property, plant and equipment of HK$55.9 million and HK$15.2 million payment for the addition to intangible assets.

On investment in other financial assets, the Group has invested, at fair value, HK$118.0 million as at 30 June 2026 (as at 31 December 2025: HK$141.8 million) and there was a net surplus of HK$13.3 million being recorded in fair value reserve (non-recycling and recycling) (31 December 2025: surplus of HK$9.7 million). During the period, the total fair value change on other financial assets (after netting of expected credit losses reversed) amounted to a surplus of HK$6.3 million (for the year ended 31 December 2025: HK$11.4 million), in which a surplus of HK$2.7 million (for the year ended 31 December 2025: HK$5.5 million), surplus of HK$0.7 million (for the year ended 31 December 2025: HK$2.6 million) and surplus of HK$2.9 million (for the year ended 31 December 2025: HK$3.3 million) were recorded in profit or loss, fair value reserve (recycling) and fair value reserve (non-recycling) respectively.

Consistent with the overall treasury objectives and policy, the Group undertakes treasury management activities with respect to its surplus cash assets. The criteria for selection of investments include the relative risk profile involved, the liquidity of an investment, the after tax equivalent yield of an investment, and investments that are not speculative in nature. In line with its liquidity objectives, the Group invests mostly in liquid instruments, products or equities, such as investment grade products, constituent stocks of defined world indices or state owned or controlled companies. Investment in fixed income products are structured in different maturity profile to cope with ongoing business development and expansion need. Moreover, as and when additional cash is expected to be required to fund the business, the investments can be realised as appropriate.

As at 30 June 2026, the Group had utilised facilities of HK$29.4 million (31 December 2025: HK$29.0 million), leaving HK$667.4 million (31 December 2025: HK$663.2 million) uncommitted banking facilities available for future utilisation subject to the collateral value (if applicable).

Our total cash and cash equivalents consisted of cash at banks and in hand, and time deposits within three months of maturity, if any. As at 30 June 2026 and 31 December 2025, the Group had not pledged any bank deposits as security for the bank facilities granted by a bank for foreign exchange and interest rate hedging arrangement.

The Group was in a net cash position as of 30 June 2026 and 31 December 2025 and hence no gearing ratio was presented. The Directors are of the opinion that, after taking into consideration the internal available financial resources and the current banking facilities, the Group has sufficient funds to finance its operations and to meet the financial obligations as and when they fall due.

During 1H2026, the Group invested HK$55.9 million on capital expenditure as compared to HK$24.1 million in 1H2025. For the upcoming capital expenditure requirements, we will remain cautious and it is expected to be funded by internal resources within the Group and the available banking facilities. Overall, the Group's financial position remains sound for continued business expansion.

Management's Discussion and Analysis

Fund raising activity

For the purpose of strengthening the Group's financial position and the medium term funding of its expansion and growth plan, on 11 February 2020, the Company entered into a placing agreement ("Placing Agreement") with Top Group International Limited ("Vendor") and UBS AG Hong Kong Branch ("placing agent") and a subscription agreement ("Subscription Agreement") with the Vendor, pursuant to which the placing agent agreed to place, on a fully underwritten basis, 90,000,000 existing ordinary shares of the Company to not less than six independent placees at HK$5.15 per share ("Placing"), and the Vendor agreed to subscribe for 90,000,000 new ordinary shares of the Company ("Subscription Shares") at HK$5.15 per share ("Subscription"). The completion of the Placing and the Subscription took place on 14 February 2020 and 24 February 2020, respectively. The gross proceeds amounted to approximately HK$463.5 million and the net proceeds from the Subscription amounted to approximately HK$453.2 million. The net placing price is approximately HK$5.04 per share. The Subscription Shares represent approximately 10.96% of the issued share capital of the Company as at the date of the Placing Agreement and the Subscription Agreement and approximately 9.88% of the issued share capital of the Company as enlarged by the Subscription. The Subscription Shares have a market value of approximately HK$540.9 million based on the closing price of the shares as at 11 February 2020.

The Company intends to use the net proceeds from the Subscription for (1) expansion of the Ecommerce and related business of the Group; and (2) general working capital, which is consistent with the intentions disclosed in the Company's announcements dated 12 February 2020 and 24 February 2020. Details of the use of net proceeds are as follows:

Intended use of net proceeds	Amount intended to be utilised HK$ million	Amount utilised as at 31 December 2025 HK$ million	Amount utilised as at 30 June 2026 HK$ million	Expected timeline of utilisation
Expansion of the Ecommerce and related business of the Group				
(i) Expansion of e-fulfilment centre at Tseung Kwan O Headquarters	200	200.0	200.0	By the end of 2023
(ii) Adding the 6th fulfilment centre	40	40.0	40.0	By the end of 2022
(iii) Adding around 200 to 250 delivery trucks	Around 90 to 110	72.5	73.7	By the end of 2027
(iv) Upgrading computer hardware and software	50	50.0	50.0	By the end of 2021
General working capital of the Group	Around 53.2 to 73.2	73.2	73.2	By the end of 2021
Total	453.2	435.7	436.9	

The expected timeline for utilising the proceeds allocated for adding approximately 200 to 250 delivery trucks has been extended from the end of 2023 to the end of 2027. The extension was primarily attributable to the continuous optimisation of existing fleet utilisation, the availability of third-party logistics resources and the expansion of customer order pick-up network, allowing the truck procurement to be implemented in a measured manner based on actual operational requirements. There has been no change to the intended use of the relevant proceeds, and the extension has not had any material adverse effect on the Group's operations or financial position. The Board will continue to monitor the utilisation of the remaining proceeds and assess the expected timeline having regard to the Group's business needs and market conditions.

Charge on Group Assets

As of 30 June 2026, the Group's banking facilities of HK$696.8 million were secured by the Group's other financial assets of HK$58.3 million and cash of HK$34.1 million held by a bank.

Exchange Rates

Substantially all of the Group's monetary assets and liabilities are primarily denominated in Hong Kong dollars and United States dollars. Given the exchange rate of the Hong Kong dollar to the United States dollar has remained close to the current pegged rate of HKD7.80 = USD1.00 since 1983, management does not expect significant foreign exchange gains or losses between these two currencies.

Contingent Liabilities

As of 30 June 2026 and 31 December 2025, the Group had no material contingent liabilities or off-balance-sheet obligations.

PROSPECTS

Hong Kong Ecommerce Business

The Board believes Hong Kong's retail market is undergoing accelerating structural transformation. As the boundaries between local retail, cross-border commerce and Mainland Ecommerce continue to narrow, future competition is expected to be increasingly driven by scale, pricing competitiveness, product assortment and fulfilment efficiency.

The encouraging results achieved during the initial phase of the Year-Round Discount Campaign have reinforced management's confidence in its accelerated market expansion strategy. While continued investments are required to support customer engagement, pricing initiatives and the fulfilment expansion in anticipation of future sales growth, and such investments may continue to place pressure on the Group's short-term profitability, the Board believes these investments are necessary to strengthen the Group's long-term competitiveness and market position.

The Board believes the Group remains well positioned to benefit from the ongoing migration of consumer spending towards Ecommerce. Building on the initial success of the Year-Round Discount Campaign, the Group further expanded its promotional initiatives in July 2026 through the introduction of Weekday Exclusive Offers across selected product categories including electronics and home appliances, beauty and health, alcoholic beverages and contact lenses, demonstrating its commitment to enhancing pricing competitiveness and customer engagement.

As part of the Group's broader strategy to simplify its customer value proposition through the Year-Round Discount Campaign and Personalised Pricing Program, HKTVplus membership programme will be phased out during the second half of 2026. The Group believes this will enable a more streamlined customer proposition and allow management resources, marketing investments and technology development efforts to be more effectively directed towards initiatives that drive GMV growth, customer engagement and long-term shareholder value.

Looking ahead, the Group will continue to focus on expanding market share in grocery and daily essential categories, optimising and refining the Year-Round Discount Campaign, enhancing customer acquisition, retention and purchase frequency, further developing Personalised Pricing capabilities, improving fulfilment productivity and customer experience, strengthening supplier partnerships and sourcing capabilities, and maintaining disciplined financial management while pursuing sustainable long-term growth.

The Board believes the Group's extensive fulfilment infrastructure, growing customer base, merchant ecosystem, technology capabilities and established brand positioning provide a strong foundation for future growth. These strengths will continue to differentiate HKTVmall from traditional retailers. While the competitive environment is expected to remain intense and market conditions may continue to evolve, the Board remains mindful of the challenges presented by the competitive landscape. The Group will continue to review the effectiveness of its initiatives and adjust its strategies and resource allocation where appropriate to respond to changing market dynamics.

Management's Discussion and Analysis

Artificial Intelligence ("AI")- AI-enabled culture

The Group has been actively promoting the adoption of AI technologies across all business functions, including both front-end and back-end operations, as well as technical and non-technical teams. The initial focus is on the practical application of AI to simplify workflows, automate repetitive tasks and enhance day-to-day operating efficiency.

To support AI adoption across the organisation, the Group has implemented several initiatives:

1. **AI Learning & Development Initiatives** — over the past few years, the Learning and Development team has actively sourced and delivered a wide range of AI-related training programmes and workshops to support the practical adoption of AI throughout the organisation. These initiatives include AI Agent Training, n8n workflow automation workshops, AI-powered image and content generation training, OpenClaw seminars, AI bootcamps covering image and text-to-video creation, and no-code and low-code application development workshops.

2. **AI Ambassadors** — dedicated AI Ambassadors from the Group's technology teams have been assigned to individual departments to help identify suitable use cases, facilitate AI adoption and support the deployment of AI-driven solutions.

3. **AI Governance Work Team** — an AI Governance Work Team has been established to develop a robust governance framework and company-wide foundation for internal AI development, ensuring a clear understanding of how AI is utilised, where potential risks may arise, and how responsible and ethical AI practices can be applied in a structured and systematic manner.

AI solutions are being progressively deployed across a broad range of operational areas, including process automation, anomaly detection, compliance checking, report generation, workflow monitoring, customer support, product content management and software development. Examples include proactive monitoring and report health checks, automated reconciliation and anomaly detection, AI-assisted quality assurance and testing, customer service automation, contract review and document generation, as well as delivery and logistics monitoring.

The Group also encourages its Talents to integrate AI tools into their daily work and professional development. Through the combination of technology deployment, governance and continuous talent development, the Group aims to foster an AI-enabled culture across the organisation. As AI becomes increasingly embedded in everyday business operations, the Group will continue to encourage practical application, experimentation and knowledge sharing among its Talents, enabling them to adapt to evolving technologies and business needs while supporting the Group's long-term competitiveness.

TALENT REMUNERATION

Including the Directors, as at 30 June 2026, the Company had 2,148 permanent full-time Talents versus 2,295 as at 31 December 2025. The Company provides remuneration package consisting of basic salary, bonus and other benefits. Bonus payments are discretionary and dependent on both the Company's and individual performances. The Company also provides comprehensive medical and life insurance coverage, competitive retirement benefits schemes, staff training programs and operates share schemes.

Unaudited Consolidated Income Statement

For the six months ended 30 June 2026 (Expressed in Hong Kong dollars)

		Six months ended	
		30 June 2026	30 June 2025
	Note	**HK$'000**	HK$'000
Turnover	3	**2,045,281**	1,888,407
Direct merchandise sales	3	**1,193,020**	1,103,341
Cost of inventories		**(945,516)**	(853,709)
		247,504	249,632
Income from concessionaire sales and other service income	3	**774,377**	712,597
Multimedia advertising income	3	**77,884**	72,469
Valuation losses on investment properties	10	**(16,250)**	(22,570)
Other operating expenses		**(1,183,359)**	(1,066,250)
Other income, net	4	**31,064**	41,514
Finance costs	5(a)	**(9,444)**	(11,244)
Loss before taxation	5	**(78,224)**	(23,852)
Income tax credit	7	**164**	647
Loss for the period		**(78,060)**	(23,205)
Loss per share	9		
Basic and diluted		**HK$(0.10)**	HK$(0.03)

The notes on pages 30 to 46 form part of this interim financial report.

Unaudited Consolidated Statement of Comprehensive Income

For the six months ended 30 June 2026 (Expressed in Hong Kong dollars)

	Note	Six months ended 30 June 2026 HK$'000	30 June 2025 HK$'000
Loss for the period		**(78,060)**	(23,205)
Other comprehensive income for the period	6		
Items that will not be reclassified subsequently to profit or loss:			
Equity instruments designated at fair value through other comprehensive income — net movement in fair value reserve (non-recycling)		**2,885**	3,334
Remeasurement of defined benefit plan obligations		**(414)**	(1,305)
Items that may be reclassified subsequently to profit or loss:			
Exchange difference on translation of financial statements of overseas subsidiaries		**1,390**	(4,761)
Debt securities measured at fair value through other comprehensive income — net movement in fair value reserve (recycling)		**694**	2,563
Other comprehensive income for the period		**4,555**	(169)
Total comprehensive income for the period		**(73,505)**	(23,374)

The notes on pages 30 to 46 form part of this interim financial report.

Unaudited Consolidated Statement of Financial Position

As at 30 June 2026 (Expressed in Hong Kong dollars)

	Note	30 June 2026 HK$'000	31 December 2025 HK$'000
Non-current assets			
Property, plant and equipment	10	**1,586,180**	1,644,376
Intangible assets	11	**161,094**	158,285
Long-term receivables, deposits and prepayments		**59,886**	59,210
Other financial assets	12	**117,983**	111,493
Deferred tax assets		**94,807**	94,811
		2,019,950	2,068,175
Current assets			
Other receivables, deposits and prepayments		**139,275**	116,394
Inventories		**149,718**	126,889
Other current financial assets	12	**–**	30,290
Time deposits		**172,978**	–
Cash and cash equivalents		**186,600**	346,465
		648,571	620,038
Current liabilities			
Accounts payable	13	**477,078**	355,904
Other payables and accrued charges	13	**458,137**	498,185
Deposits received		**5,757**	5,757
Tax payable		**–**	508
Lease liabilities		**134,160**	133,359
		1,075,132	993,713
Net current liabilities		**(426,561)**	(373,675)
Total assets less current liabilities		**1,593,389**	1,694,500
Non-current liabilities			
Deferred tax liabilities		**2,091**	2,079
Other payables and accrued charges		**19,436**	17,102
Lease liabilities		**208,696**	238,648
		230,223	257,829
NET ASSETS		**1,363,166**	1,436,671
CAPITAL AND RESERVES			
Share capital	16	**1,810,937**	1,810,937
Reserves		**(447,771)**	(374,266)
TOTAL EQUITY		**1,363,166**	1,436,671

The notes on pages 30 to 46 form part of this interim financial report.

Unaudited Consolidated Statement of Changes in Equity

For the six months ended 30 June 2026 (Expressed in Hong Kong dollars)

		Attributable to equity shareholders of the Company								
	Note	Share capital HK$'000	Accumulated losses HK$'000	Revaluation reserve HK$'000	Fair value reserve (recycling) HK$'000	Fair value reserve (non-recycling) HK$'000	Exchange reserve HK$'000	Capital reserve HK$'000	Other reserve HK$'000	Total equity HK$'000
Balance at 1 January 2026		1,810,937	(561,242)	183,338	(680)	10,413	(1,817)	–	(4,278)	1,436,671
Changes in equity for the six months ended 30 June 2026:										
Loss for the period		–	(78,060)	–	–	–	–	–	–	(78,060)
Other comprehensive income	6	–	–	–	694	2,885	1,390	–	(414)	4,555
Total comprehensive income		–	(78,060)	–	694	2,885	1,390	–	(414)	(73,505)
Balance at 30 June 2026		1,810,937	(639,302)	183,338	14	13,298	(427)	–	(4,692)	1,363,166

		Attributable to equity shareholders of the Company								
	Note	Share capital HK$'000	Accumulated losses HK$'000	Revaluation reserve HK$'000	Fair value reserve (recycling) HK$'000	Fair value reserve (non-recycling) HK$'000	Exchange reserve HK$'000	Capital reserve HK$'000	Other reserve HK$'000	Total equity HK$'000
Balance at 1 January 2025		1,805,004	(150,606)	183,338	(5,890)	1,800	610	39,877	(2,514)	1,871,619
Changes in equity for the six months ended 30 June 2025:										
Loss for the period		–	(23,205)	–	–	–	–	–	–	(23,205)
Other comprehensive income	6	–	–	–	2,563	3,334	(4,761)	–	(1,305)	(169)
Total comprehensive income		–	(23,205)	–	2,563	3,334	(4,761)	–	(1,305)	(23,374)
Transfer of loss on disposal of equity instruments designated at FVOCI to retained profits		–	504	–	–	(504)	–	–	–	–
Shares issued under share option scheme		689	–	–	–	–	–	(196)	–	493
Dividend approved in respect of the previous year		–	(299,777)	–	–	–	–	–	–	(299,777)
Balance at 30 June 2025		1,805,693	(473,084)	183,338	(3,327)	4,630	(4,151)	39,681	(3,819)	1,548,961

The notes on pages 30 to 46 form part of this interim financial report.

Unaudited Condensed Consolidated Cash Flow Statement

For the six months ended 30 June 2026 (Expressed in Hong Kong dollars)

	Six months ended	
	30 June 2026	30 June 2025
	HK$'000	HK$'000
Loss before taxation	**(78,224)**	(23,852)
Valuation losses on investment properties	**16,250**	22,570
Depreciation of property, plant and equipment	**128,568**	128,793
Amortisation of intangible assets	**12,390**	15,541
Interest income from other financial assets	**(2,415)**	(2,530)
Reversal of expected credit losses	**(218)**	(923)
Changes in working capital	**36,026**	89,501
Others	**10,090**	7,533
Net cash generated from operating activities	**122,467**	236,633
Investing activities		
Payment for the purchase of other financial assets	**–**	(24,941)
Proceeds received from disposal and redemption of other financial assets	**–**	27,281
Proceeds received from maturity of debt securities	**31,349**	33,267
Payment for the purchase of property, plant and equipment	**(55,930)**	(24,075)
Payment for the addition to intangible assets	**(15,199)**	(28,660)
Increase in time deposits	**(172,978)**	(122,193)
Proceeds received from disposal of property, plant and equipment	**136**	218
Others	**2,613**	9,748
Net cash used in investing activities	**(210,009)**	(129,355)
Financing activities		
Capital element of lease rentals paid	**(67,107)**	(64,541)
Interest element of lease rentals paid	**(8,602)**	(10,549)
Dividend paid	**–**	(299,777)
Proceeds from shares issued under share option scheme	**–**	493
Net cash used in financing activities	**(75,709)**	(374,374)
Net decrease in cash and cash equivalents	**(163,251)**	(267,096)
Cash and cash equivalents at 1 January	**346,465**	541,705
Effect of foreign exchange rate changes	**3,386**	1,421
Cash and cash equivalents at 30 June	**186,600**	276,030

The notes on pages 30 to 46 form part of this interim financial report.

Notes to the Financial Statements

(Expressed in Hong Kong dollars)

1 BASIS OF PREPARATION

This unaudited interim financial report of Hong Kong Technology Venture Company Limited (the "Company") and its subsidiaries (the "Group") has been prepared in accordance with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"), including compliance with Hong Kong Accounting Standard ("HKAS") 34, ***Interim financial reporting***, issued by the Hong Kong Institute of Certified Public Accountants (the "HKICPA"). It was authorised for issue on 26 August 2026.

The unaudited interim financial report has been prepared in accordance with the same accounting policies adopted in the 2025 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2026 annual financial statements. Details of any changes in accounting policies are set out in note 2.

The preparation of an unaudited interim financial report in conformity with HKAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

Notwithstanding the net current liabilities of HK$426,561,000 as at 30 June 2026, the Group's interim financial report has been prepared on a going concern basis because the directors are of the opinion that the Group would have adequate funds to meet its obligations, as and when they fall due, having regard to the following: (a) the Group is expected to generate positive operating cash flows in connection with its principal activities; and (b) financial investments of HK$117,983,000 which are readily realisable.

This unaudited interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2025 annual financial statements. The condensed consolidated interim financial statements and notes thereon do not include all of the information required for a full set of financial statements prepared in accordance with HKFRS Accounting Standards as issued by the HKICPA.

The interim financial report is unaudited, but has been reviewed by KPMG in accordance with Hong Kong Standard on Review Engagements 2410, ***Review of interim financial information performed by the independent auditor of the entity***, issued by the HKICPA. KPMG's independent review report to the Board of Directors is included on page 47 of this interim financial report. In addition, this interim financial report has been reviewed by the Company's Audit Committee.

The financial information relating to the financial year ended 31 December 2025 that is included in the interim financial report as comparative information does not constitute the Company's statutory annual consolidated financial statements for that financial year but is derived from those financial statements. Further information relating to these statutory financial statements disclosed in accordance with section 436 of the Hong Kong Companies Ordinance (Cap. 622) is as follows:

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

The Company's auditor has reported on those financial statements. The auditor's report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under section 406(2), 407(2) or (3) of the Hong Kong Companies Ordinance.

Notes to the Financial Statements

(Expressed in Hong Kong dollars)

2 CHANGES IN ACCOUNTING POLICIES

The Group has applied the amendments to HKFRS 9, ***Financial instruments*** and HKFRS 7, ***Financial instruments: Disclosures — Amendments to the classification and measurement of financial instruments*** issued by the HKICPA to this interim financial report for the current accounting period. The amendments do not have a material impact on this interim report.

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

3 TURNOVER AND SEGMENT INFORMATION

(a) Turnover

The principal activities of the Group are Ecommerce business, including but not limited to the end-to-end online shopping mall operation, multimedia production and other related services ("Ecommerce business") and new ventures and technology solution business ("New Ventures and Technology business"). Further details regarding the Group's principal activities are disclosed in note 3(b).

Disaggregation of revenue

Disaggregation of revenue from contracts with customers by nature and by timing of revenue recognition are as follows:

	Six months ended	
	30 June 2026	30 June 2025
	HK$'000	HK$'000
Revenue from contracts with customers within the scope of HKFRS 15		
Disaggregated by nature		
— Direct merchandise sales	**1,193,020**	1,103,341
— Income from concessionaire sales and other service income	**774,377**	712,597
— Multimedia advertising income	**77,884**	72,469
	2,045,281	1,888,407
Disaggregated by timing of revenue recognition		
— Point in time	**1,913,370**	1,765,479
— Over time	**131,911**	122,928
	2,045,281	1,888,407

(Expressed in Hong Kong dollars)

3 TURNOVER AND SEGMENT INFORMATION (continued)

(b) Segment information

The Group manages its businesses by divisions, which are organised by a mixture of both business lines (product and services) and geography. In a manner consistent with the way in which information is reported internally to the Group's chief operating decision maker for the purpose of resource allocation and performance assessment. The Group has two reporting segments as follows:

— Hong Kong Ecommerce business: The Group's Ecommerce business segment derives revenue from the end-to-end online shopping mall operation (including fulfilment and logistics), multimedia production and other related services in Hong Kong. These products and services are either sourced externally or are produced in the Group's properties located in Hong Kong.

— New Ventures and Technology business: The Group's New Ventures and Technology business segment mainly derives revenue from (1) new venture projects performing research and development activities on new business models and technologies, and operating business by adopting the new business models and technologies globally; and (2) providing technology solution to the Group's Ecommerce business segment or external customer to operate online shopping operation.

(i) Segment results, assets and liabilities

For the purposes of assessing segment performance and allocating resources between segments, the Group's chief operating decision maker monitors the results, assets and liabilities attributable to each reportable segment on the following bases:

Segment assets include all tangible, intangible assets and current assets with the exception of investments in financial assets and other corporate assets. Segment liabilities include accounts payable, other payables and accrued charges and lease liabilities attributable to the sales activities of the individual segments.

Revenue and expenses are allocated to the reportable segments with reference to turnover generated by those segments and the expenses incurred by those segments or which otherwise arise from the depreciation or amortisation of assets attributable to those segments.

Earnings before interest (including investment returns), taxes, depreciation and amortisation ("EBITDA") means profit/(loss) for the period plus income tax expense/(credit), depreciation on property, plant and equipment (excluded depreciation on other properties leased for own use) and amortisation of intangible assets and deduct investment returns.

Adjusted EBITDA means EBITDA adjusted by major non-cash items and excluded non-recurring items including the government subsidies.

In addition to receiving segment information concerning segment profit, management is provided with segment information concerning inter-segment sales, interest income and expense from cash balances managed directly by the segments, depreciation, amortisation and impairment losses and additions to non-current segment assets used by the segments in their operations. Inter-segment sales are priced with reference to prices charged to external parties for similar orders.

3 TURNOVER AND SEGMENT INFORMATION (continued)

(b) Segment information (continued)

(i) Segment results, assets and liabilities (continued)

Disaggregation of revenue from contracts with customers by timing of revenue recognition, as well as information regarding the Group's reportable segments as provided to the Group's chief operating decision maker for the purposes of resource allocation and assessment of segment performance for the six months ended 30 June 2026 and 2025 is set out below.

For six months ended 30 June	Hong Kong Ecommerce business		New Ventures and Technology business		Total	
	2026	2025	**2026**	2025	**2026**	2025
	HK$'000	HK$'000	**HK$'000**	HK$'000	**HK$'000**	HK$'000
Disaggregated by timing of revenue recognition						
Point in time	**1,832,708**	1,723,845	**80,662**	41,634	**1,913,370**	1,765,479
Over time	**131,911**	122,928	**–**	–	**131,911**	122,928
Revenue from external customers	**1,964,619**	1,846,773	**80,662**	41,634	**2,045,281**	1,888,407
Inter-segment revenue	**–**	–	**62,623**	65,021	**62,623**	65,021
Reportable segment revenue	**1,964,619**	1,846,773	**143,285**	106,655	**2,107,904**	1,953,428
Reportable segment profit/(loss) (EBITDA)	**82,531**	138,635	**(55,093)**	(76,016)	**27,438**	62,619
Reportable segment profit/(loss) (adjusted EBITDA)	**81,503**	136,393	**(57,209)**	(73,538)	**24,294**	62,855
Interest income	**2**	74	**1**	4	**3**	78
Inter-segment finance costs	**(2,812)**	(2,975)	**–**	–	**(2,812)**	(2,975)
Depreciation and amortisation for the period (excluded depreciation on other properties leased for own use)	**(50,581)**	(51,135)	**(12,647)**	(15,405)	**(63,228)**	(66,540)
As at 30 June/31 December						
Reportable segment assets	**2,526,220**	2,451,945	**406,398**	327,554	**2,932,618**	2,779,499
Additions to non-current segment assets during the period	**73,119**	142,958	**28,255**	75,198	**101,374**	218,156
Reportable segment liabilities	**1,329,923**	1,272,891	**744,880**	647,816	**2,074,803**	1,920,707

(Expressed in Hong Kong dollars)

3 TURNOVER AND SEGMENT INFORMATION (continued)

(b) Segment information (continued)

(ii) Reconciliation of reportable segment revenue, profit or loss

	Six months ended 30 June 2026 HK$'000	Six months ended 30 June 2025 HK$'000
Revenue		
Reportable segment revenue	**2,107,904**	1,953,428
Elimination of inter-segment revenue	**(62,623)**	(65,021)
Revenue (note 3(a))	**2,045,281**	1,888,407

	Six months ended 30 June 2026 HK$'000	Six months ended 30 June 2025 HK$'000
Loss		
Reportable segment profit (EBITDA)	**27,438**	62,619
Income tax credit	**176**	722
Interest income	**3**	78
Depreciation — on property, plant and equipment (excluded depreciation on other properties leased for own use)	**(52,879)**	(53,040)
Amortisation of intangible assets	**(10,349)**	(13,500)
Unallocated head office and corporate net expense	**(42,449)**	(20,084)
Loss for the period	**(78,060)**	(23,205)

(iii) Reconciliation of reportable segment assets

	30 June 2026 HK$'000	31 December 2025 HK$'000
Reportable segment assets	**2,932,618**	2,779,499
Elimination of inter-segment receivables	**(809,673)**	(716,690)
Unallocated head office and corporate assets (included investments in financial assets)	**545,576**	625,404
Consolidated total assets	**2,668,521**	2,688,213

(Expressed in Hong Kong dollars)

3 TURNOVER AND SEGMENT INFORMATION (continued)

(b) Segment information (continued)

(iv) Reconciliation of reportable segment liabilities

	30 June 2026 HK$'000	31 December 2025 HK$'000
Reportable segment liabilities	**2,074,803**	1,920,707
Elimination of inter-segment payables	**(809,673)**	(716,690)
Unallocated head office and corporate liabilities	**40,225**	47,525
Consolidated total liabilities	**1,305,355**	1,251,542

(v) Geographic segment information

As majority of the Group's operations are conducted in Hong Kong and majority of the assets are located in Hong Kong, accordingly, no geographical segment information is presented.

4 OTHER INCOME, NET

	Six months ended	
	30 June 2026 HK$'000	30 June 2025 HK$'000
Bank interest income	**3,229**	6,289
Dividend and investment income from other financial assets	**1,116**	1,688
Interest income from other financial assets	**2,415**	2,530
Unrealised fair value gain on units in investment funds measured at fair value through profit or loss ("FVPL")	**2,454**	4,627
Reversal of expected credit losses on debt securities measured at fair value through other comprehensive income ("FVOCI")	**218**	923
Rentals from investment properties	**11,887**	11,887
Net exchange gain	**505**	6,270
Government subsidies	**3,794**	1,280
Unwinding the discounting effect of rental deposits	**419**	434
Others	**5,027**	5,586
	31,064	41,514

(Expressed in Hong Kong dollars)

5 LOSS BEFORE TAXATION

Loss before taxation is arrived at after charging/(crediting):

		Six months ended	
		30 June 2026	30 June 2025
		HK$'000	HK$'000
(a)	**Finance costs**		
	Interest on lease liabilities	**8,601**	10,549
	Bank charges	**843**	695
		9,444	11,244
(b)	**Other items**		
	Advertising and marketing expenses (excluding HK$36,386,000 (six months ended 30 June 2025: HK$18,729,000) being deducted in turnover)	**141,577**	61,832
	Depreciation (Note 10)		
	— owned property, plant and equipment	**38,114**	38,484
	— right-of-use assets	**90,454**	90,309
	Amortisation of intangible assets (Note 11)	**12,390**	15,541
	Loss/(gain) on disposal of property, plant and equipment	**574**	(1)
	Outsourced fulfilment expenses	**210,559**	196,586
	Payment processing charges	**50,014**	47,344
	Owned motor vehicles running expenses	**26,503**	22,608
	Software licenses and registration fee	**11,749**	10,989
	Utilities, consumables and office expenses	**33,881**	29,871
(c)	**Talent costs**		
	Wages and salaries	**500,617**	486,269
	Retirement benefit costs — defined contribution plans	**16,964**	17,777
	Less: Talent costs capitalised as intangible assets	**(15,127)**	(28,503)
		502,454	475,543

Talent costs include all compensation and benefits paid to and accrued for all individuals employed by the Group, including Directors.

(Expressed in Hong Kong dollars)

6 OTHER COMPREHENSIVE INCOME

(a) Tax effects relating to each component of other comprehensive income

	Six months ended					
	30 June 2026			30 June 2025		
	Before-tax amount HK$'000	Tax expense HK$'000	Net-of-tax amount HK$'000	Before-tax amount HK$'000	Tax expense HK$'000	Net-of-tax amount HK$'000
Equity instruments designated at FVOCI						
— net movement in fair value reserve (non-recycling)	**2,885**	**–**	**2,885**	3,334	–	3,334
Remeasurement of defined benefit plan obligations	**(414)**	**–**	**(414)**	(1,305)	–	(1,305)
Exchange difference on translation of financial statements of overseas subsidiaries	**1,390**	**–**	**1,390**	(4,761)	–	(4,761)
Debt securities measured at FVOCI						
— net movement in fair value reserve (recycling)	**694**	**–**	**694**	2,563	–	2,563
Other comprehensive income	**4,555**	**–**	**4,555**	(169)	–	(169)

(b) Components of other comprehensive income, including reclassification adjustments

	Six months ended	
	30 June 2026 HK$'000	30 June 2025 HK$'000
Equity instruments designated at FVOCI — net movement in fair value reserve (non-recycling):		
— Changes in fair value recognised during the period	**2,885**	3,334
Debt securities measured at FVOCI — net movement in fair value reserve (recycling):		
— Changes in fair value recognised during the period	**912**	3,486
— Reclassified to profit or loss for reversal of expected credit losses	**(218)**	(923)
	694	2,563

(Expressed in Hong Kong dollars)

7 INCOME TAX CREDIT

The provision for Hong Kong Profits Tax for the six months ended 30 June 2026 is calculated at 16.5% (six months ended 30 June 2025: 16.5%) of the estimated assessable profits for the period, except for one subsidiary of the Group which is a qualifying corporation under the two-tiered Profits Tax rate regime which the first HK$2,000,000 of assessable profits are taxed at 8.25% (six months ended 30 June 2025: 8.25%) and the remaining assessable profits are taxed at 16.5% (six months ended 30 June 2025: 16.5%).

Taxation for overseas branch of a subsidiary is calculated at 20% (six months ended 30 June 2025: 20%) of the estimated assessable profits for the period.

The amount of income tax credit in the consolidated income statement represents:

	Six months ended	
	30 June 2026	30 June 2025
	HK$'000	HK$'000
Current taxation		
Hong Kong Profits Tax	**–**	–
Overseas	**180**	63
Deferred taxation		
Origination and reversal of temporary differences	**(16)**	584
	164	647

8 DIVIDENDS

The Board of Directors has resolved not to declare any interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: nil).

(Expressed in Hong Kong dollars)

9 LOSS PER SHARE

The calculation of basic loss per share is based on the loss attributable to equity shareholders of the Company for the period of HK$78,060,000 (six months ended 30 June 2025: HK$23,205,000) and the weighted average of 791,473,781 ordinary shares (six months ended 30 June 2025: 788,636,986 shares) in issue during the period.

The diluted loss per share for the six months ended 30 June 2026 and 2025 is the same as the basic loss per share, as the Group's share options would result in an anti-dilutive effect on loss per share.

10 PROPERTY, PLANT AND EQUIPMENT

	30 June 2026 HK$'000	31 December 2025 HK$'000
At the beginning of the period/year	**1,644,376**	1,787,603
Additions	**67,293**	130,313
Lease modification	**20,194**	35,749
Early termination	**–**	(465)
Disposals	**(710)**	(1,212)
Valuation losses on investment properties (note (a))	**(16,250)**	(39,700)
Exchange difference	**(155)**	653
Impairment loss	**–**	(13,975)
Depreciation charge	**(128,568)**	(254,590)
At the end of the period/year	**1,586,180**	1,644,376

Note:

(a) All investment properties of the Group were revalued as at 30 June 2026 and 31 December 2025 by direct comparison approach determined by reference to recent sales price of comparable properties on a price per square feet basis using market data which is publicly available. The valuations were carried out by an independent firm of surveyors, CBRE Limited, who has among their staff Fellows of the Hong Kong Institute of Surveyors with recent experience in the location and category of property being valued.

During the six months ended 30 June 2026, the Group entered into a number of tenancy agreements for use of fulfilment centre and retail stores and therefore recognised the additions to right-of-use assets of HK$17,762,000 (six months ended 30 June 2025: HK$24,895,000).

(Expressed in Hong Kong dollars)

11 INTANGIBLE ASSETS

	30 June 2026 HK$'000	31 December 2025 HK$'000
At the beginning of the period/year	**158,285**	166,060
Additions	**15,199**	54,993
Impairment loss	**–**	(30,540)
Amortisation	**(12,390)**	(32,228)
At the end of the period/year	**161,094**	158,285

Intangible assets included the indefeasible right of use in certain capacity of the telecommunications network of the former subsidiary for a term of 20 years and capitalised development costs for systems and platforms for Ecommerce business and New Ventures and Technology business.

The Group holds indefeasible right of use in certain capacity of the telecommunications network for its Ecommerce business. Lump sum payments were made upfront to acquire these intangible assets, and there are no ongoing payments to be made under the terms of the contract.

The amortisation charge of intangible assets for the period are included in "other operating expenses" in the consolidated income statement.

12 OTHER FINANCIAL ASSETS

	30 June 2026 HK$'000	31 December 2025 HK$'000
Equity instruments designated at FVOCI (non-recycling)		
— Equity securities	**39,184**	36,068
— Perpetual bonds	**15,661**	15,359
	54,845	51,427
Debt securities measured at FVOCI (recycling)		
— Maturity dates within 1 year	**–**	30,290
— Maturity dates over 1 year	**7,893**	7,973
	7,893	38,263
Units in investment funds measured at FVPL	**55,245**	52,093
	117,983	141,783
Representing		
— Non-current portion	**117,983**	111,493
— Current portion	**–**	30,290
	117,983	141,783

All of these financial assets were carried at fair value as at 30 June 2026 and 31 December 2025.

(Expressed in Hong Kong dollars)

13 ACCOUNTS PAYABLE, OTHER PAYABLES AND ACCRUED CHARGES

	30 June 2026 HK$'000	31 December 2025 HK$'000
Accounts payable (note (a))	**477,078**	355,904
Contract liabilities	**217,629**	260,966
Other payables and accrued charges (note (b))	**240,508**	237,219
	458,137	498,185
	935,215	854,089
Non-current other payables and accrued charges (note (b))	**19,436**	17,102
	954,651	871,191

(a) The ageing analysis of the accounts payable is as follows:

	30 June 2026 HK$'000	31 December 2025 HK$'000
Current–30 days	**465,924**	324,794
31–60 days	**6,765**	22,101
61–90 days	**2,898**	2,383
Over 90 days	**1,491**	6,626
	477,078	355,904

(b) Other payables and accrued charges

Other payables and accrued charges primarily consist of accruals for Talent salaries and related costs, payables for purchase of property, plant and equipment, outsourced manpower services expenses and advertising and promotional expenses.

14 BANKING FACILITIES

At 30 June 2026, the uncommitted banking facilities of the Group amounted to HK$667,414,000 (31 December 2025: HK$663,194,000) subject to the collateral value (if applicable). These banking facilities were secured by the Group's other financial assets of HK$58,260,000 (31 December 2025: HK$84,193,000) and bank balances of HK$34,150,000 (31 December 2025: HK$135,823,000) as at 30 June 2026. The facilities were utilised to the extent of HK$29,447,000 as at 30 June 2026 (31 December 2025: HK$29,035,000).

All of the Group's banking facilities are subject to the fulfilment of covenants as are commonly found in lending arrangements with financial institutions. If the Group were to breach the covenants, the drawn down facilities would become payable on demand. The Group regularly monitors its compliance with these covenants.

15 EQUITY-SETTLED SHARE-BASED TRANSACTIONS

The Company operates a share option scheme (the "2012 Share Option Scheme") which was adopted by shareholders of the Company on 31 December 2012 whereby the directors may, at their discretion, invite eligible participants to receive options to subscribe for shares subject to the terms and conditions stipulated therein. The 2012 Share Option Scheme expired on 31 December 2022 at its 10th anniversary of adoption.

Under the 2012 Share Option Scheme, the Company may grant options to Talents (including executive, non-executive and independent non-executive directors), suppliers and professional advisers to subscribe for shares of the Company. The maximum number of options authorised under the 2012 Share Option Scheme may not, when aggregated with any shares subject to any other executive and talent share option scheme, exceed 10% of the Company's issued share capital on the date of adoption. The exercise price of the option is determined by the Company's board of directors at a price not less than the higher of (a) the average closing price of the Company's shares for five trading days preceding the grant date; and (b) the closing price of the Company's shares on the date of grant. The 2012 Share Option Scheme is valid and effective for a ten- year-period up to 30 December 2022 subject to earlier termination by the Company by resolution in general meeting or by the board of directors. The period during which the option may be exercised will be determined by the board of directors at its discretion, save that no option may be exercised after more than ten years from the date of grant.

No share options were granted during the six months ended 30 June 2026 and for the year ended 31 December 2025.

(Expressed in Hong Kong dollars)

15 EQUITY-SETTLED SHARE-BASED TRANSACTIONS (continued)

There were no share-based payment expenses reversed or recognised during the six months ended 30 June 2026 and 30 June 2025.

	Period ended 30 June 2026		Year ended 31 December 2025	
	Weighted average exercise price HK$	Number of options	Weighted average exercise price HK$	Number of options
2012 Share Option Scheme				
Outstanding at the beginning of the period/year	–	–	2.50	41,707,662
Exercised during the period/year	–	–	1.45	(2,928,000)
Forfeited during the period/year	–	–	2.57	(38,779,662)
Outstanding at the end of the period/year	–	–	–	–
Exercisable at the end of the period/year	–	–	–	–

There were no options outstanding at 30 June 2026 and 31 December 2025.

16 SHARE CAPITAL

	30 June 2026		31 December 2025	
	No. of shares	**Amount HK$'000**	No. of shares	Amount HK$'000
Ordinary shares, issued and fully paid:				
At the beginning of the period/year	**791,473,781**	**1,810,937**	788,545,781	1,805,004
Shares issued under share option scheme	**–**	**–**	2,928,000	5,933
At the end of the period/year	**791,473,781**	**1,810,937**	791,473,781	1,810,937

(a) Shares issued under share option scheme

During the six months ended 30 June 2026, no ordinary shares were issued under share option scheme.

During the six months ended 30 June 2025, 340,000 ordinary shares were issued at weighted average exercise price of HK$1.45 per ordinary share to share option holders who had exercised their options with an aggregate cash consideration of HK$493,000 of which HK$689,000 was credited to share capital and the balance of HK$196,000 was debited to the capital reserve.

17 FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

(a) Financial assets and liabilities measured at fair value

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 defined in HKFRS 13, Fair value measurement. The level into which a fair value measurement is classified as determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

— Level 1 valuations: Fair values 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 values 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 values measured using significant unobservable inputs

17 FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS (continued)

(a) Financial assets and liabilities measured at fair value (continued)

30 June 2026	**Fair value measurements categorised into**			
	Level 1	**Level 2**	**Level 3**	**Total**
	HK$'000	**HK$'000**	**HK$'000**	**HK$'000**
Assets:				
— Debt securities measured at FVOCI	**7,893**	**–**	**–**	**7,893**
— Units in investment funds measured at FVPL	**22,541**	**32,704**	**–**	**55,245**
— Equity securities designated at FVOCI	**39,184**	**–**	**–**	**39,184**
— Perpetual bonds designated at FVOCI	**15,661**	**–**	**–**	**15,661**

31 December 2025	Fair value measurements categorised into			
	Level 1	Level 2	Level 3	Total
	HK$'000	HK$'000	HK$'000	HK$'000
Assets:				
— Debt securities measured at FVOCI	38,263	–	–	38,263
— Units in investment funds measured at FVPL	19,262	32,831	–	52,093
— Equity securities designated at FVOCI	36,068	–	–	36,068
— Perpetual bonds designated at FVOCI	7,796	7,563	–	15,359

During the six months ended 30 June 2026 and the year ended 31 December 2025, there were transfers of financial assets between Level 1 and Level 2 due to observability of prices in the market resulting from level of market activities, while there were no transfers into or out of Level 3. The Group's policy is to recognise transfers between levels of fair value hierarchy as at the end of the reporting period in which they occur.

Valuation techniques and inputs used in Level 2 fair value measurements

The fair values of other financial assets are based on quoted market prices in active markets for similar instruments or quoted prices for identical or similar instruments in markets that are not considered active at the end of the reporting period.

(b) Fair value of financial instruments carried at other than fair value

The carrying amounts of the Group's financial instruments carried at amortised cost were not materially different from their fair value as at 30 June 2026 and 31 December 2025.

(Expressed in Hong Kong dollars)

18 CAPITAL COMMITMENTS

	30 June 2026 HK$'000	31 December 2025 HK$'000
Purchase of property, plant and equipment		
Contracted but not provided for	**27,126**	35,020
Construction of Ecommerce and Distribution Centre		
Contracted but not provided for	**21,209**	33,020

In addition, at 30 June 2026 the Group has entered or committed to enter into a lease of 3 years that is not yet commenced, the lease payments under which amounted to HK$15,980,000 in total (31 December 2025: certain number of leases of 2-3 years that are not yet commenced, the lease payments under which amounted to HK$12,011,000 in total).

19 MATERIAL RELATED PARTY TRANSACTIONS

The Group entered into the following material related party transactions.

Key management personnel remuneration

Remuneration for key management personnel of the Group is as follows:

	Six months ended	
	30 June 2026 HK$'000	30 June 2025 HK$'000
Short-term employee benefits	**13,383**	11,932
Retirement scheme contributions	**576**	720
	13,959	12,652

Independent Review Report

Review report
To the Board of Directors of Hong Kong Technology Venture Company Limited
(Incorporated in Hong Kong with limited liability)

INTRODUCTION

We have reviewed the interim financial report set out on pages 25 to 46 which comprises the consolidated statement of financial position of Hong Kong Technology Venture Company Limited and its subsidiaries as of 30 June 2026 and the related consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in equity and condensed consolidated cash flow statement for the six month period then ended and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of an interim financial report to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34, ***Interim financial reporting***, as issued by the Hong Kong Institute of Certified Public Accountants. The directors are responsible for the preparation and presentation of this interim financial report in accordance with Hong Kong Accounting Standard 34.

Our responsibility is to express a conclusion, based on our review, on this interim financial report and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410, ***Review of interim financial information performed by the independent auditor of the entity***, as issued by the Hong Kong Institute of Certified Public Accountants. A review of interim financial report consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial report as at 30 June 2026 is not prepared, in all material respects, in accordance with Hong Kong Accounting Standard 34, Interim financial reporting.

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

26 August 2026

Other Information

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares) during the six months ended 30 June 2026.

As at 30 June 2026, the Company did not hold any treasury shares.

DIRECTORS' INTERESTS IN SHARES AND UNDERLYING SHARES

As at 30 June 2026, the interests or short positions of the Company's Directors, chief executives and their associates in the shares and underlying shares of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")), as recorded in the register maintained by the Company required to be kept under Section 352 of the SFO or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited ("Stock Exchange") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") as set out in Appendix C3 of the Rules Governing the Listing of Securities on the Stock Exchange ("Listing Rules") were as follows:

Long positions in ordinary shares and underlying shares of the Company

	Interests in shares				Approximate percentage interests in the Company's issued share capital
Name of Director	Personal interests	Corporate interests	Family Interests	Total interests in shares	(Note 1)
Mr. Cheung Chi Kin, Paul	26,453,424	24,924,339 (Note 2(i))	–	51,377,763	6.49%
Mr. Wong Wai Kay, Ricky	12,284,000	356,916,425 (Note 2(ii))	–	369,200,425	46.65%
Ms. Wong Nga Lai, Alice	50,000	–	–	50,000	0.01%

Notes:

1. This percentage is based on 791,473,781 ordinary shares of the Company issued as at 30 June 2026.

2. The corporate interests of Mr. Cheung Chi Kin, Paul ("Mr. Cheung") and Mr. Wong Wai Kay, Ricky ("Mr. Wong") arise through their respective interests in the following companies:

   (i) 24,924,339 shares are held by Worship Limited which is 50% owned by Mr. Cheung.

   (ii) 355,051,177 shares of the Company are held by Top Group International Limited ("Top Group"), which is owned as to approximately 29.5% by Mission Forward Limited (a company wholly owned by Mr. Wong) and 22.3% directly by Mr. Wong. Accordingly, Mr. Wong directly and indirectly holds approximately 51.8% of the issued share capital of Top Group and is deemed to be interested in the shares of the Company held by Top Group. In addition, 1,865,248 shares of the Company are held directly by Mission Forward Limited, in which Mr. Wong holds 100% interest, and he is therefore deemed to be interested in such shares. The interests of Top Group in the Company are also disclosed under the section "Substantial Shareholder" of this interim report.

Save as disclosed above, as at 30 June 2026, none of the Directors nor the chief executives (including their spouse and children under 18 years of age) of the Company had any interests or short positions in the shares, underlying shares and derivative to ordinary shares of the Company and its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

Other Information

SHARE OPTION SCHEME

2020 Share Option Scheme

The Company adopted a share option scheme approved by its shareholders on 2 June 2020 ("2020 Share Option Scheme").

Under this scheme, the Directors may, at their discretion, invite eligible participants to take up options to subscribe for shares subject to the terms and conditions stipulated therein.

Up to the date of this report, the Company has not granted any share option under this scheme since its adoption.

As at 1 January 2026 and 30 June 2026, the number of options available for grant under the 2020 Share Option Scheme is 89,957,714 and 89,957,714 respectively.

SHARE AWARD SCHEME

2021 Share Award Scheme

The Company adopted a share award scheme on 31 March 2021 ("2021 Share Award Scheme").

Up to the date of this report, the Company has not granted any share awards under this scheme since its adoption.

As at 1 January 2026 and 30 June 2026, the number of awarded shares available for grant under the 2021 Share Award Scheme is 91,598,574 and 91,598,574 respectively.

SUBSTANTIAL SHAREHOLDER

As at 30 June 2026, the interests or short positions of the persons, other than the Directors or chief executives of the Company, in the shares and underlying shares of the Company as recorded in the register maintained by the Company required to be kept under Section 336 of the SFO were as follows:

Name	Interests in shares in long positions	Approximately percentage interests (Note)
Top Group International Limited	355,051,177	44.86%

Note: This percentage is based on 791,473,781 ordinary shares of the Company issued as at 30 June 2026.

Save as disclosed above, as at 30 June 2026, the Company had not been notified of any persons (other than the Directors and chief executives of the Company) having any interests or short positions in the shares and underlying shares of the Company as recorded in the register required to be kept under Section 336 of the SFO.

Other Information

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

Throughout the six months ended 30 June 2026, the Company complied with all the applicable code provisions as set out in the Corporate Governance Code of Appendix C1 of the Listing Rules.

CODE OF CONDUCT FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as the code of conduct for securities transactions by Directors.

Having made specific enquiry with the Directors, all of them confirmed that they had complied with the required standard set out in the Model Code throughout the six months ended 30 June 2026.

UPDATE ON DIRECTORS' INFORMATION

Pursuant to Rule 13.51B(1) of the Listing Rules, changes in the Directors' information since the disclosure made in the Company's last published annual report is set out as follows:

1. Mr. Ann Yu Chiu, Andy has been appointed as an independent non-executive director of Sun Hing Printing Holdings Limited (a company listed on the Stock Exchange) with effect from 1 July 2026.

Save as disclosed above, there is no other information required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

REVIEW BY AUDIT COMMITTEE

The audit committee of the Company ("Audit Committee") has reviewed and discussed with the management of the Company the unaudited interim results of the Company for the six months ended 30 June 2026.

The Audit Committee comprises four Independent Non-executive Directors, namely Mr. Peh Jefferson Tun Lu (the Chairman of the Audit Committee), Mr. Mak Wing Sum, Alvin, Mr. Ann Yu Chiu, Andy and Mr. Yeung Chu Kwong.

INTERIM DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: nil) in view of current operating environment and for future development plans.

Information about the Company's dividend policy is set out in "Corporate Governance Report" section of the Company's 2025 Annual Report.

By Order of the Board
Mak Wing Sum, Alvin
Chairman

Hong Kong, 26 August 2026