

大生銀行有限公司
TAI SANG BANK LIMITED

2025年財務披露報表
2025 FINANCIAL DISCLOSURE STATEMENT

董事局**BOARD OF DIRECTORS**

馬清鏗	<i>BBS, 太平紳士</i> 主席	MA CHING HANG, PATRICK, <i>BBS, J.P.</i> CHAIRMAN
馬清俊		MA CHING TSUN
馬清煜	<i>SBS, 太平紳士</i>	MA CHING YUK, <i>SBS, J.P.</i>
馬清權		MA CHING KUEN, ALFRED
馬清揚	<i>BBS</i>	MA CHING YEUNG, PHILIP, <i>BBS</i>
馬清正		MA CHING CHENG
陳龍清		TAN LENG CHENG, AARON
叢鋼飛		CHUNG KONG FEI, STEPHEN
余文煥		YU MAN WOON, JAMES
馬清雯	(代理董事)	MA CHING MAN, KATY (Alternate Director)
馬清秀	(代理董事)	MA CHING SAU, AMY (Alternate Director)

顧問**ADVISOR**

馬清偉	MA CHING WAI, WILLIAM
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經理部**MANAGEMENT**

馬清權	總經理	MA CHING KUEN, ALFRED, General Manager
馬清煜	<i>SBS, 太平紳士</i>	MA CHING YUK, <i>SBS, J.P.</i>
何宝燕	代理總經理	HO BOH YEN, CHERYL, Deputy General Manager

董事會報告書

大生銀行有限公司（「銀行」）董事會同人現謹向各股東發表截至2025年12月31日止年度之董事會報告書及已審核綜合財務報表。

主要業務

銀行之主要業務為提供商業銀行服務及其相關之財務服務及物業投資及管理。銀行之附屬公司主要業務已顯示在綜合財務報表附註13內。

業績及分配

銀行及其附屬公司（統稱「集團」）截至2025年12月31日止年度之業績已刊載於第9頁之綜合全面收益表內。

董事會不建議派發股息。

捐款

是年度內本集團之慈善及其他捐款為港幣零元（2024年：港幣零元）。

於本年度發行之股本

於截至2025年12月31日止年度內，本銀行並無發行新股本。股本之詳情已顯示在綜合財務報表附註20內。

股票掛鉤協議

於截至2025年12月31日止年度內，本銀行並無訂立任何股票掛鉤協議。

董事

(甲) 本銀行之董事

本年度內及至本報告書日期，本銀行之在任董事如下：

馬清鏗先生 BBS, 太平紳士 主席	馬清俊先生	馬清煜先生 SBS, 太平紳士
馬清權先生	馬清揚先生 BBS	馬清雯小姐(馬清權先生之代理董事)
馬清秀小姐(馬清揚先生之代理董事)	馬清正先生	余文煥先生*
陳龍清先生*	叢綱飛先生*	

*獨立非執行董事

按照本銀行組織章程第98條，所有普通董事例應隔年告退。是故所有普通董事並無須於來年告退，並照章留任。

(乙) 銀行附屬公司之董事

於是年度內及本報告書日期，馬清煜先生、馬清權先生、馬清鏗先生、馬清揚先生及馬清俊先生皆為銀行附屬公司之董事。銀行之附屬公司並無其他董事。

董事於相應集團業務之重要交易、安排或合約中之重大利益

除綜合財務報表附註23所顯示之貸款外，本年度內或年結時，銀行之附屬公司概無簽訂任何涉及本集團之業務而銀行之董事直接或間接在其中擁有重大利益之重要交易、協議及合約。

董事於銀行或其任何指明企業之股本及債券之利益

本年度內，銀行、其附屬公司及其有聯繫法團概無簽訂任何協議，使銀行之董事及行政總裁(包括其配偶及18歲以下之子女)持有本銀行、其指明企業或其聯營機構股票或潛在股票，或債券之權益或短倉。

管理合約

本年度內，銀行並無就整體業務或任何重要業務之管理或行政工作簽訂或存有任何合約。

董事會報告書(續)

業務審視

(甲) 業務之評論

於2025年財政年度，集團股權持有人應佔溢利為港幣56萬元，較2024年度顯上升，主要由於2025年度錄得投資物業重估溢利。然而，2025年度的淨經營收入相比上年度下跌港幣55萬元。總體而言，集團的營運收入主要由集團的淨利息收入和保管箱租金收入所貢獻。此外，本集團本年度之保管箱租金收入較去年度增加30%。

於2025年間，客戶存款總額較上年末上升28.4%。由於利率上升，2025年客戶存款增長，反映較高利率的定期存款吸引客戶傾向尋求穩定的存款利息回報，增加投入資金轉向定期存款。截至2025年末，定期存款佔客戶存款總額之比例由2024年增加24.6%，上升至37.4%，這凸顯了客戶在當前經濟環境下對穩定性的偏好。

本集團另一主要收入源來自物業租金收入。然而，物業淨租金收入較2024年減少41.5%，主要原因是商業辦公室租賃市場活動低迷。為應對這項挑戰，銀行正積極與多家房地產代理商合作，以提升曝光率並吸引潛在租戶。此外，公司正努力透過有針對性的行銷策略和新租約優惠措施來提高出租率。集團之投資物業價值於2025年末錄得輕微上升1.15%，而於2025年度之物業重估溢利為港幣350萬元。

集團在股權投資沿用以往策略，繼續以專注提高持份者之回報為首。於2025年度，來自股權投資之股息收入穩定，錄得股息收入港幣116萬元。

集團於2025年之營運開支增加10.6%。此增加主要源自集團策略性擴充保管箱中心業務，而該擴充包括於2024年11月中開始營運、座落於香港黃埔的保管箱中心旗艦店。

這項投資不僅支持我們提供優質服務的承諾，還使集團在競爭激烈的市場佔據有利地位。雖然新中心相關的初期成本導致營運支出上升，但我們預計增加的使用率和客流量將在未來幾年帶來更高的收入。總體而言，這一戰略舉措反映了集團致力於成長和提升客戶滿意度。

本集團之客戶貸款於本年內減少16%，主要是由於現有客戶於2025年末減少透支貸款提取額所致。因客戶減少貸款而多出的款項，已投資於外匯基金票據及銀行同業市場，該等投資配置可提供合理之利息收益率並同時也有利於增強銀行之資金流動性。存放於金管局之資金則維持在最低水平。

於本年度內，集團遵守所有有關之法例及規定。集團以其對最新資產負債表組合及新業務擴張之保守管理，於2025年末維持着超過70%之總資本比率及超過100%之流動性維持比率，兩者均遠超於法定最低比率。

集團遵守着嚴謹之客戶接納條件政策。集團之目標並非為提供全面之銀行服務以滿足所有客戶之需要，然而集團承諾提供有質量及具靈活性之產品及服務用以建立及維持穩固之客戶關係。

於2025年年末，集團所僱用之員工為49人。集團於三個地點營運，即位於中環之總行、位於鯉魚涌之保管箱中心及位於黃埔之保管箱中心。集團管理層與員工之間經常保持密切溝通，並高度重視員工之營運效率、風險管理、合規性，以及合理之工作與生活平衡。集團會繼續採用環境保護措施以便為所有員工提供一個對環境友善之工作環境。

(乙) 主要風險

集團承受着各種不同風險，包括信貸風險、營運風險、流動資金風險、市場風險、法律風險、策略性風險及氣候風險，其詳情刊載於綜合財務報表附註3內。不同之董事局委員會，即執行委員會、貸款委員會、資產及負債委員會、監核委員會、薪酬委員會、委任委員會及風險委員會已被成立用以監察銀行所面對之各類風險，並向管理層發出指引以便控制及減低該等風險。

(丙) 重要事項及未來發展

集團將保持保守態度，繼續將總資本和流動性維持比率維持在高於法定最低水平之適當緩衝水平，以防範任何市場衝擊意外。雖然本集團將根據董事會批准之擴張計劃繼續開設新之保管箱中心，但本集團將密切關注最新之市場情況，並在管理層認為必要且適當之情況下對已批准之計劃進行適當調整。

董事會報告書(續)

獲准許之彌償條文

於本財政年度內及至本董事會報告書日期並無有效之獲准許彌償條文惠及銀行之任何董事(不論是否由銀行訂立)或其有聯繫公司之任何董事(如由銀行訂立)。

符合銀行業〔披露〕規則

本銀行已遵從香港銀行業條例之銀行業〔披露〕規則內之規定。

核數師

本綜合財務報表已由羅兵咸永道會計師事務所審核，該核數師依章告退，惟願意受聘復任。

董事會主席

馬清鏗

香港，2026年3月26日

DIRECTORS' REPORT

The directors of Tai Sang Bank Limited (the 'Bank') submit their report together with the audited consolidated financial statements for the year ended 31 December 2025.

PRINCIPAL ACTIVITIES

The principal activities of the Bank are commercial banking and related financial services and property investment and management. The principal activities of the Bank's subsidiaries are shown in note 13 to the consolidated financial statements.

RESULTS AND APPROPRIATIONS

The results of the Bank and its subsidiaries (collectively the 'Group') for the year ended 31 December 2025 are set out in the consolidated statement of comprehensive income on page 9.

The directors do not recommend the payment of a dividend.

DONATIONS

Charitable and other donations made by the Group during the year amounted to HK\$Nil (2024: HK\$Nil).

SHARE ISSUED IN THE YEAR

For the year ended 31 December 2025, the Bank has not issued any new shares. Details of the share capital are set out in note 20 to the consolidated financial statements.

EQUITY-LINKED AGREEMENTS

For the year ended 31 December 2025, the Bank has not entered into any equity-linked agreement.

DIRECTORS

(a) Directors of the Bank

The directors of the Bank during the year and up to the date of this report are :

Mr. Patrick Ma Ching Hang, BBS, JP (Chairman)	Mr. Ma Ching Tsun	Mr. Ma Ching Yuk, SBS, JP
Mr. Alfred Ma Ching Kuen	Mr. Philip Ma Ching Yeung, BBS	Ms. Katy Ma Ching Man (Alternate director to Mr. Alfred Ma Ching Kuen)
Ms. Amy Ma Ching Sau (Alternate director to Mr. Philip Ma Ching Yeung)	Mr. Ma Ching Cheng	Mr. James Yu Man Woon*
Mr. Aaron Tan Leng Cheng*	Mr. Stephen Chung Kong Fei*	

*Independent non-executive director

In accordance with Article 98 of the Bank's Articles of Association, all ordinary directors retire in each succeeding two years. Accordingly, all ordinary directors remain in office.

(b) Directors of the Bank's subsidiaries

During the year and up to the date of this report, Mr. Ma Ching Yuk, Mr. Alfred Ma Ching Kuen, Mr. Patrick Ma Ching Hang, Mr. Philip Ma Ching Yeung and Mr. Ma Ching Tsun are also directors in subsidiaries of the Bank. There are no other directors of the subsidiaries of the Bank.

DIRECTORS' MATERIAL INTERESTS IN TRANSACTIONS, ARRANGEMENTS AND CONTRACTS THAT ARE SIGNIFICANT IN RELATION TO THE GROUP'S BUSINESS

Except for the loans disclosed in note 23 to the consolidated financial statements, no other transactions, arrangements and contracts of significance in relation to the Group's business to which the Bank's subsidiaries was a party and in which a director of the Bank had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

DIRECTORS' INTERESTS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE BANK OR ANY SPECIFIED UNDERTAKING OF THE BANK

At no time during the year was the Bank, its subsidiaries or its other associated corporations a party to any arrangement to enable the directors and chief executives of the Bank (including their spouse and children under 18 years of age) to hold any interests or short positions in the shares or underlying shares in, or debentures of, the Bank or its specified undertakings or other associated corporation.

DIRECTORS' REPORT (CONTINUED)

MANAGEMENT CONTRACTS

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

BUSINESS REVIEW

(a) Review of Business

The Group reported a profit attributable to shareholders of HK\$0.56Mn in 2025, a significant increase from 2024, primarily due to revaluation gain on its investment properties. However, net operating income decreased by HK\$0.55Mn compared to the previous year. The main contributors to the Group's operating income included net interest income and safe deposit box rental income, the latter experiencing a 30% increase from 2024.

In 2025, total customer deposits increased by 28.4% compared to the end of 2024. This growth reflects a strategic shift towards fixed deposits, driven by higher interest rates and changing customer behaviour as clients sought more stable returns on their deposits. As at the end of 2025, fixed deposits accounted for 37.4% of the total customer deposits, marking a 24.6% increase from the end of 2024, underscoring a preference for stability among clients in the current economic climate.

Another major source of income for the Group came from property rental income. However, net property rental income decreased by 41.5% compared to 2024, primarily due to sluggish activity in the commercial rental office market. In response to this challenge, the Bank is actively collaborating with various property agencies to enhance visibility and attract potential tenants. Additionally, efforts are being made to improve occupancy rates through targeted marketing strategies and incentives for new leases. The Group's investment properties recorded a slight increase of 1.15% in value as at the end of 2025, resulting in the booking of property revaluation gain of HK\$3.5Mn for the year 2025.

The Group continued its investment strategy in equity shares, focusing on enhancing returns for our stakeholders. Dividend income from equity share investments remained stable in 2025, totalling HK\$1.16Mn.

Operating expenses increased by 10.6% in 2025, primarily due to the Group's strategic expansion of its safe deposit box business. This expansion included the opening of a new flagship safe deposit box centre in Whampoa, Hong Kong, in mid-November 2024. The new centre aims to meet growing customer demand for secure storage solutions and enhance the Group's market presence.

This investment not only supports our commitment to providing quality services but also positions the Group favorably in a competitive market. While the initial costs associated with the new centre contributed to the rise in operating expenses, we anticipate that the increased capacity and customer traffic will lead to higher revenue streams in the coming years. Overall, this strategic initiative reflects the Group's dedication to growth and customer satisfaction.

The loans and advances of the Group decreased by 16% during the year, primarily due to lower drawdown of overdrafts by existing customers at the end of 2025. The surplus funds have been invested in exchange fund bills and in the interbank market, which could provide a reasonable level of interest yield while also serve to enhance the liquidity of the Bank. The amount of surplus funds placed with the HKMA was also maintained at a minimum.

During the year, all relevant laws and regulations were complied with. The Group's conservative management on the latest balance sheet mix and new expansion of business had resulted in a total capital ratio exceeding 70% and liquidity maintenance ratio exceeding 100% as at the year-end of 2025, both of which were substantially above the statutory minimum.

The Group observes a strict customer acceptance policy. While the aim is not to provide a full range of banking services to satisfy all customer needs, the Group is committed to deliver products and services with quality and flexibility such that solid customer relationships are established and maintained.

As at the end of 2025, the total number of employees employed by the Group was 49. The Group operates in three locations, being the head office in Central and safe deposit box centres in Quarry Bay and Whampoa. The Group adopts close communication between management and the staff and places strong emphasis on operational efficiency, risk management, compliance, and sensible work-life balance for employees. The Group will continue to adopt environmental protective measures in order to promote an environmental friendly working environment for all employees.

DIRECTORS' REPORT (CONTINUED)

BUSINESS REVIEW (CONTINUED)

(b) Principal Risks

The Group is exposed to various types of risks including credit risk, operational risk, liquidity risk, market risk, legal risk, strategic risk and climate risk, the details of which are carried in note 3 to the consolidated financial statements. Different Board committee, viz. Executive Committee, Credit Committee, Asset & Liability Committee, Audit Committee, Remuneration Committee, Nomination Committee and Risk Committee, are in place to oversee the various types of risks confronted by the Bank and give directions to management to control and mitigate these risks accordingly.

(c) Important Events and Future Development

The Group will continue to maintain its total capital and liquidity maintenance ratios at levels with appropriate buffers above the statutory minimums to guard against any unexpected market shocks. While the Group intends to proceed with the approved Board expansion plan by opening new safe deposit box centres, it will closely monitor the current market conditions and make necessary adjustments to the approved plan as it is deemed appropriate by management.

PERMITTED INDEMNITY PROVISIONS

At no time during the financial year and up to the date of this Directors' Report, there was or is, any permitted indemnity provision being in force for the benefit of any of the directors of the Bank (whether made by the Bank or otherwise) or an associated company (if made by the Bank).

COMPLIANCE WITH THE BANKING (DISCLOSURE) RULES

The Bank has complied with the requirements set out in the Banking (Disclosure) Rules under the Hong Kong Banking Ordinance.

AUDITOR

The consolidated financial statements of the Group have been audited by PricewaterhouseCoopers who retire and, being eligible, offer themselves for reappointment.

On behalf of the Board

PATRICK MA CHING HANG

Chairman

2025年12月31日結算之綜合財務狀況表
CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2025

		附註	31 December 2025	31 December 2024
		Note	HK\$	HK\$
資產	ASSETS			
庫存現金及存放同業款項	CASH AND BALANCES WITH BANKS	10	244,575,039	93,041,899
定期拆放同業款項於1至12個月內到期	PLACEMENTS WITH BANKS MATURING BETWEEN ONE AND TWELVE MONTHS		9,481,254	79,080,190
客戶放款及其他賬項	LOANS AND ADVANCES TO CUSTOMERS AND OTHER ACCOUNTS	11	179,118,807	210,485,855
以公平價值計量且其變動計入其他綜合收益之投資證券	INVESTMENT SECURITIES MEASURED AT FVOCI	12	230,744,491	202,907,792
物業、裝置及設備	PROPERTY, PLANT AND EQUIPMENT	14	132,738,964	137,181,013
投資物業	INVESTMENT PROPERTIES	15	306,800,000	303,300,000
有使用權資產	RIGHT-OF-USE ASSETS	16	32,503,288	37,418,070
能收回之稅款	TAX RECOVERABLE		27,550	13,523
資產合計	TOTAL ASSETS		<u>1,135,989,393</u>	<u>1,063,428,342</u>
負債	LIABILITIES			
客戶存款	DEPOSITS FROM CUSTOMERS	17	305,526,029	237,894,953
租賃負債	LEASE LIABILITIES	16	37,902,778	41,594,834
其他負債及準備	OTHER LIABILITIES AND PROVISIONS	18	63,354,156	58,805,257
遞延稅項負債	DEFERRED TAX LIABILITIES	19	7,268,289	8,544,561
應付稅項	TAX PAYABLE		-	9,523
負債合計	TOTAL LIABILITIES		<u>414,051,252</u>	<u>346,849,128</u>
權益	EQUITY			
股本	SHARE CAPITAL	20	310,000,000	310,000,000
儲備	RESERVES	21	411,938,141	406,579,214
權益合計	TOTAL EQUITY		<u>721,938,141</u>	<u>716,579,214</u>
權益及負債合計	TOTAL EQUITY AND LIABILITIES		<u>1,135,989,393</u>	<u>1,063,428,342</u>

董事會於2026年3月26日核准及授權發佈。

APPROVED AND AUTHORISED FOR ISSUE BY THE BOARD OF DIRECTORS ON 26 MARCH 2026.

董事 { 馬清權
馬清揚

ALFRED MA CHING KUEN)
) DIRECTORS
PHILIP MA CHING YEUNG)

以上綜合財務狀況表應與隨附附註一併閱讀。

THE ABOVE STATEMENT OF CONSOLIDATED FINANCIAL POSITION SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING NOTES.

截至2025年12月31日止全年度綜合全面收益表
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2025

		附註 Note	2025 HK\$	2024 HK\$
利息收入	INTEREST INCOME	5	16,226,112	20,289,188
利息支出	INTEREST EXPENSE	5	(4,135,480)	(4,990,571)
淨利息收入	NET INTEREST INCOME		12,090,632	15,298,617
其他經營收入	OTHER OPERATING INCOME	6	32,245,418	29,589,336
淨經營收入	NET OPERATING INCOME		44,336,050	44,887,953
經營支出	OPERATING EXPENSES	7	(48,488,595)	(43,829,759)
經營(虧損)/溢利	OPERATING (LOSS)/ PROFIT		(4,152,545)	1,058,194
投資物業之重估盈餘/(虧損)	REVALUATION SURPLUS/(DEFICIT) ON INVESTMENT PROPERTIES	15	3,500,000	(2,300,000)
出售物業、裝置及設備之虧損	LOSS ON DISPOSAL OF PROPERTY, PLANT AND EQUIPMENT		(59,094)	(206,747)
除稅前虧損	LOSS BEFORE INCOME TAX		(711,639)	(1,448,553)
所得稅撥回	INCOME TAX CREDIT	9	1,274,276	818,236
權益持有者應佔溢利 / (虧損)	PROFIT / (LOSS) FOR THE YEAR ATTRIBUTABLE TO EQUITY HOLDERS		562,637	(630,317)
其他全面收益:	OTHER COMPREHENSIVE INCOME :			
於未來不會被重新分類至損益之項目:	ITEMS THAT WILL NOT BE RECLASSIFIED TO PROFIT OR LOSS:			
以公平價值計量且其變動計入其他綜合收益之權益投資證券:	EQUITY INVESTMENT SECURITIES MEASURED AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME:			
是年度內公平價值之增加	INCREASE IN FAIR VALUE DURING THE YEAR	21	4,471,829	1,742,810
			4,471,829	1,742,810
於未來會被重新分類至損益之項目:	ITEMS THAT WILL BE RECLASSIFIED TO PROFIT OR LOSS:			
以公平價值計量且其變動計入其他綜合收益之債務投資證券:	DEBT INVESTMENT SECURITIES MEASURED AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME:			
是年度內公平價值之增加/(減少)	INCREASE/(DECREASE) IN FAIR VALUE DURING THE YEAR	21	324,461	(84,542)
			324,461	(84,542)
本年度權益持有者應佔總全面收益	TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO EQUITY HOLDERS		5,358,927	1,027,951
以上綜合全面收益表應與隨附附註一併閱讀。	THE ABOVE CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING NOTES.			

截至2025年12月31日止全年度綜合權益變動表
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2025

		銀行權益持有者應佔			
		Attributable to equity holders of the Bank			
附註		股本	其他儲備	盈餘滾存	總額
Note		Share capital	Other reserves	Retained earnings	Total
		HK\$	HK\$	HK\$	HK\$
	於2025年1月1日之結餘	310,000,000	6,161,140	400,418,074	716,579,214
	全面收益				
	本年度溢利	-	-	562,637	562,637
	其他全面收益				
	以公平價值計量且其變動計入其他綜合收益之投資證券之公平價值改變	21	4,796,290	-	4,796,290
	全面收益合計	-	4,796,290	562,637	5,358,927
	轉撥及分配				
	因出售以公平價值計量且其變動計入其他綜合收益之權益證券投資而自投資重估儲備轉入盈餘滾存		(1,995,933)	1,995,933	-
	自其他物業重估儲備轉入盈餘滾存	21	(64,092)	64,092	-
	轉撥及分配合計	-	(2,060,025)	2,060,025	-
	於2025年12月31日之結餘	310,000,000	8,897,405	403,040,736	721,938,141
	於2024年1月1日之結餘	310,000,000	4,566,963	400,984,300	715,551,263
	全面收益				
	本年度虧損	-	-	(630,317)	(630,317)
	其他全面收益				
	以公平價值計量且其變動計入其他綜合收益之投資證券之公平價值改變	21	1,658,268	-	1,658,268
	全面收益合計	-	1,658,268	(630,317)	1,027,951
	轉撥及分配				
	自其他物業重估儲備轉入盈餘滾存	21	(64,091)	64,091	-
	轉撥及分配合計	-	(64,091)	64,091	-
	於2024年12月31日之結餘	310,000,000	6,161,140	400,418,074	716,579,214

以上綜合權益變動表應與隨附附註一併閱讀。

THE ABOVE CONSOLIDATED STATEMENT OF CHANGES IN EQUITY SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING NOTES.

截至2025年12月31日止全年度綜合現金流量表
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2025

		附註 Note	2025 HK\$	2024 HK\$
經營業務之現金流入淨額	NET CASH INFLOW FROM OPERATING ACTIVITIES	22(a)	40,181,502	183,740,329
投資活動	INVESTING ACTIVITIES			
收取以公平價值計量且其變動計入其他綜合收益之權益投資之股息	DIVIDENDS RECEIVED ON EQUITY INVESTMENTS MEASURED AT FVOCI	6	1,159,379	1,290,365
購置物業、裝置及設備	PURCHASE OF PROPERTY, PLANT AND EQUIPMENT		(11,782,612)	(9,185,142)
出售物業、裝置及設備所收之款項	PROCEEDS FROM DISPOSAL OF PROPERTY, PLANT AND EQUIPMENT		2,200	-
出售權益證券投資所收之款項	PROCEEDS FROM DISPOSAL OF EQUITY INVESTMENTS		5,955,354	-
投資活動之現金流出淨額	NET CASH OUTFLOW FROM INVESTING ACTIVITIES		(4,665,679)	(7,894,777)
融資活動	FINANCING ACTIVITIES			
租賃負債之本金部分	PRINCIPAL ELEMENTS OF LEASE LIABILITIES	22(c)	(3,692,056)	(2,451,575)
融資活動之現金流出淨額	NET CASH OUTFLOW FROM FINANCING ACTIVITIES		(3,692,056)	(2,451,575)
現金及等同現金項目之增加	INCREASE IN CASH AND CASH EQUIVALENTS		31,823,767	173,393,977
於1月1日之現金及等同現金項目結餘	CASH AND CASH EQUIVALENTS AT 1 JANUARY		321,837,109	148,443,132
於12月31日之現金及等同現金項目結餘	CASH AND CASH EQUIVALENTS AT 31 DECEMBER	22(b)	353,660,876	321,837,109
以上綜合現金流量表應與隨附附註一併閱讀。	THE ABOVE CONSOLIDATED STATEMENT OF CASH FLOWS SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING NOTES.			

綜合財務報表附註

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1 主要業務

大生銀行有限公司（「銀行」）及其附屬公司（統稱「集團」）之主要業務為提供銀行及其相關之財務服務與物業投資及管理。

銀行乃於香港註冊之認可機構，其註冊地址為香港德輔道中130至132號。

如非另有列示，此綜合財務報表以港元貨幣單位（港幣）列示，並已於2026年3月26日由董事會通過發佈。

2 重大會計政策

編製此綜合財務報表所採用之主要會計政策已詳列如下。如非另有列示，該等政策已被一致應用於所有顯示年度。

2.1 編製基準

大生銀行有限公司之綜合財務報表乃按照已包括香港會計師公會（「會計師公會」）所頒佈之香港財務報告準則及香港公司條例（Cap. 622）之規定編製而成。綜合財務報表乃根據歷史成本常規法編製，就以公平價值計量且其變動計入其他綜合收益之金融資產及投資物業之重估而修訂。

為符合財務報告準則，財務報表之編製有需要用上某些重要之會計評估，亦需要管理層於應用集團會計政策時作出判斷。需要較多判斷或具複雜性之部份或對綜合財務報表有重大影響之假設及評估，均顯示於附註4內。

2.1.1 新訂及經修正香港財務報告準則之採用

集團於其從2025年1月1日開始之全年報告期間初次採用以下之準則及修訂：

香港會計準則第 21 號之修訂 缺乏可兌換性

於上列之修正不會對已於上期確認之數額有任何影響，亦將預期不會對本期及將來期間有重大影響。

2.1.2 新訂及經修正但還未被集團採用之準則

本集團並無提早應用以下已頒佈但尚未生效之新訂及經修訂香港財務報告準則會計準則：

香港財務報告準則第18號 財務報表之呈列及披露²

香港財務報告準則第19號 無公眾問責性的附屬公司：披露²

General Information

The principal activities of Tai Sang Bank Limited (the “Bank”) and its subsidiaries (collectively the “Group”) are the provision of banking and related financial services, and property investment and management.

The Bank is an authorized institution incorporated in Hong Kong. The address of its registered office is 130-132 Des Voeux Road Central, Hong Kong.

These consolidated financial statements are presented in units of Hong Kong dollars (HK\$), unless otherwise stated. These consolidated financial statements have been approved for issue by the Board of Directors on 26 March 2026.

Summary of Material Accounting Policies

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of preparation

The consolidated financial statements of Tai Sang Bank Limited have been prepared in accordance with all applicable HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and requirements of the Hong Kong Companies Ordinance Cap 622. The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of financial assets at fair value through other comprehensive income and investment properties at fair value.

The preparation of financial statements in conformity with HKFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements, are disclosed in note 4.

2.1.1 Adoption of new HKFRS Accounting Standards and amendments

The Group has applied the following standards and amendments for the first time for their annual reporting period commencing 1 January 2025:

Amendments to HKAS 21 Lack of Exchangeability

The amendments listed above did not have any impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

2.1.2 New and amended standards not yet adopted by the Group

The Group has not early applied the following new and amendments to HKFRS Accounting Standards that have been issued but are not yet effective:

HKFRS 18 Presentation and Disclosure in Financial Statements²

HKFRS 19 Subsidiaries without Public Accountability: Disclosures²

2 重大會計政策 (續)

2.1.2 新訂及經修正但還未被集團採用之準則 (續)

香港財務報告準則第9號及香港財務報告準則第7號之修訂	金融工具之分類及計量之修訂 ¹
香港財務報告準則第9號及香港財務報告準則第7號之修訂	涉及依賴自然之電力之合約 ¹
香港財務報告準則第10號及香港會計準則第28號之修訂	投資者與其聯營公司或合營公司之間的資產出售或注資 ³
香港財務報告準則第1號、香港財務報告準則第7號、香港財務報告準則第9號、香港財務報告準則第10號及香港會計準則第7號之修訂	香港財務報告準則會計準則之修訂 – 第11卷 ¹

- 1 自二零二六年一月一日或之後開始之年度期間生效。
- 2 自二零二七年一月一日或之後開始之年度期間生效。
- 3 尚未釐定強制生效日期，惟可供採用。

除下文所述者外，本公司董事預期，於可預見的未來，應用所有新訂及經修訂的香港財務報告準則將不會對綜合財務報表構成重大影響。

香港財務報告準則第9號及香港財務報告準則第7號之修訂-金融工具之分類及計量之修訂

香港財務報告準則第9號之修訂澄清了關於具有或有條件特徵之金融資產的分類要求，以及具有無追索權特徵和合同掛鉤工具之金融資產的分類要求。此次修訂亦引入了一項會計政策選項以允許企業就通過電子支付系統結算的金融負債在滿足特定條件的情況下，於結算日之前進行終止確認。

香港財務報告準則第7號之修訂要求企業新增有關指定為以公平值變化計入其他全面收益之權益工具及具有或有條件特徵之金融工具的披露。

此次修訂於2026年1月1日或之後開始的年度報告期間生效且允許提早同時採用所有修訂或僅提早採用關於金融資產的分類之修訂。預計這些修訂的應用不會對集團的財務狀況和表現產生重大影響。

香港財務報告準則第18號財務報表之呈列及披露

香港財務報告準則第18號財務報表之呈列及披露載列財務報表的呈列及披露要求，將取代香港會計準則第1號財務報表的呈列。該項新訂香港財務報告準則會計準則，於延續香港會計準則第1號的多項規定之餘，亦引入新規定，要求在損益表中呈列特定類別及界定的分項總額；在財務報表附註中披露管理層界定的表現計量；以及改善財務報表中須披露資料的匯總及分拆方式。

Summary of Material Accounting Policies (Continued)

2.1.2 New and amended standards not yet adopted by the Group (Continued)

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments ¹
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature – dependent Electricity ¹
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ³
Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7	Amendments to HKFRS Accounting Standards – Volume 11 ¹

- 1 Effective for annual periods beginning on or after 1 January 2026.
- 2 Effective for annual periods beginning on or after 1 January 2027.
- 3 No mandatory effective date yet determined but available for adoption.

Except as described below, the directors of the Company anticipate that the application of all the new and amendments to HKFRSs will have no material impact on the consolidated financial statements in the foreseeable future.

Amendments to HKFRS 9 and HKFRS 7 – Amendments to the Classification and Measurement of Financial Instruments

The amendments to HKFRS 9 provide clarification regarding the classification of financial assets with contingent features and the requirements for classifying financial assets with non-recourse features and contractually linked instruments. The amendments also introduce an accounting policy option for entities to derecognise financial liabilities that are settled through an electronic payment system before settlement date if specified criteria are met.

The amendments to HKFRS 7 require entities to provide additional disclosure regarding investments in equity instruments designated at fair value through other comprehensive income and financial instruments with contingent features.

The amendments are effective for annual periods beginning on or after 1 January 2026 with earlier application of either all the amendments at the same time or only the amendments related to the classification of financial assets is permitted. The application of the amendments is not expected to have significant impact on the financial position and performance of the Group.

HKFRS 18 Presentation and Disclosure in Financial Statements

HKFRS 18 Presentation and Disclosure in Financial Statements, which sets out requirements on presentation and disclosures in financial statements, will replace HKAS 1 Presentation of Financial Statements. This new HKFRS Accounting Standard, while carrying forward many of the requirements in HKAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management-defined performance measures in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements.

2 重大會計政策 (續)

2.1.2 新訂及經修正但還未被集團採用之準則 (續)

香港財務報告準則第18號財務報表之呈列及披露 (續)

香港財務報告準則第18號及其對其他香港財務報告準則會計準則之相應修訂將於二零二七年一月一日或之後開始之年度期間生效，允許提早應用。

香港財務報告準則第18號預期不會對本集團財務狀況造成重大影響，但預期會影響損益及其他全面收入表之呈列。

2.2 綜合結算

集團綜合財務報表包括銀行及其附屬公司截至12月31日之財務報表。

附屬公司乃所有集團能控制之機構(包括有組織機構)。當集團暴露於或有權收取自一間機構之可變動回報及其於該機構內有能力影響該等回報時，集團被視作可控制該機構。附屬公司於其控制權被轉移至集團之日期開始作全面綜合結算，而由控制權停止之日期開始解除綜合結算。

集團公司間之交易，結餘及集團公司間交易所產生之未實現盈餘已被對銷。除有證據顯示該交易所轉賬之資產已減值外，未實現虧損亦被對銷。附屬公司之會計政策如有需要已被更改，用以確保集團所採用之政策一致。

在銀行財務狀況表內(附註26)，在附屬公司之投資按成本減減值準備列賬(附註2.12)。銀行乃根據已收及應收股息誌入附屬公司之業績。自附屬公司之股息收入，在其收取權利被確立時於全面收益表確認。

於集團公司間資金或法定資本之調動並無限制或存在其他重要障礙。

2.3 利息收入及支出

所有以實際利率法攤分成本人賬之工具及以公平價值計量且其變動計入其他全面收益之債務投資證券，其利息收入及支出均確認於綜合全面收益表內。

實際利率法乃一個用以計算財務資產或財務負債之攤分成本，並分配其利息收入或利息支出至其相關期間內之方法。實際利率則為一個能折讓於金融工具之預計年內或較短年內(如適合)之估計未來現金支出或收款至該財務資產或財務負債之賬面淨額之利率。集團於計算實際利率時所估計之現金流量已計入金融工具所有合約條款(例如提早還款選擇)，但並未計入未來借貸虧損。該計算包括作為實際利率整體部份之所有合約雙方間所支付或收取之費用及百份點，交易開支與所有其他溢價或折讓。

當財務資產或一組相似之財務資產因減值虧損而被降價時，利息收入按計算減值虧損時折讓未來現金流量之利率而確認。

Summary of Material Accounting Policies (Continued)

2.1.2 New and amended standards not yet adopted by the Group (Continued)

HKFRS 18 Presentation and Disclosure in Financial Statements (Continued)

HKFRS 18, and the consequential amendments to other HKFRS Accounting Standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted.

The application of HKFRS 18 is not expected to have material impact on the financial position of the Group but is expected to affect the presentation of the statement of profit or loss and other comprehensive income.

2.2 Consolidation

The consolidated financial statements include the financial statements of the Bank and all its subsidiaries made up to 31 December.

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

In the Bank's statement of financial position (Note 26), the investments in subsidiaries are stated at cost less provision for impairment losses (Note 2.12). The results of subsidiaries are accounted by the Bank on the basis of dividend received and receivable. Dividend income from subsidiaries is recognised in the statement of comprehensive income when the right to receive payment is established.

There are no restrictions, or other major impediments on the transfer of funds or regulatory capital between the Group companies.

2.3 Interest income and expense

Interest income and expense are recognised in the consolidated statement of comprehensive income for all instruments measured at amortised cost and debt securities measured at fair value through other comprehensive income using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Group estimates cash flows considering all contractual terms of the financial instrument (for example, prepayment options) but does not consider future credit losses. The calculation includes all fees paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

Once a financial asset or a group of similar financial assets have been written down as a result of an impairment loss, interest income is recognised using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss.

2 重大會計政策 (續)

2.4 費用及佣金收入及支出

費用及佣金一般於提供服務時以應計形式確認。對一些有可能被動用之貸款而言，其貸款承諾費（與其他有關之直接支出）則被遞延並確認為該貸款之實際利率之調整。來自替第三者洽商或參與洽商交易之佣金及費用，例如安排購置股票或其他證券或業務之買賣，於完成有關交易時確認。

其他經營收入(包括投資物業租金收入及保管箱租金)於提供服務時確認。

2.5 金融資產

(i) 分類及後續計量

集團按以下計量類別對其金融資產進行分類：

- 以公平價值計量且其變動計入損益；
- 以公平價值計量且其變動計入其他綜合收益；或
- 以攤分成本計量。

債務和權益工具之分類要求如下：

債務工具

債務工具是指從發行者角度分析符合金融負債定義之工具，例如貸款、政府債券和公司債券、以及在無追索保理安排下向客戶購買之應收賬款。

債務工具之分類與後續計量取決於：

- (甲) 集團管理該資產之業務模式；及
- (乙) 該資產之現金流量特徵。

基於這些因素，集團將其債務工具劃分為以下三種計量類別：

- 以攤分成本計量：如果管理該金融資產是以收取合同現金流量為目標，且該金融資產之合同現金流量僅為對本金和利息之支付，同時並未指定該資產為以公平價值計量且其變動計入損益，則該資產按照攤分成本計量。該資產之賬面價值按照附註3.1.4確認和計量之預期信用損失準備進行調整。本集團採用實際利率法計算該資產的利息收入並列報為“利息收入”。
- 公平價值計量且其變動計入其他綜合收益：如果管理該金融資產之業務模式既以收取合同現金流為目標又以出售該金融資產為目標，該金融資產之合同現金流量僅為對本金和利息的支付，同時並未指定該資產為以公正價值計量且其變動計入損益，那麼該金融資產按照公平價值計量且其變動計入其他綜合收益。該金融資產攤分成本之相關之減值利得或損失、利息收入及外匯利得或損失計入損益，除此以外，賬面價值之變動均計入其他綜合收益。該金融資產終止確認時，之前計入其他綜合收益之累計利得或損失從權益重分類至損益，並確認為“淨投資收益”。本集團採用實際利率法計算該資產之利息收入並列報為“利息收入”。

Summary of Material Accounting Policies (Continued)

2.4 Fee and commission income and expense

Fees and commissions are generally recognised on an accrual basis when the service has been provided. Loan commitment fees for loans that are likely to be drawn down are deferred (together with related direct costs) and recognised as an adjustment to the effective interest rate on the loan. Commission and fees arising from negotiating, or participating in the negotiation of, a transaction for a third party - such as the arrangement of the acquisition of shares or other securities or the purchase or sale of businesses - are recognised on completion of the underlying transaction.

Other operating income (including rental income from investment properties and safe deposit box rental) is recognized when services are provided.

2.5 Financial assets

(i) Classification and subsequent measurement

The Group classifies its financial assets in the following measurement categories:

- Fair value through profit or loss (FVPL);
- Fair value through other comprehensive income (FVOCI); or
- Amortised cost.

The classification requirements for debt and equity instruments are described below:

Debt instruments

Debt instruments are those instruments that meet the definition of a financial liability from the issuer's perspective, such as loans, government and corporate bonds and trade receivables purchased from clients in factoring arrangement without recourse.

Classification and subsequent measurement of debt instruments depend on:

- (a) the Group's business model for managing the asset; and
- (b) the cash flow characteristics of the asset.

Based on these factors, the Group classifies its debt instruments into one of the following three measurement categories:

- Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest ("SPPI"), and that are not designated at FVPL, are measured at amortised cost. The carrying amount of these assets is adjusted by any expected credit loss allowance recognised and measured as described in note 3.1.4. Interest income from these financial assets is included in 'Interest income' using the effective interest rate method.
- Fair value through other comprehensive income (FVOCI): Financial assets that are held for collection of contractual cash flows and for selling the assets, where the assets' cash flows represent solely payments of principal and interest, and that are not designated at FVPL, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses on the instrument's amortised cost which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in 'Net Investment Income'. Interest income from these financial assets is included in 'Interest Income' using effective interest rate method.

2 重大會計政策 (續)

2.5 金融資產 (續)

(i) 分類及後續計量 (續)

- 以公平價值計量且其變動計入損益：不能以攤分成成本計量或以公平價值計量且其變動計入其他綜合收益標準之資產，以公平價值計量且其變動計入損益。對於後續以公平價值計量且其變動計入損益並且不屬於套期關係一部分之債務投資產生之利得或損失，這些資產之期間損失或利得計入損益，並在損益表中列報為“淨交易收益”，除非該收益或損失產生自指定為以公平價值計量之非交易性債務工具，則在“淨投資收益”中單獨列報。集團採用實際利率法計算該資產之利息收入並列報為“利息收入”。

業務模式：業務模式反映了集團如何管理其金融資產以產生現金流。也就是說，集團之目標是僅為收取資產之合同現金流量，還是既以收取合同現金流量為目標又以出售金融資產為目標。如果以上兩種情況都不適用(例如，以交易為目的持有金融資產)，則該組金融資產之業務模式為“其他”，並分類為以公平價值計量且其變動計入損益。集團在確定一組金融資產業務模式時考慮之因素包括：以往如何收取該組資產之現金流、該組資產之業績如何評估並上報給關鍵管理人員、風險如何評估和管理，以及業務管理人員獲得報酬之方式。例如，本集團用作流動性管理之資產組合，其業務模式包括收取合同現金流量和出售資產的雙重目的。交易性證券主要的持有目的是在近期出售，或者作為金融工具組合之一部分管理且該組合具有短期獲利之模式。這些證券之業務模式為“其他”，以公平價值計量且其變動計入損益。

合同現金流是否僅為對本金和利息之支付：如果業務模式為收取合同現金流量，或包括收取合同現金流量和出售金融資產之雙重目的，那麼集團將評估金融工具之現金流量是否僅為對本金及利息支付。進行該評估時，集團考慮合同現金流量是否與基本貸款安排相符，即利息僅包括貨幣時間價值、信用風險、其他基本貸款風險以及與基本貸款安排相符之利潤率之對價。若合同條款引發了與基本貸款安排不符之風險或波動敞口，則相關金融資產分類為以公平價值計量且其變動計入損益。

對於含嵌入式衍生工具之金融資產，在確定合同現金流量是否僅為對本金及利息支付時，將其作為一個整體進行分析。

當且僅當債務工具投資之業務模式發生變化時，集團對其進行重新分類，且在變化發生後之第一個報告期間開始時進行該重新分類。集團預計這類變化非常罕見，且在本期間並未發生。

Summary of Material Accounting Policies (Continued)

2.5 Financial assets (Continued)

(i) Classification and subsequent measurement (Continued)

- Fair value through profit or loss: Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss and presented in the profit or loss statement within 'Net trading income' in the period in which it arises, unless it arises from debt instruments that were designated at fair value or which are not held for trading, in which case they are presented separately in 'Net Investment Income'. Interest income from these financial assets is included in 'Interest Income' using the effective interest rate method.

Business model: the business model reflects how the Group manages the assets in order to generate cash flows. That is, whether the Group's objective is solely to collect the contractual cash flows from the assets or is to collect both the contractual cash flows and cash flows arising from the sale of assets. If neither of these is applicable (e.g. financial assets are held for trading purposes), then the financial assets are classified as part of 'other' business model and measured at FVPL. Factors considered by the Group in determining the business model for a group of assets include past experience on how the cash flows for these assets were collected, how the asset's performance is evaluated and reported to key management personnel, how risks are assessed and managed and how managers are compensated. An example is the liquidity portfolio of assets, which is held by the Group as part of liquidity management and is generally classified within the hold to collect and sell business model. Securities held for trading are held principally for the purpose of selling in the near term or are part of a portfolio of financial instruments that are managed together and for which there is evidence of a recent actual pattern of short-term profit-taking. These securities are classified in the 'other' business model and measured at FVPL.

SPPI: Where the business model is to hold assets to collect contractual cash flows or to collect contractual cash flows and sell, the Group assesses whether the financial instruments' cash flows represent solely payments of principal and interest (the 'SPPI test'). In making this assessment, the Group considers whether the contractual cash flows are consistent with a basic lending arrangement, i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement. Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at fair value through profit or loss.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

The Group reclassifies debt investments when and only when its business model for managing those assets changes. The reclassification takes place from the start of the first reporting period following the change. Such changes are expected to be very infrequent and none occurred during the period.

2 重大會計政策 (續)

2.5 金融資產 (續)

(i) 分類及後續計量 (續)

權益工具

權益工具是指從發行者角度分析符合權益定義之工具；即不包含付款之合同義務且享有發行人淨資產和剩餘收益之工具，例如普通股。

集團之權益工具投資以公平價值計量且其變動計入損益，除了管理層已做出不可撤銷指定為公平價值計量且其變動計入其他綜合收益之權益工具之外。集團對上述指定之政策為，將不以取得投資收益為目的之權益工具投資指定為以公平價值計量且其變動計入其他綜合收益。進行指定後，公平價值變動在其他綜合收益中進行確認，且後續不得重新分類至損益（包括處置時）。減值損失及轉回不會作為單獨之專案列報，而包含在公平價值變動中。作為投資回報之股息收入在本集團確定對其收取之權利成立時進行確認。

以公平價值計量且其變動計入損益之權益工具投資對應之利得和損失計入全面收益表中之“淨交易收益”。

(ii) 減值

對於攤分成本計量和以公平價值計量且其變動計入其他綜合收益之債務工具資產，以及貸款承諾和財務擔保合同，本集團結合前瞻性資訊進行了預期信用損失評估。本集團在每個報告日確認相關之損失準備。對預期信用損失之計量反映了以下各項要素：

- 通過評估一系列可能之結果而確定之無偏概率加權金額；
- 貨幣之時間價值；及
- 在報告日無需付出不必要之額外成本或努力即可獲得之有關過去事項、當前狀況及對未來經濟狀況預測之合理及有依據之資訊。

(iii) 貸款合同修改

集團有時會重新商定或修改客戶貸款之合同，導致合同現金流發生變化。出現這種情況時，集團會評估修改後之合同條款是否發生了實質性之變化。集團在進行評估時考慮之因素包括：

- 當合同修改發生在借款人出現財務困難時，該修改是否僅將合同現金流量減少為預期借款人能夠清償之金額。
- 是否新增了任何實質性之條款，例如增加了分享利潤/權益性回報之條款，導致合同之風險特徵發生了實質性變化。
- 在借款人並未出現財務困難之情況下，大幅延長貸款期限。
- 貸款利率出現重大變化。
- 貸款幣種發生改變。
- 增加了擔保或其他信用增級措施，大幅改變了貸款之信用風險水準。

Summary of Material Accounting Policies (Continued)

2.5 Financial assets (Continued)

(i) Classification and subsequent measurement (Continued)

Equity instruments

Equity instruments are instruments that meet the definition of equity from the issuer's perspective; that is, instruments that do not contain a contractual obligation to pay and that evidence a residual interest in the issuer's net assets. Examples of equity instruments include basic ordinary share.

The Group subsequently measures all equity investments at fair value through profit or loss, except where the Group's management has elected, at initial recognition, to irrevocably designate an equity investment at fair value through other comprehensive income. The Group's policy is to designate equity investments as FVOCI when those investments are held for purposes other than to generate investment returns. When this election is used, fair value gains and losses are recognised in OCI and are not subsequently reclassified to profit or loss, including on disposal. Impairment losses (and reversal of impairment losses) are not reported separately from other changes in fair value. Dividends, when representing a return on such investments, continue to be recognised in profit or loss as other income when the Group's right to receive payments is established.

Gains and losses on equity investments at FVPL are included in the 'Net Trading Income' line in the statement of comprehensive income.

(ii) Impairment

The Group assesses on a forward-looking basis the expected credit losses ('ECL') associated with its debt instrument assets carried at amortised cost and FVOCI and with the exposure arising from loan commitments and financial guarantee contracts. The Group recognises a loss allowance for such losses at each reporting date. The measurement of ECL reflects:

- An unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
- The time value of money; and
- Reasonable and supportable information that is available without undue cost or effort at the reporting date about past event, current conditions and forecasts of future economic conditions.

(iii) Modification of loans

The Group sometimes renegotiates or otherwise modifies the contractual cash flows of loans to customers. When this happens, the Group assesses whether or not the new terms are substantially different of the original terms. The Group does this by considering, among others, the following factors:

- If the borrower is in financial difficulty, whether the modification merely reduces the contractual cash flows to amounts the borrower is expected to be able to pay.
- Whether any substantial new terms are introduced, such as profit share/equity-based return that substantially affects the risk profile of the loan.
- Significant extension of the loan term when the borrower is not in financial difficult.
- Significant change in the interest rate.
- Change in the currency the loan is denominated in.
- Insertion of collateral, other security or credit enhancements that significantly affect the credit risk associated with the loan.

2 重大會計政策 (續)

2.5 金融資產 (續)

(iii) 貸款合同修改(續)

如果修改後合同條款發生了實質性之變化，集團將終止確認原金融資產，並以公平價值確認一項新金融資產，且對新資產重新計算一個新之實際利率。在這種情況下，對修改後之金融資產應用減值要求時，包括確定信用風險是否出現顯著增加時，集團將上述合同修改日期作為初始確認日期。對於上述新確認之金融資產，集團也要評估其在初始確認時是否已發生信用減值，特別是當合同修改發生在債務人不能履行初始商定之付款安排時。賬面價值之改變作為終止確認產生之利得或損失計入損益。

如果修改後合同條款並未發生實質性之變化，則合同修改不會導致金融資產之終止確認。集團根據修改後的合同現金流量重新計算金融資產之賬面總額，並將修改利得或損失計入損益。在計算新之賬面總額時，仍使用初始實際利率（或購入或源生之已發生信用減值之金融資產經信用調整之實際利率）對修改後之現金流量進行折現。

金融資產修改對預期信用損失計算之影響於附註3.1.10中討論。

(iv) 除合同修改以外之終止確認

當收取金融資產現金流量之合同權利已到期，或該權利已轉移且(i)集團轉移了金融資產所有權之幾乎所有之風險及報酬；或(ii)集團既未轉移也未保留金融資產所有權之幾乎所有風險及報酬，且集團並未保留對該資產之控制，則集團終止確認金融資產或金融資產之一部分。

在某些交易中，集團保留了收取現金流量之合同權利，但承擔了將收取之現金流交付給最終收款方之合同義務，並已轉移了金融資產所有權之幾乎所有之風險及報酬。在這種情況下，如果集團滿足以下條件之“過手”安排，則終止確認相關金融資產：

- (甲) 只有從該金融資產收到對等之現金流量時，才有義務將其支付給最終收款方；
- (乙) 禁止出售或抵押該金融資產；及
- (丙) 有義務儘快將從該金融資產收取之所有現金流劃轉給最終收款方。

Summary of Material Accounting Policies (Continued)

2.5 Financial assets (Continued)

(iii) Modification of loans (Continued)

If the terms are substantially different, the Group derecognizes the original financial asset and recognises a 'new' asset at fair value and recalculates a new effective interest rate for the asset. The date of renegotiation is consequently considered to be the date of initial recognition of impairment calculation purposes, including for the purpose of determining whether a significant increase in credit risk has occurred. However, the Group also assesses whether the new financial asset recognised is deemed to be credit-impaired at initial recognition, especially in circumstances whether the renegotiation was driven by the debtor being unable to make the originally agreed payments. Differences in the carrying amount are also recognised in profit or loss as a gain or loss on derecognition.

If the terms are not substantially different, the renegotiation or modification does not result in derecognition, and the Group recalculates the gross carrying amount based on the revised cash flows of the financial asset and recognises a modification gain or loss in profit or loss. The new gross carrying amount is recalculated by discounting the modified cash flows at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets).

The impact of modifications of financial assets on the expected credit loss calculation is discussed in note 3.1.10.

(iv) Derecognition other than on a modification

Financial assets, or a portion thereof, are derecognised when the contractual rights to receive the cash flows from the assets have expired, or when they have been transferred and either (i) the Group transfers substantially all the risks and rewards of ownership, or (ii) the Group neither transfers nor retains substantially all the risks and rewards of ownership and the Group has not retained control.

The Group enters into transactions where it retains the contractual rights to receive cash flows from assets but assumes a contractual obligation to pay those cash flows to other entities and transfers substantially all of the risks and rewards. These transactions are accounted for as 'pass through' transfers that result in derecognition if the Group:

- (a) has no obligation to make payments unless it collects equivalent amounts from the assets;
- (b) is prohibited from selling or pledging the assets; and
- (c) has an obligation to remit any cash it collects from the assets without material delay.

2 重大會計政策 (續)

2.6 金融負債

(i) 分類及後續計量

在本期和前期間，集團將金融負債分類為以攤分成本計量之負債，但以下情況除外：

- 以公平價值計量且其變動計入損益之金融負債；該分類適用於衍生工具、交易性金融負債（如，交易賬中之短盤）以及初始確認時指定為以公平價值計量且其變動計入損益之其他金融負債。對於指定為以公平價值計量且其變動計入損益之金融負債，其公平價值變動中源於自身信用風險變動之部分計入其他綜合收益（金融負債之信貸風險有所改變而引至公平價值改變之數額，即並不是由市場狀況改變而產生市場風險所帶來之影響之數額），其餘部分計入損益（負債之公平價值之剩餘改變數額）。但如果上述方式會產生或擴大會計錯配，那麼源於自身信用風險之公平價值變動也計入損益。
- 由於金融資產轉讓不符合終止確認條件或應用繼續涉入法進行核算而確認之金融負債。當該轉讓不符合終止確認條件時，集團根據該轉讓收取之對價確認金融負債，並在後續期間在應用繼續涉入法核算時確認因該負債產生之所有費用；及
- 財務擔保合同和貸款承諾。

(ii) 終止確認

當合同義務解除時（如償付、合同取消或者到期），集團終止確認相關金融負債。

集團與債務工具之初始借款人交換存在實質性差異之合同，或者對原有合同條款作出之實質性修改，作為原金融負債義務解除進行終止確認之會計處理，並同時確認一項新之金融負債。如果修改後之現金流量（包括收付之費用淨值）按照原始實際利率折現之現值，與原金融負債剩餘現金流折現現值存在10%或以上之差異，則認為合同條款已發生實質性變化。此外，集團在分析合同條款是否發生實質性變化時也考慮定性因素，如金融負債之幣種或利率之變化、附加之轉股權，以及對借款人約束之條款發生之變化。如果集團將一項合同之交換或修改作為合同義務解除且終止確認相關金融負債，那麼相關之成本或費用作為解除合同義務之利得或損失進行確認。如果集團並未將一項合同之交換或修改作為合同義務解除，那麼修改合同之相關成本或費用應調整負債之賬面價值且在已修改負債之剩餘期間攤銷。

Summary of Material Accounting Policies (Continued)

2.6 Financial liabilities

(i) Classification and subsequent measurement

In both the current and prior period, financial liabilities are classified as subsequently measured at amortised cost, except for:

- Financial liabilities at fair value through profit or loss: this classification is applied to derivatives, financial liabilities held for trading (e.g. short positions in the trading book) and other financial liabilities designated as such at initial recognition. Gains or losses on financial liabilities designated at fair value through profit or loss are presented partially in other comprehensive income (the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability, which is determined as the amount that is not attributable to changes in market conditions that give rise to market risk) and partially profit or loss (the remaining amount of change in the fair value of the liability). This is unless such a presentation would create, or enlarge, an accounting mismatch, in which case the gains and losses attributable to changes in the credit risk of the liability are also presented in profit or loss;
- Financial liabilities arising from the transfer of financial assets which did not qualify for derecognition or when the continuing involvement approach applies. When the transfer of financial asset did not qualify for derecognition, a financial liability is recognised for the consideration received for the transfer. In subsequent periods, the Group recognises any expense incurred on the financial liability; when continuing involvement approach applies; and
- Financial guarantee contracts and loan commitments.

(ii) Derecognition

Financial liabilities are derecognised when they are extinguished (i.e. when the obligation specified in the contract is discharged, cancelled or expires).

The exchange between the Group and its original lenders of debt instruments with substantially different terms, as well as substantial modifications of the terms of existing financial liabilities, are accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10% different from the discounted present value of the remaining cash flows of the original financial liability. In addition, other qualitative factors, such as the currency that the instrument is denominated in, changes in the type of interest rate, new conversion features attached to the instrument and change in covenants are also taken into consideration. If an exchange of debt instruments or modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognised as part of the gain or loss on the extinguishment. If the exchange or modification is not accounted for as an extinguishment, any costs or fees incurred adjust the carrying amount of the liability and are amortised over the remaining term of the modified liability.

2 重大會計政策 (續)

2.7 財務擔保合同和貸款承諾

根據合同約定，當特定之債務人無法償債時，財務擔保合同的簽發人必須向持有人補償相關損失。財務擔保合同包括代客戶向銀行、金融機構及其他單位提供的貸款、帳戶透支或其他銀行業務提供之擔保。

財務擔保合同初始以公平價值計量，後續按以下兩項孰高進行計量：

- 損失準備金額；及
- 初始確認時收到之保費減去按照香港財務報告準則第15號確認之收入

集團提供之貸款承諾按照附註3.1.4計算之損失準備金額進行計量。集團並未承諾以任何低於市場利率之價格發放貸款，也不以支付現金或發行其他金融工具作為貸款承諾之淨結算。

集團將貸款承諾及財務擔保合同之損失準備列報在預計負債中。但如果一項工具同時包含貸款和未使用之承諾，且集團不能把貸款部分與未使用之承諾部分產生之預期信用損失區分開，那麼兩者之損失準備一並列報在貸款之損失準備中，除非兩者之損失準備合計超過了貸款賬面總額，則將損失準備列報在預計負債中。

2.8 金融工具之抵銷

當有合法權利可將已確認之金融資產及負債作出抵銷及當有意進行淨額結算或同時將資產變現並還清負債時，該金融資產及負債會被抵銷並以淨額於綜合財務狀況表列賬。

2.9 外幣換算

(甲) 功能及顯示貨幣

每個集團公司財務報表內之項目均以該公司營運所在之第一經濟環境所用之貨幣作結算「功能貨幣」。綜合財務報表則以銀行之功能貨幣及集團之顯示貨幣，即港幣，列賬。

(乙) 交易與結餘

外幣交易均按成交日期之匯率或如有重估按估值折算為功能貨幣。該等交易之結算及以外幣結算之貨幣資產與負債按年結日之匯率折算所得之匯算盈虧於綜合全面收益表內確認。

Summary of Material Accounting Policies (Continued)

2.7 Financial guarantee contracts and loan commitments

Financial guarantee contracts are contracts that require the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due, in accordance with the terms of a debt instrument. Such financial guarantees are given to banks, financial institutions and others on behalf of customers to secure loans, overdrafts and other banking facilities.

Financial guarantee contracts are initially measured at fair value and subsequently measured at the higher of:

- The amount of the loss allowance; and
- The premium received on initial recognition less income recognised in accordance with the principles of HKFRS 15

Loan commitments provided by the Group are measured as the amount of loss allowance (calculated as described in note 3.1.4). The Group has not provided any commitment to provide loans at a below-market interest rate, or that can be settled net in cash or by delivering or issuing another financial instrument.

For loan commitments and financial guarantee contracts, the loss allowance is recognised as a provision. However, for contracts that include both a loan and an undrawn commitment and the Group cannot separately identify the expected credit losses on the undrawn commitment component from those on the loan component, the expected credit losses on the undrawn commitment are recognised together with the loss allowance for the loan. To the extent that the combined expected credit losses exceed the gross carrying amount of the loan, the expected credit losses are recognised as a provision.

2.8 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the consolidated statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

2.9 Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The consolidated financial statements are presented in Hong Kong dollars, which is the Bank's functional currency and the Group's presentation currency.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are remeasured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated statement of comprehensive income.

2 重大會計政策 (續)

2.9 外幣換算 (續)

(乙) 交易與結餘 (續)

以外幣結算及被界定為以公平價值計量且其變動計入其他綜合收益標準之貨幣證券之公平價值變動被分為兩部分換算差異：產生自證券已攤銷成本值之變動及證券賬面值之其他變動。攤銷成本值變動之換算差異於綜合全面收益表確認，而賬面值其他變動之換算差異則確認於權益。

非貨幣項目之折算盈虧則計入公平價值盈虧之部份，例如被界定為以公平價值計量且其變動計入其他綜合收益之股票，其折算盈虧已包括在權益內之投資重估儲備

2.10 物業、裝置及設備

行址乃自用物業，並因為於租賃開始時該租賃物業之土地及樓宇部份之成本並不能被可靠地分配，因此被視作財務租賃處理。行址按往年所作出之估值減累積折舊及減值虧損列賬。

於採用香港會計準則第16號時，以1995年9月30日以前所作之重估作為物業，裝置及設備之量度基準之公司可被豁免要在往後要作定期重估之規定，不過該等公司一定不能於1995年後以重估模式量度其物業，裝置及設備。

自1995年9月30日始，行址並無作進一步重估。集團採用香港會計準則第16號第80A段之過渡性規定，可豁免對行址作定期重估。

於1995年9月30日以前所作之重估數額變為其於香港會計準則第16號下作將來量度之認作成本。

成本包括直接屬於置入該等資產之開支。其後之成本只會在該款項有可能為集團帶來未來經濟效益及該款項之成本能被可靠計算時才誌入資產之賬面值內，或如合適時，確認為另一資產。所有其他修繕及保養費用則在其耗出之財政期間內於綜合全面收益表開銷。

行址 行址按成本減累積折舊列賬。屬於土地之行址價值之部分以其租賃期折舊，而屬於樓宇之部分則以直線法按其剩餘之預計可使用年限予以折舊。

租賃資產改良工程 行址之剩餘可使用年限。

傢俬、裝置及設備 傢俬、裝置及設備按成本減累積折舊及累積減值虧損列賬。傢俬，設備及在自置物業之固定裝置之折舊乃在購入當年按成本撥備20%後，依照餘額遞減法，每年以10%計算。租賃物業之固定裝置之折舊按租賃剩餘部分的直線法計算。

Summary of Material Accounting Policies (Continued)

2.9 Foreign currency translation (Continued)

(b) Transactions and balances (Continued)

Changes in the fair value of monetary securities denominated in foreign currency and classified as FVOCI are analysed between translation differences resulting from changes in the amortised cost of the securities and other changes in the carrying amount of the securities. Translation differences related to changes in the amortised cost are recognised in the consolidated statement of comprehensive income, and other changes in the carrying amount are recognised in equity.

Translation differences on non-monetary items are reported as part of the fair value gain or loss. Translation differences on non-monetary items, such as equities classified as FVOCI, are included in the investment revaluation reserve in equity.

2.10 Property, plant and equipment

Bank premises represent those properties held for own use and are treated as finance lease since the costs of land and building elements of the leasehold properties cannot be allocated reliably at the inception of the lease. Bank premises are stated at valuation made in prior years less accumulated depreciation charge and impairment losses.

On adoption of HKAS 16 entities that measured property, plant and equipment based on revaluation performed prior to 30 September 1995 were exempted from the requirement to make regular revaluations prospectively, provided that these entities did not measure their property, plant and equipment using the revaluation model subsequent to 1995.

Effective from 30 September 1995, no further revaluations of bank premises have been carried out. The Group has adopted the transitional provision in paragraph 80A of HKAS 16, which provides exemption from the need to make regular revaluation of bank premises.

The revalued amount made prior to 30 September 1995 became a deemed cost as the revaluation date for subsequent measurement under HKAS 16.

Cost includes expenditure that is directly attributable to the acquisition of the items. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are expensed in the consolidated statement of comprehensive income during the financial period in which they are incurred.

Bank premises Bank premises are stated at cost less accumulated depreciation. Portion of the bank premises value attributable to the land element is depreciated over the lease term, while portion attributable to the building element is depreciated on a straight line basis over the remaining portion of the useful life.

Leasehold improvements Remaining portion of the useful life of the bank premises.

Furniture, fixtures & equipment Furniture, fixtures and equipment are stated at cost less accumulated depreciation and accumulated impairment losses. Depreciation for furniture, equipment and fixtures at owned premises is calculated at 10% per annum on a reducing balance basis after an initial provision of 20% on cost in the year of purchase. Depreciation for fixtures at leased premises is calculated on straight line basis over the remaining portion of the lease.

2 重大會計政策 (續)

2.10 物業、裝置及設備 (續)

於每個報告期末，資產之剩餘價值及其可使用年限當被評檢，並如合適時被調整。每當有事件或情況上之改變而顯示該等受攤銷之資產賬面值有不能回收之可能時，該資產當被減值評檢。

若資產之賬面值較其估計可收回額為大時，其賬面值將立即被減記至其可收回額。資產之可以收回額為其公平價值減出售開支及其使用價值兩者間較高者。

出售之溢利及虧損乃計算自出售所得款項與賬面值之比較數額。

2.11 投資物業

不被綜合集團內之公司所使用而被持有作長期租金收入或作資本增值或兩者皆是之物業被界定為投資物業。

投資物業最初以其成本並包括相關之交易成本入賬。

投資物業於最初確認後按獨立專業測量師以公開市場基礎所作出之估計公平價值入賬。如欠缺以公開市場基礎所作出之估計公平價值之資料時，另外之估值方法當被採用，例如於活躍程度較少之市場所得之近期價格或現金流量預測之折讓額。該等估值乃按照香港測量師學會所發出之物業估值準則而釐定。

置入後之開支只會在該款項有可能為集團帶來未來經濟效益及該款項之成本能被可靠計算時才記入資產之賬面值內。該款項以成本減值列賬，並包括在投資物業賬面值內。當該款項開始產生經濟效益時，其以公平價值作量度。所有其他修繕及保養費用則在其耗出財政期間內於全面收益表開銷。

公平價值之變動直接記入全面收益表。

如投資物業被轉為自用，其當被重新分類為自用物業，而其於重新分類日期之公平價值則成為其會計上之成本。若因一項自用物業之用途改變從而使其變為投資物業，則根據會計準則第16號“物業、裝置及設備”，該項目之賬面值及公平價值間之差額於轉賬當日記入其他全面收益。但當公平價值盈餘逆轉以往所誌之重估虧損或減值虧損時，該盈餘於全面收益表確認至以往所減低之數額。

Summary of Material Accounting Policies (Continued)

2.10 Property, plant and equipment (Continued)

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. The recoverable amount is the higher of the asset's fair value less costs to sell and value in use.

Gains and losses on disposals are determined by comparing proceeds with carrying amount.

2.11 Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the companies in the consolidated Group, is classified as investment property.

Investment property is measured initially at its cost, including related transaction costs.

After initial recognition, investment properties are measured at fair value assessed by professional valuers on the basis of open market value. If information of open market value is not available, alternative valuation methods are used such as recent prices on less active markets or discounted cash flow projections. These valuations are performed in accordance with valuation standards on properties published by the Hong Kong Institute of Surveyors.

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The item is stated at cost less impairment and is included in the carrying amount of investment properties. Once the item begins to generate economic benefits, it is then measured at fair value. All other repairs and maintenance costs are expensed in the statement of comprehensive income during the financial period in which they are incurred.

Any changes in fair value are recognised directly in the statement of comprehensive income.

If an investment property becomes owner-occupied, it is reclassified as premises, and its fair value at the date of reclassification becomes its cost for accounting purposes. If an item of premises becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is recognised in other comprehensive income as a revaluation of premises under HKAS 16 "Property, Plant and Equipment". However, if a fair value gain reverses a previous revaluation loss or impairment loss, the gain is recognised in the statement of comprehensive income up to the amount previously debited.

2 重大會計政策 (續)

2.12 非財務資產之減值

擁有無限可使用年期之資產不予攤分，但每年作減值測檢，並於有事情發生或情況有變時而顯示其賬面值不能被收回時作減值評審。資產之賬面值所超越其可收回價值之數額當被確認為減值虧損。可收回價值則為一項資產之公平價值減出售開支及其使用價值兩者間之較高者。資產於可分開及可辨現金流量之最低層次（即現金生產單位）作出分組以作減值評估用途。已受減值之非商譽資產則於每一報告日對撤銷其減值之可能性作出檢測。

2.13 本期及遞延所得稅

本期之稅務支出包括本期及遞延稅項。稅項於綜合全面收益表確認，此乃除了部分因其相關事項直接於權益確認時，該等稅項亦於權益確認。

本期所得稅乃按照於報告期末在公司之附屬公司所運作及產生應課稅收益之國家已生效或基本上已生效之稅率而計算。管理層於有稅例需作闡明時會定期評估報稅表內之數額，於適當時對其預計需付予稅務機關之款項作出撥備。

資產及負債之納稅基礎與其於財務報表內之賬面值兩者間之暫時性差異已按負債法撥備遞延所得稅。遞延所得稅乃按在報告期末已生效或基本上已生效及預計當有關之遞延所得稅資產實現或遞延所得稅負債支付時仍有效之稅率及法例而計算。

主要暫時性差異來自物業，裝置及設備之折舊，行址之重估，帶往未來之稅損。然而，如遞延所得稅產生自非商業合併之資產或負債之最初確認而於該交易時其會計或稅務損益均不受影響之情況下，該遞延所得稅不被確認。

遞延所得稅資產只限於未來可能有應課稅溢利予以抵銷其暫時性差異時才作確認。

在附屬公司所作之投資而產生之遞延所得稅暫時性差異均被確認，但當該暫時性差異轉回之時間能被集團控制而該暫時性差異在可見將來不會轉回時則除外。

從可供帶往將來之稅損所持之稅務影響只限於未來可能有應課稅溢利予以利用該稅損時才確認為資產。

Summary of Material Accounting Policies (Continued)

2.12 Impairment of non-financial assets

Assets that have an indefinite useful life are not subject to amortisation, but are tested annually for impairment and are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Assets other than goodwill that suffered impairment are reviewed for possible reversal of the impairment at each reporting date.

2.13 Current and deferred income tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in the consolidated statement of comprehensive income, except to the extent that it relates to items recognised directly in equity. In this case, the tax is also recognised in equity.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the country where the company's subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is provided, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

The principal temporary differences arise from depreciation of property, plant and equipment, revaluation of bank premises and tax losses carried forward. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

The tax effects of income tax losses available for carry forward are recognised as an asset when it is probable that future taxable profits will be available against which these losses can be utilised.

2 重大會計政策 (續)

2.14 員工福利

(甲) 員工休假享有權

員工享有之年假於獲取享有權時被確認。員工截至報告期末因其提供服務而所享年假之估計負債已被撥存準備。

員工享有之病假及產假於其休假時才作確認。

(乙) 退休金責任

集團內之公司提供界定供款強制性公積金予集團所有合資格員工。該等公積金之供款乃支付至由受託人管理之基金內。

集團因應界定供款計劃而作強制性、合約性或自願性供款至公眾或私人管理之退休金保險計劃。當供款已付後，集團並無再作額外支付之責任。供款當於應付時確認為員工福利支出，並因員工在全數取得既得之利益前退出計劃而被沒收之僱主供款而獲扣減。預付供款只於在有可能有現金退款或未來繳款獲取減免時才被確認為資產。

(丙) 長期服務金

在本集團內已完成了規定服務年資之集團合資格僱員，如終止僱傭關係時，可根據香港僱傭條例領取長期服務金，前提是該終止僱傭關係符合香港僱傭條例規定之情況。

於2022年6月，香港政府頒佈了《2022年僱傭及退休計劃法例（抵銷安排）（修訂）條例》（「修訂條例」），該條例已於2025年5月1日（「過渡日期」）生效。根據修訂條例，僱主根據強制性公積金計劃（「強積金福利」）所做之強制性供款所產生之累算權益將不再有資格抵銷在過渡日期或之後產生之長期服務金部分（「LSP」）。用於計算過渡日期之前累積之LSP部分之最後月工資之計算基礎也改變了。

於2023年7月，香港會計師公會發布了《香港廢除MPF/LSP抵銷機制之會計影響》（「指引」），就廢除抵銷機制之會計考慮提供了清晰和詳細之指引。該指引澄清，修訂條例頒佈後，LSP不再是原本打算作為「單純供款計劃」之實際的權宜之計。

就預計未來可能支付之長期服務金，集團已確認撥備。該撥備乃根據員工截至報告期末為本集團提供服務而賺取之未來可能付款之最佳估計而計算。

Summary of Material Accounting Policies (Continued)

2.14 Employee benefits

(a) Employee leave entitlements

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the end of the reporting period.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

(b) Pension obligations

Group companies offer defined contribution mandatory provident funds to all eligible employees of the Group. The funds are provided through payments to trustee-administered funds.

For defined contribution plans, the Group pays contributions to publicly or privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due and are reduced by contributions forfeited by those employees who leave the scheme prior to vesting fully in the contributions. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(c) Long service payments

The Group's eligible employees who have completed a required number of years of service to the Group are eligible for long service payments under the Hong Kong Employment Ordinance in the event of the termination of their employment, provided that such termination meets the circumstances specified in the Hong Kong Employment Ordinance.

In June 2022, the Hong Kong Government enacted the Employment and Retirement Schemes Legislation (Offsetting Arrangement) (Amendment) Ordinance 2022 (the "Amendment Ordinance") which will be effective from 1 May 2025 (the "Transition Date"). Under the Amendment Ordinance, any accrued benefits attributable to the employer's mandatory contributions under mandatory provident fund scheme ("MPF Benefits") of an entity would no longer be eligible to offset against its obligations on long service payment ("LSP") for the portion of the LSP accrued on or after the Transition Date. There is also a change in the calculation basis of last monthly wages for the portion of the LSP accrued before the Transition Date.

In July 2023, the HKICPA published "Accounting implications of the abolition of the MPF-LSP offsetting mechanism in Hong Kong" (the "Guidance") which provides clarified and detailed guidance on the accounting considerations relating to the abolition of the offsetting mechanism. The Guidance clarified that following the enactment of the Amendment Ordinance, LSP is no longer a 'simple type of contributory plans' to which the practical expedient had been intended to apply.

A provision is recognised in respect of the probable future long service payments expected to be made. The provision is based on the best estimate of the probable future payments which have been earned by the employees from their service to the Group to the end of the reporting period.

2 重大會計政策 (續)

2.15 有關連人士

就本財務報表而言，若一人或機構能控制、聯合控制集團或對集團有重大影響力；或是同一財務報表集團之成員，例如母公司、附屬公司及同集團附屬公司；或是集團之聯營公司或合資機構；或集團或母公司之主要管理員工；又若此人或機構及集團乃被共同控制時，此人或機構被視作與集團有關連。有關連人士可以為個人或機構。

2.16 準備

當集團因過往事項而引致有法律或推定之責任，而此責任極有可能引致資源上之支出及其數額已被可靠地估計時，準備當被確立。

當有數個相類似之責任時，該組責任當被整體地考慮以決定其需要支付之可能程度，因此就算該同一組別之責任內有個別一項之支出可能程度很小，準備也被確立。

準備乃按一個能反映現時市場對金錢之時間值之評估及該責任特有風險之稅前利率而計算用以支付該責任之預計支出之現值。因時間推移而產生之準備增加則確認為利息支出。

2.17 現金及等同現金項目

現金及等同現金項目包括原到期日為3個月或以下之庫存現金、存放同業及中央銀行款項、定期拆放同業款項及外匯基金票據，並為可立即兌換至已知數額之現金，且該等項目受到價值變動風險並不明顯。

Summary of Material Accounting Policies (Continued)

2.15 Related parties

For the purposes of these financial statements, a party is considered to be related to the Group if that party controls, jointly controls or has significant influence over the Group; is a member of the same financial reporting group, such as parents, subsidiaries and fellow subsidiaries; is an associate or a joint venture of the Group; is a key management personnel of the Group or parents, or where the Group and the party are subject to common control. Related parties may be individuals or entities.

2.16 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditure expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as interest expense.

2.17 Cash and cash equivalents

Cash and cash equivalents include cash in hand, balances with banks and central bank, placements with banks and exchange fund papers with original maturities of three months or less, that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

2 重大會計政策 (續)

2.18 租賃

租賃於其租賃資產可供集團使用之日期被確認為一項有使用權資產及一項相關負債。相對集團為租賃者之房產租賃，集團已選擇不去區分租賃及非租賃部分，而將其作為單一租賃成分處理。

自租賃所產生之資產與負債於最初以現價值量度。租賃負債包括以下租賃付款之現價淨值：

- 固定付款(包括本質上之固定付款)，減所有應收租賃優惠
- 根據指數或比率所定之可變動租賃付款，其最初以開始日之指數或比率量度
- 集團預計會支付作剩餘價值保證之金額
- 購買權之行使價，如集團有合理之確定性會行使該權利
- 取消租賃罰款之支付，如租賃期反映集團會行使該選擇，及
- 於合理地能確定之租約延期條款下所要支付之租賃付款亦當計算入負債之量度內。

租賃所付款項乃以租約內在之利率作貼現。如該利率不能被容易地決定，集團內之租賃大都如此，則租賃者之增加借貸利率當被採用，此乃一個個別之租賃者需支付之利率用以於相似經濟境內，以相似條款，抵押及情況下借貸以購買與有使用權資產同值之資產。

根據潛在資產之性質以及租賃之條款和條件，承租人在確定租賃之增量借款利率時可以參考易於觀察之利率作為起點(例如，承租人已經支付或將支付借款來購買所租賃之資產類型，或在決定適用於財產租賃之折現率時之財產收益率)。

集團在決定其增加借貸利率時以近期從第三者之融資作出發點，並調整自收取第三者融資後財務狀況之改變。當近期第三者融資不存在時，集團用一個增進方法，由一個零風險之利率加入租賃之信貸風險及調整租賃獨有因素而成。租賃付款被分為本金及融資支出二部份。融資支出確認於租約期內之損益賬用以產生一個作為每期餘下負債之固定定期利率。

有使用權資產以包含以下項目之成本量度：

- 租賃負債最初所量度之數額，
- 於開始日或之前所付之任何租賃付款減任何已收取之租賃優惠，
- 任何最初之直接開支；及
- 還原開支。

Summary of Material Accounting Policies (Continued)

2.18 Leases

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group. For leases of real estate for which the Group is a lessee, it has elected not to separate lease and non-lease components and to treat these as a single lease component.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- Fixed payments (including in-substance fixed payments), less any lease incentives receivable
- Variable lease payment that are based on an index or a rate, initially measured using the index or rate as at the commencement date
- Amounts expected to be payable by the Group under residual value guarantees
- The exercise price of a purchase option if the Group is reasonably certain to exercise that option
- Payments of penalties for terminating the lease, if the lease term reflects the Group exercising that option, and
- Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

Depending on the nature of the underlying asset and the terms and conditions of the lease, a lessee may be able to refer to a rate that is readily observable as a starting point when determining its incremental borrowing rate for a lease (for example, the rate that a lessee has paid, or would pay, to borrow money to purchase the type of asset being leased, or the property yield when determining the discount rate to apply to property leases).

To determine the incremental borrowing rate, the Group uses recent third-party financing received as a starting point, where possible, adjusted to reflect changes in financing conditions since the receipt of third party financing. Where recent third-party financing does not exist, the Group uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for the leases and makes adjustments for factors specific to the lease. Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability,
- any lease payments made at or before the commencement date less any lease incentives received,
- any initial direct costs, and
- restoration costs.

2 重大會計政策 (續)

2.18 租賃 (續)

有使用權資產乃以直線法按該資產之可用期限及租賃年期兩者較短之期限予以折舊。如集團將合理地肯定會行使購買權時，則有使用權資產會按該租賃資產之可使用期限予以折舊。

與短期租賃及低價值資產之租賃有關之付款以直線法於損益賬內確認為支出。短期租賃乃租賃期為12個月或以下之租賃。低價值租賃則包括電腦器材及辦公室之小型家具。

集團作為出租業主之營運租賃所帶來之租金收入以直線法按租賃期確認為收入。

3 財務風險管理

集團之活動使其面對不同之財務風險，而該等活動包含着對某程度之風險或風險組合之分析、評審、接受及管理。風險承擔乃財經業務之核心，而營運風險乃經營業務上不能逃避之結果。因此集團之目標乃於風險及回報之間取得合適之平衡及將集團財務表現上之可能不良影響降至最低。

集團之風險管理政策用於辨別及分析該等風險，制定適合之風險限制及監控與利用可靠及即時資料系統監察風險及管制其遵守。集團不時檢討其風險管理政策及系統以便為市場、產品及新興之最佳做法作出反映。

風險管理政策由董事局所批准。財務風險乃經過與集團營運單位緊密合作下被辨別、評審及監控。董事局為以下範圍，例如信貸風險、利率風險及流動資金風險提供書面政策或指引。此外，內部審核組負責為風險管理及監控環境進行獨立檢查。

主要之風險類別為信貸風險、流動資金風險、市場風險及營運風險。市場風險包括貨幣風險、利率及其他價值風險。

3.1 信貸風險

集團承受信貸風險，亦即交易對手因不能償付其債務而使集團引致財務損失。經濟上或於集團貸款組合內某一個客戶之財政健康上之不利改變均能產生一些與報告期末之撥備有所不同之損失。因此管理層當小心監控其信貸風險承擔。信貸承擔主要來自貸款及放款，而資產負債表外之財務安排，例如貸款承擔亦產生信貸風險。信貸風險之管理及監控由所有負有責任之員工進行並由高級管理層作嚴密監督。

Summary of Material Accounting Policies (Continued)

2.18 Leases (Continued)

Right-of-use assets are depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

Payments associated with short-term leases and leases with low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less. Low-value leases comprise computer equipment and small items of office furniture.

Lease income from operating leases where the Group is a lessor is recognised in income on a straight-line basis over the lease term.

Financial Risk Management

The Group's activities expose it to a variety of financial risks and those activities involve the analysis, evaluation, acceptance and management of some degree of risk or combination of risks. Taking risk is core to the financial business, and the operational risks are an inevitable consequence of being in business. The Group's aim is therefore to achieve an appropriate balance between risk and return and minimise potential adverse effects on the Group's financial performance.

The Group's risk management policies are designed to identify and analyse these risks, to set appropriate risk limits and controls, and to monitor the risks and adherence to limits by means of reliable and up-to-date information systems. The Group regularly reviews its risk management policies and systems to reflect changes in markets, products and emerging best practice.

Risk management policies are approved by the Board of Directors. Financial risks are identified, evaluated and managed in close co-operation with the Group's operating units. The Board provides written policies or guidelines covering areas, such as credit risk, interest rate risk and liquidity risk. In addition, internal audit is responsible for the independent review of risk management and the control environment.

The major types of risk are credit risk, liquidity risk, market risk and operational risks. Market risk includes currency risk, interest rate and other price risks.

3.1 Credit risk

Credit risk is the risk that a counterparty causes a financial loss to the Group by failing to discharge an obligation. Adverse changes in the economy, or in the health of a particular customer, could result in losses that are different from those provided for at the end of the reporting period. Management therefore carefully manages its exposure to credit risk. Credit exposures arise principally in loans and advances. There is also credit risk in off-balance sheet financial arrangements such as loan commitments. The credit risk management and control are performed by all responsible staff under close supervision by senior management.

3 財務風險管理 (續)

3.1 信貸風險(續)

3.1.1 信貸風險管理

集團對每一項被分辨出之信貸風險重大比重作出管理，特別是對個別交易對手及組別及對各行業。集團為其相對於單一貸款人或貸款人組別及行業分類之風險承受額設置限制，從而控制信貸風險程度。該等風險以連續方式監控，並於有需要時接受定期或臨時之檢核。

信貸風險承擔之監控乃以對貸款人及潛在貸款人於償還貸款利息及本金之能力作出定期分析及於適當時改變該等借貸限額，該等信貸承擔亦能以取得抵押品及公司與貸款人之個人擔保而被減輕。

(甲) 抵押品

集團實施關於接受特定抵押品種類之指引。貸款及放款之主要抵押品類型為：

- 住宅及商業物業之按揭；
- 股票抵押；及
- 存款質押。

客戶放款一般均為有抵押。此外，集團於注意到個別相關貸款有減值指示後當立即自交易對手徵求額外押抵。

(乙) 與信貸有關之承擔

此等工具之主要目的乃確保當客戶有需要時能有資金供其運用。擔保及備用信用狀乃集團所作出如其客戶不能支付其承擔予第三者時會代為支付之不可撤回承諾，其信貸風險與放款相同。押匯及商業信用狀為集團代客所發之書面保證並授權第三者於特定條款及情況下可向集團支取至規定金額之匯票，其相關之由貸款人提供之抵押品已被用作抵押。

借貸承擔為以放款、擔保或信用狀等形式所貸予客戶之未用授權部分。對此等借貸承擔之信貸風險，集團之潛在損失等同於未用承擔之總額，然而可能之虧損額會較未用承擔之總額為少，因大部分信貸承擔均有要求客戶保持特定信貸標準之附帶條件。

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.1 Credit risk management

The Group manages concentrations of credit risk wherever they are identified – in particular, to individual counterparties and groups, and to industries. The Group controls the levels of credit risk it undertakes by placing limits on the amount of risk accepted in relation to one borrower, or groups of borrowers, and to industry segments. Such risks are monitored on a continuous basis and subject to periodic or ad hoc reviews, when considered necessary.

Exposure to credit risk is managed through regular analysis of the ability of borrowers and potential borrowers to meet interest and capital repayment obligations and by changing these lending limits where appropriate. Exposure to credit risk is also mitigated in part by obtaining collateral and corporate and personal guarantees from the borrowers.

(a) Collateral

The Group implements guidelines on the acceptability of specific classes of collateral. The principal collateral types for loans and advances are:

- Mortgages over residential and commercial properties;
- Charges over equities; and
- Pledges over deposits.

Loans and advances to customers are generally secured. In addition, the Group will seek additional collateral from the counterparty as soon as impairment indicators are noticed for the relevant individual loans and advances.

(b) Credit-related commitments

The primary purpose of these instruments is to ensure that funds are available to a customer as required. Guarantees and standby letters of credit - which represent irrevocable assurances that the Group will make payments in the event that a customer cannot meet its obligations to third parties carry the same credit risk as loans. Documentary and commercial letters of credit - which are written undertakings by the Group on behalf of a customer authorising a third party to draw drafts on the Group up to a stipulated amount under specific terms and conditions - are secured by the underlying collaterals provided by the borrowers.

Commitments to extend credit represent unused portions of authorisations to extend credit in the form of loans, guarantees or letters of credit. With respect to credit risk on commitments to extend credit, the Group is potentially exposed to loss in an amount equal to the total unused commitments. However, the likely amount of loss is less than the total unused commitments, as most commitments to extend credit are contingent upon customers maintaining specific credit standards.

3 財務風險管理 (續)

3.1 信貸風險 (續)

3.1.2 計入持有抵押及其他信貸提升品前之最大信貸風險承擔

集團

最大承擔

資產負債表內資產之信貸風險承擔如下：

存放同業及中央銀行款項

拆放同業款項

以公平價值計量且其變動計入其他綜合收益之投資債務證券

客戶放款：

個人貸款：

- 透支

公司企業貸款：

- 投資公司

- 中小型企業 (中小企)

資產負債表外項目之信貸風險承擔如下：

- 貸款承擔及其他信貸有關之負債

於12月31日

以上表格所列載乃集團於2025年及2024年12月31日未計入所持抵押或其他信貸提升之信貸風險承擔最壞情況。就資產負債表內資產而言，以上列出之承擔以綜合財務狀況表內所報告之賬面淨額為根據。

管理層基於以下理由有信心能繼續監控及保持集團自貸款組合所產生之信貸風險承擔在最低水平：

- 100%之貸款組合乃評定為內部評級系統之最高等級 (2024年：100%)；
- 客戶放款組合內大部分為按揭貸款及物業投資貸款，均有抵押支持；
- 100%之貸款組合被定為非過期或非減值 (2024年：100%)；及
- 集團以嚴格之甄選程序處理貸款批核。

信貸風險之抵銷，抵押及其他信貸提升品

集團採用不同之技術用以減低自借貸及同業拆放活動所產生之信貸風險。可執行之法律文件確立集團擁有對任何所提供之抵押、擔保品或其他信貸提升品之直接，不可被推翻及無條件追索權。

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.2 Maximum exposure to credit risk before collateral held or other credit enhancements

The Group

Maximum exposure

	2025	2024
	HK\$	HK\$
Credit risk exposures relating to on-balance sheet assets are as follows:		
Balances with banks and central bank	17,218,195	8,655,055
Placements with banks	233,029,509	161,047,641
Investment debt securities measured at FVOCI	209,035,244	179,715,020
Loans and advances to customers :		
Loans to individuals :		
- Overdrafts	-	6,918,393
Loans to corporate entities :		
- Investment companies	163,076,418	189,401,587
- Small and medium size enterprises (SMEs)	7,892,255	6,992,265
Credit risk exposures relating to off-balance sheet items are as follows:		
- Loan commitments and other credit related liabilities	32,799,557	15,903,763
At 31 December	663,051,178	568,633,724

The above table represents a worst case scenario of credit risk exposure to the Group at 31 December 2025 and 2024, without taking into account any collateral held or other credit enhancements attached. For on-balance sheet assets, the exposures set out above are based on net carrying amounts as reported in the consolidated statement of financial position.

Management is confident in its ability to continue to control and sustain minimal exposure of credit risk to the Group resulting from its loan and advances portfolio based on the following :

- 100% of the loans and advances portfolio is categorised in the top grade of the internal rating system (2024 : 100%);
- Mortgage loans and properties investment loans, which represent the majority of the loans and advances portfolio, are backed by collateral;
- 100% of the loans and advances portfolio is considered to be neither past due nor impaired (2024 : 100%); and
- The Group has a stringent selection process in granting loans and advances.

Credit risk mitigation, collateral and other credit enhancements

The Group uses a variety of techniques to reduce the credit risk arising from its lending and money market activities. Enforceable legal documentation establishes the Group's direct, irrevocable and unconditional recourse to any collateral, security or other credit enhancements provided.

3 財務風險管理 (續)

3.1 信貸風險(續)

3.1.2 計入持有抵押及其他信貸提升品前之最大信貸風險承擔 (續)

信貸風險之抵銷，抵押及其他信貸提升品(續)

以下列表描述每類財務資產之所持有抵押及其財務影響：

存放及拆放同業	此等風險承擔一般因其交易對手之性質而被視為低信貸風險。此等款項一般並無抵押。
存放中央銀行款項	該等風險承擔乃存放香港金融管理局外匯基金交易戶口之結餘，並為無抵押。由於交易對手之性質，此等風險承擔被視為極低信貸風險。
以公平價值計量且其變動計入其他綜合收益之投資債務證券	此等風險承擔只包括投資於由香港政府發行之外匯基金票據，而亦因為發行者之性質被視為極低信貸風險。外匯基金票據以無抵押形式發行。
客戶放款	此等風險承擔根據其抵押品及給予客戶之貸款類別而可分為有抵押，部份抵押或無抵押。主要之抵押品類別包括住宅物業、其他物業及股票。集團亦利用個人擔保作信貸提升。於2025年12月31日，客戶放款之抵押比率乃100% (2024年：100%)。
或然負債及承擔	或然負債及承擔之類別及性質已顯示在附註25內。對於可於未有預先通知而無條件取消之風險承擔，集團於貸款人信貸質素變差時，當收回所給予貸款人之貸款，因此，此等承擔對集團並不構成重大信貸風險。於2025年12月31日，或然負債及承擔之抵押比率超過100% (2024年：超過100%)。

如以上分析所述，存放中央銀行款項之信貸風險被視為極低，於附註3.1.3至附註3.1.8只詳細分析客戶放款，以公平價值計量且其變動計入其他綜合收益之投資債務證券，或然負債及承擔及存放及拆放同業款項之信貸風險，預期信用損失計量及損失準備。

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.2 Maximum exposure to credit risk before collateral held or other credit enhancements (Continued)

Credit risk mitigation, collateral and other credit enhancements (Continued)

The table below describes the nature of collateral held and their financial effect by class of financial asset:

Balances and placements with banks	These exposures are generally considered to be low credit risk due to the nature of the counterparties. Collateral is generally not sought on these balances.
Balances with central bank	These exposures are the outstanding balances at the Hong Kong exchange fund settlement account with Hong Kong Monetary Authority, which are unsecured. They are considered to be of very low credit risk due to the nature of the counterparty.
Investment debt securities measured at FVOCI	These exposures comprise solely of investments in exchange fund bills issued by the Hong Kong government and are considered to be very low credit risk due to the nature of the issuer. Exchange fund bills are issued on unsecured basis.
Loans and advances	These exposures are secured, partially secured or unsecured depending on the type of collateral and type of facilities offered to customers. The major types of collateral taken include residential properties, other properties, bank deposits and shares. Personal guarantees are also obtained by the Group for credit enhancement. As at 31 December 2025, the collateral coverage of loans and advances to customers is 100% (2024: 100%).
Contingent liabilities and commitments	The components and nature of contingent liabilities and commitments are disclosed in Note 25. Regarding the commitments that are unconditionally cancellable without prior notice, the Group would withdraw the credit facilities extended to borrowers in case their credit quality deteriorates. Accordingly, these commitments do not expose the Group to significant credit risk. As at 31 December 2025, the collateral coverage of contingent liabilities and commitments is over 100% (2024: over 100%).

While the credit risk of balances with central bank is considered to be very low, as stated in the above analysis, the credit risk, expected credit loss measurement and loss allowances of loans and advances, investment debt securities measured at FVOCI, contingent liabilities and commitments, balances and placements with banks and investment debt securities measured at FVOCI are analysed in detail from note 3.1.3 to note 3.1.8.

3 財務風險管理 (續)

3.1 信貸風險(續)

3.1.3 客戶放款、銀行同業拆放及以公平價值計量且其變動計入其他綜合收益之投資債務證券

客戶放款、銀行同業拆放及以公平價值計量且其變動計入其他綜合收益之投資債務證券概述如下：

集團	The Group	2025年12月31日 31 December 2025 非過期或減值 Neither past due nor impaired HK\$	2024年12月31日 31 December 2024 非過期或減值 Neither past due nor impaired HK\$
客戶放款	Loans and advances	170,968,673	203,312,245
銀行同業拆放	Placements with banks	233,029,509	161,047,641
以公平價值計量且其變動計入其他綜合收益之投資債務證券	Investment debt securities measured at FVOCI	209,035,244	179,715,020

於2025年及2024年12月31日，並無已過期但未減值之貸款，放款銀行同業拆放及以公平價值計量且其變動計入其他綜合收益之投資債務證券或已減值之貸款及放款。貸款組合內非過期或非減值貸款及銀行同業拆放之信貸品質按集團所採用之內部評級系統均被評為滿意。

於是年度內集團並未因收回所持抵押而獲取任何資產(2024年：無)。於2025年12月31日集團亦無收回資產(2024年：無)。

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.3 Loans and advances, placements with banks and investment debt securities measured at FVOCI

Loans and advances, placements with banks and investment debt securities measured at FVOCI are summarised as follows :

There were no loans and advances, placements with banks and investment debt securities measured at FVOCI that were past due but not impaired nor loans and advances that were impaired at 31 December 2025 and 2024. The credit quality of the portfolio of loans and advances and placements with banks that were neither past due nor impaired was of satisfactory grading by reference to the internal rating system adopted by the Group.

During the year, the Group did not obtain any assets by taking possession of collateral held as security (2024 : Nil). The Group has no repossessed assets as at 31 December 2025 (2024 : Nil).

3 財務風險管理(續)

3.1 信貸風險(續)

3.1.4 預期信用損失計量

香港財務報告準則第9號規定了一個自初始確認之後信用品質發生“三階段”變化之減值模型，概述如下：

- 初始確認時未發生信用減值之金融工具進入“第1階段”，且集團對其信用風險進行持續監控。
- 如果識別出自初始確認後信用風險發生顯著增加，則集團將其轉移至“第2階段”，但並未將其視為已發生信用減值之工具。
- 如果金融工具發生信用減值，則將被轉移至“第3階段”。
- 第1階段金融工具之損失準備為未來12個月之預期信用損失，該金額對應為整個存續期預期信用損失中由未來12個月內可能發生之違約事件導致之部分。第2階段或第3階段金融工具之預期信用損失計量整個存續期預期信用損失。
- 根據香港財務報告準則第9號計量預期信用損失時應充分考慮前瞻性資訊。
- 購入或源生已發生信用減值之金融資產是指在初始確認時即存在信用減值之金融資產。這些資產之損失準備為整個存續期之預期信用損失(第3階段)。

香港財務報告準則第9號中之“三階段”信用品質變化之減值模型如下圖所示(未包括購入或源生之已發生信用減值之金融資產)：

第1階段 Stage 1	第2階段 Stage 2	第3階段 Stage 3
(初始確認) (initial recognition)	(自初始確認以來信用風險發生顯著增加) (Significant increase in credit risk since initial recognition)	(發生信用減值) (Credit-impaired assets)
12 個月預期信用損失 12-month expected credit losses	整個存續期預期信用損失 Lifetime expected credit losses	整個存續期預期信用損失 Lifetime expected credit losses

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.4 Expected credit loss measurement

HKFRS 9 outlines a 'three-stage' model for impairment based on changes in credit quality since initial recognition as summarized below:

- A financial instrument that is not credit-impaired on initial recognition is classified in 'Stage 1' and has its credit risk continuously monitored by the Group.
- If a significant increase in credit risk ('SICR') since initial recognition is identified, the financial instrument is moved to 'Stage 2' but is not yet deemed to be credit-impaired.
- If the financial instrument is credit-impaired, the financial instrument is then moved to 'Stage 3'.
- Financial instruments in Stage 1 have their ECL measured at an amount equal to the portion of lifetime expected credit losses that result from default events possible within the next 12 months. Instruments in Stages 2 or 3 have their ECL measured based on expected credit losses on a lifetime basis.
- A pervasive concept in measuring ECL in accordance with HKFRS 9 is that it should consider forward-looking information.
- Purchased or originated credit-impaired financial assets are those financial assets that are credit-impaired on initial recognition. Their ECL is always measured on a lifetime basis (Stage 3).

The 'three-stage' model for impairment based on changes in credit quality under HKFRS 9 (other than purchased or originated credit-impaired financial assets) is summarized in the following table:

3 財務風險管理(續)

3.1 信貸風險(續)

3.1.4 預期信用損失計量(續)

在按照香港財務報告準則第9號計量預期信用損失時，集團採用之關鍵判斷及假設如下：

信用風險顯著增加

當觸發以下一個或多個定量、定性標準或上限指標時，集團認為金融工具之信用風險已發生顯著增加：

定性標準：

對於零售貸款組合，如果借款人滿足以下一個或多個標準：

- 銀行給予借款人較短之還款寬限期
- 直接取消債務
- 展期
- 最近12個月中發生過欠款

對於公司貸款及資金業務組合，如果借款人有重大財政困難和/或該借款滿足以下一個或多個標準：

- 借款人出現業務、財務和/或經濟狀況之重大不利變化
- 實際或預期之寬限期或重組
- 借款人經營情況之實際或預期之重大不利變化
- 預期可能導致違約風險上升之擔保品價值變動
- 出現現金流/流動性問題之早期跡象，例如貸款還款之延期

上限指標

如果借款人在合同付款日後逾期超過30天仍未付款，則視為該金融工具已經發生信用風險顯著增加。

集團為其所持之全部金融工具於每個貸款年度信貸評估及財政年度完結時作出融合前瞻性資訊之有關信用風險顯著有否增加之評估。集團亦監察其用以辨認出信用風險顯著增加之判斷標準，並定期審查其合適性。

3.1.5 違約及已發生信用減值資產之定義

當金融工具符合以下一項或多項條件時，本集團將該金融資產界定為已發生違約，其標準與已發生信用減值之定義一致：

定量標準

借款人在合同付款日後逾期超過90天仍未付款。

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.4 Expected credit loss measurement (Continued)

The key judgements and assumptions adopted by the Group in addressing the requirements of the standard are discussed below:

Significant increase in credit risk (SICR)

The Group considers a financial instrument to have experienced a significant increase in credit risk when one or more of the following qualitative or backstop criteria have been met:

Qualitative criteria:

For retail mortgages or loans, if the borrower meets one or more of the following criteria:

- In short-term forbearance
- Direct debit cancellation
- Extension to the terms granted
- Previous arrears within the last 12 months

For corporate lendings and treasury instruments, if the borrower is on the significant financial difficulty and the lending meets one or more of the following criteria:

- Significant adverse changes in business, financial and/or economic conditions in which the borrower operates
- Actual or expected forbearance or restructuring
- Actual or expected significant adverse change in operating results of the borrower
- Significant change in collateral value which is expected to increase the risk of default
- Early signs of cashflow/liquidity problems such as delay in servicing of loans

Backstop

A backstop is applied and the financial instrument considered to have experienced a significant increase in credit risk if the borrower is more than 30 days past due on its contractual payments.

The assessment of SICR incorporates forward-looking information and is performed at annual credit assessment of each loan/lending and at the end of financial year for all financial instruments held by the Group. The criteria used to identify SICR are monitored and reviewed periodically for appropriateness by the Group.

3.1.5 Definition of default and credit-impaired assets

The Group defines a financial instrument as in default, which is fully aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

Quantitative criteria

The borrower is more than 90 days past due on its contractual payments.

3 財務風險管理(續)

3.1 信貸風險(續)

3.1.5 違約及已發生信用減值資產之定義(續)

定性標準

借款人滿足難以還款的標準，表明借款人發生重大財務困難，示例包括：

- 借款人無力償還款項
- 借款人有現金週轉困難
- 借款人違反合同中對債務人約束之條款
- 借款人很可能破產
- 借款人之競爭地位惡化
- 借款人被降級至低於投資級數水平

上述標準適用於集團所有之金融工具，且與內部信用風險管理所採用之違約定義一致。違約定義已被一致地應用於集團之預期信用損失計算過程中對違約概率(PD)、違約風險敞口(EAD)及違約損失率(LGD)之模型建立。

3.1.6 計量預期信用損失 - 評估過程之說明

根據信用風險是否發生顯著增加以及資產是否已發生信用減值，本集團對不同之資產分別以12個月或整個存續期之預期信用損失計量損失準備。預期信用損失是違約概率(PD)、違約風險敞口(EAD)及違約損失率(LGD)三者之乘積折現後之結果。相關定義如下：

- 違約概率是指借款人在未來12個月或在整個剩餘存續期，無法履行其償付義務之可能性(其中違約及信貸減值之定義於上列示)。
- 違約風險敞口是指，在未來12個月或在整個剩餘存續期中，在違約發生時，本集團應被償付之金額。
- 違約損失率是指本集團對違約敞口發生損失程度作出之預期。根據交易對手之類型、追索的方式和優先順序，以及擔保品或其他信用支持之可獲得性不同，違約損失率也有所不同。

本集團通過預計未來各月份中單個敞口或資產組合之違約概率、違約損失率及違約風險敞口，來確定預期信用損失。本集團將這三者相乘並折現至報告日並加總。預期信用損失計算中使用之折現率為初始實際利率或其近似值。

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.5 Definition of default and credit-impaired assets (Continued)

Qualitative criteria:

The borrower meets unlikelihood to pay criteria, which indicates the borrower is in significant financial difficulty. These are instances where:

- The borrower is insolvent
- There are cash flow difficulties experienced by the borrower
- The borrower is in breach of loan covenants or conditions
- The borrower is probable to initiate bankruptcy proceedings
- The borrower's competitive position has deteriorated
- The borrower is downgraded below investment grade level

The criteria listed above have been applied to all financial instruments held by the Group and are consistent with the definition of default used for internal credit risk management purposes. The default definition has been applied consistently to model the Probability of Default (PD), Exposure at Default (EAD) and Loss given Default (LGD) throughout the Group's expected loss calculations.

3.1.6 Measuring ECL - Explanation of assessment process

The Group assesses the Expected Credit Loss (ECL) individually for each financial asset. The ECL is measured on either a 12-month (12M) or Lifetime basis depending on whether a significant increase in credit risk has occurred since initial recognition or whether an asset is considered to be credit-impaired. Expected credit losses are the discounted product of the Probability of Default (PD), Exposure at Default (EAD), and Loss Given default (LGD), defined as follows:

- The PD represents the likelihood of a borrower defaulting on its financial obligation (as per "Definition of default and credit-impaired" above), either over the next 12 months (12M PD), or over the remaining lifetime (Lifetime PD) of the obligation.
- EAD is based on the amounts the Group expects to be owed at the time of default, over the next 12 months (12M EAD) or over the remaining lifetime (Lifetime PD) of the obligation.
- Loss Given Default (LGD) represents the Group's expectation of the extent of loss on a defaulted exposure. LGD varies by type of counterparty, type and seniority of claim and availability of collateral or other credit support.

The ECL is determined by projecting the PD, LGD and EAD for each future month and for each individual exposure. These three components are multiplied together and discounted back to the reporting date and summed. The discount rate used in the ECL calculation is the original effective interest rate or an approximation thereof.

3 財務風險管理 (續)

3.1 信貸風險(續)

3.1.6 計量預期信用損-評估過程之說明(續)

整個存續期違約概率是基於到期資訊由12個月違約概率推演而成。到期分析覆蓋了貸款從初始確認到整個存續期結束的違約變化情況。到期組合之基礎是可觀察之歷史資料，並根據集團對每一個貸款之認知而作出個別估算。

12個月及整個存續期之違約風險敞口是根據預期還款安排進行確定，每一個貸款將有所不同。

集團根據對影響違約後回收之因素來確定12個月及整個存續期之違約損失率。每一個貸款之違約損失率有所不同。

- 對於有抵押貸款，集團主要根據抵押品類型及抵押品之預期價值、強制出售時之折扣率、回收時間及可觀察到之回收成本等確定違約損失率。
- 對於無抵押貸款，集團通常在每一個貸款確定違約損失率。該違約損失率受到回收策略之影響，上述回收策略包括貸款轉讓計畫及價格。

3.1.7 預期信用損失之計量

信用風險顯著增加之評估和預期信用損失前瞻性宏觀經濟信息（如房地產價格指數）之計算被納入風險參數估計之一部分。本集團定期參考宏觀預測數據和專家判斷，確保在計算預期信用損失時將相關因素考慮在內。

由於集團之貸款組合只包括有限數量之借貸人而其性質及背景均有所不同，經濟指標相對每一個風險承擔之違約概率，違約風險敞口及違約損失率之有關影響亦有差異。在此過程中此等因素已被應用至個別貸款之判斷。每一個別貸款風險均根據與其相關之歷史數據及融合預期經濟因素，而進行個別評估。

與其他經濟預測類似，對預計值和發生可能性之估計具有高度之固有不确定性，因此實際結果可能同預測存在重大差異。本集團認為這些預測體現了集團對可能結果之最佳估計。

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.6 Measuring ECL - Explanation of assessment process (Continued)

The Lifetime PD is developed by applying a maturity profile to the current 12M PD. The maturity profile looks at how defaults develop on each exposure from the point of initial recognition throughout the lifetime of each loan. The maturity profile is based on historical observed data and is estimated individually based on the Group's knowledge of each loan.

The 12-month and lifetime EADs are determined based on the expected payment profile, which varies by each loan.

The 12-month and lifetime LGDs are determined based on the factors which impact the recoveries made post default. These vary according to each loan exposure.

- For secured products, this is primarily based on collateral type and projected collateral values, historical discounts to market/book values due to forced sales, time to repossession and recovery costs observed.
- For unsecured products, LGD's are typically set at each loan, which are influenced by collection strategies, including contracted debt sales and price.

3.1.7 ECL measurement

The assessment of SICR and the calculation of ECL forward-looking macroeconomic information, such as property price index, is incorporated as part of risk parameters estimation. The Group has regularly reference to macro-forecast data and expert judgement to ensure that relevant factors could be taken into consideration in the ECL calculation.

As the Group's loan portfolio consists of limited number of borrowers that are of different nature and background, the economic variables and their associated impact on the PD, EAD and LGD of each exposure vary. Judgment on individual loans of such factors has been applied in this process. Each individual loan exposure is analysed based on the historical records and future outlooks which are applicable to each exposure on a case by case basis.

As with any economic forecast, the projections and likelihoods of occurrence are subject to a degree of inherent uncertainty and therefore the actual outcomes may be significantly different to those projected. The Group considers these forecasts to represent its best estimate of the possible outcomes.

3 財務風險管理 (續)

3.1 信貸風險(續)

3.1.7 預期信用損失之計量(續)

最大信用風險敞口—納入減值評估範圍之金融工具

下表對納入預期信用損失評估範圍之金融工具之信用風險敞口進行了分析。下列金融資產之賬面價值即本集團就這些資產之最大信用風險敞口。

(甲) 客戶放款

		2025				
		預期信用損失階段 ECL staging				
		第1階段 12個月預期信用損失 Stage 1 12-month ECL	第2階段 整個存續期預期信用損失 Stage 2 Lifetime ECL	第3階段 整個存續期預期信用損失 Stage 3 Lifetime ECL	購入已發生信用減值的金融資產 Purchased credit-impaired	總計 Total
		HK\$	HK\$	HK\$	HK\$	HK\$
信用等級	Credit grade					
表現良好	Performing	170,968,673	-	-	-	170,968,673
賬面總額	Gross carrying amount	170,968,673	-	-	-	170,968,673
預期信用損失準備	ECL allowance	-	-	-	-	-
		2024				
		預期信用損失階段 ECL staging				
		第1階段 12個月預期信用損失 Stage 1 12-month ECL	第2階段 整個存續期預期信用損失 Stage 2 Lifetime ECL	第3階段 整個存續期預期信用損失 Stage 3 Lifetime ECL	購入已發生信用減值的金融資產 Purchased credit-impaired	總計 Total
		HK\$	HK\$	HK\$	HK\$	HK\$
信用等級	Credit grade					
表現良好	Performing	203,600,123	-	-	-	203,600,123
賬面總額	Gross carrying amount	203,600,123	-	-	-	203,600,123
預期信用損失準備	ECL allowance	-	-	-	-	-

(乙) 貸款承擔

		2025				
		預期信用損失階段 ECL staging				
		第1階段 12個月預期信用損失 Stage 1 12-month ECL	第2階段 整個存續期預期信用損失 Stage 2 Lifetime ECL	第3階段 整個存續期預期信用損失 Stage 3 Lifetime ECL	購入已發生信用減值的金融資產 Purchased credit-impaired	總計 Total
		HK\$	HK\$	HK\$	HK\$	HK\$
信用等級	Credit grade					
表現良好	Performing	32,799,557	-	-	-	32,799,557
賬面總額	Gross carrying amount	32,799,557	-	-	-	32,799,557
預期信用損失準備	ECL allowance	-	-	-	-	-

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.7 ECL measurement (Continued)

Maximum exposure to credit risk – Financial instruments subject to impairment

The following tables contain the analysis of the credit risk exposure of financial instruments for which are subject to ECL assessment. The gross carrying amount of financial assets below also represents the Group's maximum exposure to credit risk on these assets.

(a) Loans and advances to customers

		2025				
		預期信用損失階段 ECL staging				
		第1階段 12個月預期信用損失 Stage 1 12-month ECL	第2階段 整個存續期預期信用損失 Stage 2 Lifetime ECL	第3階段 整個存續期預期信用損失 Stage 3 Lifetime ECL	購入已發生信用減值的金融資產 Purchased credit-impaired	總計 Total
		HK\$	HK\$	HK\$	HK\$	HK\$
信用等級	Credit grade					
表現良好	Performing	170,968,673	-	-	-	170,968,673
賬面總額	Gross carrying amount	170,968,673	-	-	-	170,968,673
預期信用損失準備	ECL allowance	-	-	-	-	-
		2024				
		預期信用損失階段 ECL staging				
		第1階段 12個月預期信用損失 Stage 1 12-month ECL	第2階段 整個存續期預期信用損失 Stage 2 Lifetime ECL	第3階段 整個存續期預期信用損失 Stage 3 Lifetime ECL	購入已發生信用減值的金融資產 Purchased credit-impaired	總計 Total
		HK\$	HK\$	HK\$	HK\$	HK\$
信用等級	Credit grade					
表現良好	Performing	203,600,123	-	-	-	203,600,123
賬面總額	Gross carrying amount	203,600,123	-	-	-	203,600,123
預期信用損失準備	ECL allowance	-	-	-	-	-

(b) Loan commitments

		2025				
		預期信用損失階段 ECL staging				
		第1階段 12個月預期信用損失 Stage 1 12-month ECL	第2階段 整個存續期預期信用損失 Stage 2 Lifetime ECL	第3階段 整個存續期預期信用損失 Stage 3 Lifetime ECL	購入已發生信用減值的金融資產 Purchased credit-impaired	總計 Total
		HK\$	HK\$	HK\$	HK\$	HK\$
信用等級	Credit grade					
表現良好	Performing	32,799,557	-	-	-	32,799,557
賬面總額	Gross carrying amount	32,799,557	-	-	-	32,799,557
預期信用損失準備	ECL allowance	-	-	-	-	-

3 財務風險管理(續)

Financial Risk Management (Continued)

3.1 信貸風險(續)

3.1 Credit risk (Continued)

3.1.7 預期信用損失之計量(續)

3.1.7 ECL measurement (Continued)

(乙) 貸款承擔(續)

(b) Loan commitments (Continued)

		2024				
		預期信用損失階段 ECL staging				
		第1階段 12個月預期信 用損失 Stage 1 12-month ECL	第2階段 整個存續期預 期信用損失 Stage 2 Lifetime ECL	第3階段 整個存續期預 期信用損失 Stage 3 Lifetime ECL	購入已發生信用 減值的金融資產 Purchased credit- impaired	總計 Total
		HK\$	HK\$	HK\$	HK\$	HK\$
信用等級	Credit grade					
表現良好	Performing	15,903,763	-	-	-	15,903,763
賬面總額	Gross carrying amount	15,903,763	-	-	-	15,903,763
預期信用損失準備	ECL allowance	-	-	-	-	-

(丙) 存放同業及拆放同業款項

(c) Balances and placements with banks

		2025				
		預期信用損失階段 ECL staging				
		第1階段 12個月預期信 用損失 Stage 1 12-month ECL	第2階段 整個存續期預 期信用損失 Stage 2 Lifetime ECL	第3階段 整個存續期預 期信用損失 Stage 3 Lifetime ECL	購入已發生信用 減值的金融資產 Purchased credit- impaired	總計 Total
		HK\$	HK\$	HK\$	HK\$	HK\$
信用等級	Credit grade					
表現良好	Performing	250,247,704	-	-	-	250,247,704
賬面總額	Gross carrying amount	250,247,704	-	-	-	250,247,704
預期信用損失準備	ECL allowance	-	-	-	-	-

		2024				
		預期信用損失階段 ECL staging				
		第1階段 12個月預期信 用損失 Stage 1 12-month ECL	第2階段 整個存續期預 期信用損失 Stage 2 Lifetime ECL	第3階段 整個存續期預 期信用損失 Stage 3 Lifetime ECL	購入已發生信用 減值的金融資產 Purchased credit- impaired	總計 Total
		HK\$	HK\$	HK\$	HK\$	HK\$
信用等級	Credit grade					
表現良好	Performing	167,543,625	-	-	-	167,543,625
賬面總額	Gross carrying amount	167,543,625	-	-	-	167,543,625
預期信用損失準備	ECL allowance	-	-	-	-	-

3 財務風險管理(續)

3.1 信貸風險(續)

3.1.7 預期信用損失之計量(續)

(丁) 以公平價值計量且其變動計入其他綜合收益之投資債務證券

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.7 ECL measurement (Continued)

(d) Investment debt securities measured at FVOCI

		2025				
		預期信用損失階段 ECL staging				
		第1階段 12個月預期信 用損失 Stage 1 12-month ECL	第2階段 整個存續期預 期信用損失 Stage 2 Lifetime ECL	第3階段 整個存續期預 期信用損失 Stage 3 Lifetime ECL	購入已發生信用 減值的金融資產 Purchased credit- impaired	總計
		HKS	HKS	HKS	HKS	HKS
信用等級	Credit grade					
表現良好	Performing	209,035,244	-	-	-	209,035,244
賬面總額	Gross carrying amount	209,035,244	-	-	-	209,035,244
預期信用損失準備	ECL allowance	-	-	-	-	-
		2024				
		預期信用損失階段 ECL staging				
		第1階段 12個月預期信 用損失 Stage 1 12-month ECL	第2階段 整個存續期預 期信用損失 Stage 2 Lifetime ECL	第3階段 整個存續期預 期信用損失 Stage 3 Lifetime ECL	購入已發生信用 減值的金融資產 Purchased credit- impaired	總計
		HKS	HKS	HKS	HKS	HKS
信用等級	Credit grade					
表現良好	Performing	179,715,020	-	-	-	179,715,020
賬面總額	Gross carrying amount	179,715,020	-	-	-	179,715,020
預期信用損失準備	ECL allowance	-	-	-	-	-

集團有關要求抵押品之政策於報告期內並無重大改變，而集團所持有之抵押品之整體品質相對上期亦無重大改變。

集團有抵押之金融資產有足夠安全之貸款與抵押品之“貸款對抵押品之值”比率，從而於集團之預期信用損失模型內，無需確認任何損失。

The Group's policies regarding obtaining collateral have not significantly changed during the reporting period and there has been no significant change in the overall quality of the collateral held by the Group since the prior period.

The Group's financial assets that are secured have sufficiently safe "loan to value" (LTV) ratios, which result in no loss allowance being recognised in accordance with the Group's expected credit loss model.

3 財務風險管理 (續)

3.1 信貸風險 (續)

3.1.7 預期信用損失之計量(續)

(戊) 敏感性分析

影響集團預期信用損失準備之最重要假設包括以下之項目：

- (i) 物業按揭抵押品之估值；及
- (ii) 上市證券抵押品之估值。

於2025年12月31日，假設集團使用之經濟指標發生合理變動而導致之預期信用損失變動情況列示如下(例如，因應抵押品之估值各自上升或下降情況中對預期信用損失之影響)：

		2025		
		物業按揭抵押品之估值 Mortgage collateral valuations		
		-20%	不變 No change	+20%
對預期信用損失之影響	Impact on ECL	-	-	-
		上市證券抵押品之估值 Listed share collateral valuations		
		-10%	不變 No change	+10%
對預期信用損失之影響	Impact on ECL	-	-	-
		2024		
		物業按揭抵押品之估值 Mortgage collateral valuations		
		-20%	不變 No change	+20%
對預期信用損失之影響	Impact on ECL	-	-	-
		上市證券抵押品之估值 Listed share collateral valuations		
		-10%	不變 No change	+10%
對預期信用損失之影響	Impact on ECL	-	-	-

3.1.8 損失準備

本期確認之損失準備受以下多種因素之影響：

- 由於金融工具信用風險顯著增加或減少，或發生信用減值，而導致金融工具在第1、2、3階段之間發生轉移，以及相應導致損失準備的計量基礎在12個月和整個存續期的預期信用損失之間之轉換；
- 為本期新增之金融工具額外計提損失準備及釋放於本期被不確認之金融工具；
- 本期內模型參數之常規更新，導致違約概率、違約敞口和違約損失率變動，從而對預期信用損失計量產生影響；
- 本期終止確認及核銷之金融資產對應損失準備之轉出。

下表列示了本期期初至期末之間由於上述因素變動而對損失準備產生之影響：

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.7 ECL measurement (Continued)

(e) Sensitivity analysis

The most significant assumptions affecting the ECL allowance for the Group include the following items:

- (i) Mortgage collateral valuations; and
- (ii) Listed share collateral valuations.

Set out below are the changes to the ECL as at 31 December 2025 that would result from reasonably possible changes in these parameters from the actual assumptions used in the Group's economic variable assumptions (for example, the impact on ECL of each of upward or downward movements in collateral valuations):

		2025		
		物業按揭抵押品之估值 Mortgage collateral valuations		
		-20%	不變 No change	+20%
對預期信用損失之影響	Impact on ECL	-	-	-
		上市證券抵押品之估值 Listed share collateral valuations		
		-10%	不變 No change	+10%
對預期信用損失之影響	Impact on ECL	-	-	-
		2024		
		物業按揭抵押品之估值 Mortgage collateral valuations		
		-20%	不變 No change	+20%
對預期信用損失之影響	Impact on ECL	-	-	-
		上市證券抵押品之估值 Listed share collateral valuations		
		-10%	不變 No change	+10%
對預期信用損失之影響	Impact on ECL	-	-	-

3.1.8 Loss allowance

The loss allowance can be impacted by a variety of factors, including:

- Transfers between ECL stages due to financial instruments experiencing significant increases or decreases of credit risk or becoming credit-impaired in the period, and the consequent step up or step down between 12-month and Lifetime ECL;
- Additional allowances for new financial instruments recognised during the period, as well as releases for financial instruments de-recognised in the period;
- Impact on the measurement of ECL due to changes in PDs, EADs and LGDs in the period, arising from regular credit assessments;
- Financial assets derecognized during the period and write-offs of allowances related to assets that were written off during the period.

The following tables explain the changes in the loss allowance between the beginning and the end of the annual period:

3 財務風險管理(續)

3.1 信貸風險(續)

3.1.8 損失準備(續)

(甲) 客戶放款

2025年1月1日之損失準備	Loss allowance as at 1 January 2025
損失準備階段間之轉移	Transfer between ECL stages
違約概率、違約損失率及違約敞口之更新	Changes in PDs/LGDs/EADs
在本期內終止確認之金融資產	Financial assets derecognised during the period
2025年12月31日之損失準備	Loss allowance as at 31 December 2025

2024年1月1日之損失準備	Loss allowance as at 1 January 2024
損失準備階段間之轉移	Transfer between ECL stages
違約概率、違約損失率及違約敞口之更新	Changes in PDs/LGDs/EADs
在本期內終止確認之金融資產	Financial assets derecognised during the period
2024年12月31日之損失準備	Loss allowance as at 31 December 2024

(乙) 貸款承擔

2025年1月1日之損失準備	Loss allowance as at 1 January 2025
損失準備階段間之轉移	Transfer between ECL stages
違約概率、違約損失率及違約敞口之更新	Changes in PDs/LGDs/EADs
在本期內終止確認之金融資產	Financial assets derecognised during the period
2025年12月31日之損失準備	Loss allowance as at 31 December 2025

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.8 Loss allowance (Continued)

(a) Loans and advances to customers

第1階段 Stage 1	第2階段 Stage 2	第3階段 Stage 3	購入已發生 信用減值的 金融資產 Purchased credit- impaired	總計 Total
12個月預期 信用損失 12-month ECL	整個存續期預 期信用損失 Lifetime ECL	整個存續期預 期信用損失 Lifetime ECL		
HKS	HKS	HKS	HKS	HKS
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

第1階段 Stage 1	第2階段 Stage 2	第3階段 Stage 3	購入已發生 信用減值的 金融資產 Purchased credit- impaired	總計 Total
12個月預期 信用損失 12-month ECL	整個存續期預 期信用損失 Lifetime ECL	整個存續期預 期信用損失 Lifetime ECL		
HKS	HKS	HKS	HKS	HKS
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

(b) Loan commitments

第1階段 Stage 1	第2階段 Stage 2	第3階段 Stage 3	購入已發生 信用減值的 金融資產 Purchased credit- impaired	總計 Total
12個月預期 信用損失 12-month ECL	整個存續期預 期信用損失 Lifetime ECL	整個存續期預 期信用損失 Lifetime ECL		
HKS	HKS	HKS	HKS	HKS
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

3 財務風險管理(續)

3.1 信貸風險(續)

3.1.8 損失準備(續)

(乙) 貸款承擔(續)

2024年1月1日之損失準備	Loss allowance as at 1 January 2024
損失準備階段間之轉移	Transfer between ECL stages
違約概率、違約損失率及違約敞口之更新	Changes in PDs/LGDs/EADs
在本期內終止確認之金融資產	Financial assets derecognised during the period
2024年12月31日之損失準備	Loss allowance as at 31 December 2024

(丙) 存放同業及拆放同業款項

2025年1月1日之損失準備	Loss allowance as at 1 January 2025
損失準備階段間之轉移	Transfer between ECL stages
違約概率、違約損失率及違約敞口之更新	Changes in PDs/LGDs/EADs
在本期內終止確認之金融資產	Financial assets derecognised during the period
2025年12月31日之損失準備	Loss allowance as at 31 December 2025

2024年1月1日之損失準備	Loss allowance as at 1 January 2024
損失準備階段間之轉移	Transfer between ECL stages
違約概率、違約損失率及違約敞口之更新	Changes in PDs/LGDs/EADs
在本期內終止確認之金融資產	Financial assets derecognised during the period
2024年12月31日之損失準備	Loss allowance as at 31 December 2024

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.8 Loss allowance (Continued)

(b) Loan commitments (Continued)

第1階段 Stage 1	第2階段 Stage 2	第3階段 Stage 3	購入已發生 信用減值的 金融資產 Purchased credit- impaired	總計 Total
12個月預期 信用損失 12-month ECL	整個存續期預 期信用損失 Lifetime ECL	整個存續期預 期信用損失 Lifetime ECL	HKS	HKS
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

(c) Balances and placements with banks

第1階段 Stage 1	第2階段 Stage 2	第3階段 Stage 3	購入已發生 信用減值的 金融資產 Purchased credit- impaired	總計 Total
12個月預期 信用損失 12-month ECL	整個存續期預 期信用損失 Lifetime ECL	整個存續期預 期信用損失 Lifetime ECL	HKS	HKS
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

第1階段 Stage 1	第2階段 Stage 2	第3階段 Stage 3	購入已發生 信用減值的 金融資產 Purchased credit- impaired	總計 Total
12個月預期 信用損失 12-month ECL	整個存續期預 期信用損失 Lifetime ECL	整個存續期預 期信用損失 Lifetime ECL	HKS	HKS
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

3 財務風險管理(續)

3.1 信貸風險(續)

3.1.8 損失準備(續)

(丁) 以公平價值計量且其變動計入其他綜合收益之投資債務證券

2025年1月1日之損失準備	Loss allowance as at 1 January 2025
損失準備階段間之轉移	Transfer between ECL stages
違約概率、違約損失率及違約敞口之更新	Changes in PDs/LGDs/EADs
在本期內終止確認之金融資產	Financial assets derecognised during the period
2025年12月31日之損失準備	Loss allowance as at 31 December 2025

2024年1月1日之損失準備	Loss allowance as at 1 January 2024
損失準備階段間之轉移	Transfer between ECL stages
違約概率、違約損失率及違約敞口之更新	Changes in PDs/LGDs/EADs
在本期內終止確認之金融資產	Financial assets derecognised during the period
2024年12月31日之損失準備	Loss allowance as at 31 December 2024

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.8 Loss allowance (Continued)

(d) Investment debt securities measured at FVOCI

第1階段 Stage 1	第2階段 Stage 2	第3階段 Stage 3	購入已發生 信用減值的 金融資產 Purchased credit- impaired	總計 Total
12個月預期 信用損失 12-month ECL	整個存續期預 期信用損失 Lifetime ECL	整個存續期預 期信用損失 Lifetime ECL		
HK\$	HK\$	HK\$	HK\$	HK\$
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

第1階段 Stage 1	第2階段 Stage 2	第3階段 Stage 3	購入已發生 信用減值的 金融資產 Purchased credit- impaired	總計 Total
12個月預期 信用損失 12-month ECL	整個存續期預 期信用損失 Lifetime ECL	整個存續期預 期信用損失 Lifetime ECL		
HK\$	HK\$	HK\$	HK\$	HK\$
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

3 財務風險管理 (續)

3.1 信貸風險 (續)

3.1.9 撇銷政策

當集團執行了所有必要之程式後仍認為無法合理預期可收回金融資產之整體或一部分時，則將其進行撇銷。表明無法合理預期可收回款項之跡象包括：(i)強制執行已終止，以及(ii)集團之收回方法是沒收並處置擔保品，但仍預期擔保品之價值無法覆蓋全部本息。

集團有可能撇銷仍然處於強制執行中之金融資產。於2025年12月31日及2024年12月31日止年度中，集團並無該等已撇銷資產。

3.1.10 金融資產之合同修改

除却於附註3.1.3內所述之經重組貸款外，為了實現最大程度之收款，本集團有時會因商業談判或借款人財務困難對貸款之合同條款進行修改。

這類合同修改包括貸款展期、免付款期，以及提供還款寬限期。基於管理層判斷客戶很可能繼續還款之指標，本集團制定了貸款之具體重組政策和操作實務，且對該政策持續進行覆核。對貸款進行重組之情況在中長期貸款之管理中最為常見。

當合同修改並未造成實質性變化且不會導致終止確認原有資產時，本集團在報告日評估修改後資產之違約風險時，仍與原合同條款下初始確認時之違約風險進行對比。集團對修改後資產之後續情況實施監控。本集團可能判斷，經過合同修改信用風險已得到顯著改善。

本集團使用特定模型持續監控合同條款修改之金融資產後續是否出現信用風險顯著增加。

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.9 Write-off policy

The Group writes off financial assets, in whole or in part, when it has exhausted all practical recovery efforts and has concluded there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include: (i) ceasing enforcement activity and (ii) where the Group's recovery method is foreclosing on collateral and the value of the collateral is such that there is no reasonable expectation of recovering in full.

The Group may write-off financial assets that are still subject to enforcement activity. However, there were no such assets being written off during the year ended 31 December 2025 and 31 December 2024.

3.1.10 Modification of financial assets

Apart from the rescheduled loans stated in note 3.1.3, the Group sometimes modifies the terms of loans provided to customers due to commercial renegotiations, or for distressed loans, with a view to maximizing recovery.

Such restructuring activities include extended payment term arrangements, payment holidays and payment forgiveness. Restructuring policies and practices are based on indicators or criteria which, in the judgement of management, indicate that payment will most likely continue. These policies are kept under continuous review. Restructuring is most commonly applied to term loans.

The risk of default of such assets after modification is assessed at the reporting date and compared with the risk under the original terms at initial recognition, when the modification is not substantial and so does not result in derecognition of the original asset. The Group monitors the subsequent performance of modified assets. The Group may determine that the credit risk has significantly improved after restructuring.

The Group continues to monitor if there is a subsequent significant increase in credit risk in relation to such assets through the use of specific models for modified assets.

3 財務風險管理 (續)

3.1 信貸風險 (續)

3.1.11 財務資產信貸風險承擔之風險分佈

(甲) 地區分類

以下表格提供於2025年與2024年12月31日集團於其賬面值之主要信貸風險承擔以地理區域分佈說明。於此分佈內，集團按交易對手之居住國家分配風險承擔至各區域。信貸風險之地區分類乃按照風險轉移後交易對手之地點歸類。

集團 The Group

		香港 Hong Kong HK\$	亞太區 香港除外 Asia Pacific excluding Hong Kong HK\$	歐洲 Europe HK\$	總額 Total HK\$
於2025年12月31日	At 31 December 2025				
拆放同業款項	Placements with banks	-	233,029,509	-	233,029,509
存放同業及中央銀行款項	Balances with banks and central bank	17,218,195	-	-	17,218,195
以公平價值計量且其變動計入其他綜合收益之投資債務證券	Investment debt securities measured at FVOCI	209,035,244	-	-	209,035,244
客戶放款：	Loans and advances to customers：				
個人貸款：	Loans to individuals：				
- 透支	- Overdrafts	-	-	-	-
企業貸款：	Loans to corporate entities：				
- 投資公司	- Investment companies	163,076,418	-	-	163,076,418
- 中小企	- SMEs	7,892,255	-	-	7,892,255
		<u>397,222,112</u>	<u>233,029,509</u>	<u>-</u>	<u>630,251,621</u>
於2024年12月31日	At 31 December 2024				
拆放同業款項	Placements with banks	-	161,047,641	-	161,047,641
存放同業及中央銀行款項	Balances with banks and central bank	8,655,055	-	-	8,655,055
以公平價值計量且其變動計入其他綜合收益之投資債務證券	Investment debt securities measured at FVOCI	179,715,020	-	-	179,715,020
客戶放款：	Loans and advances to customers：				
個人貸款：	Loans to individuals：				
- 透支	- Overdrafts	6,918,393	-	-	6,918,393
企業貸款：	Loans to corporate entities：				
- 投資公司	- Investment companies	189,401,587	-	-	189,401,587
- 中小企	- SMEs	6,992,265	-	-	6,992,265
		<u>391,682,320</u>	<u>161,047,641</u>	<u>-</u>	<u>552,729,961</u>

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.11 Concentration of risks of financial assets with credit risk exposure

(a) Geographical sectors

The following table sets out the breakdown of the Group's main credit exposure at their carrying amounts, as categorised by geographical region as of 31 December 2025 and 2024. For this distribution, the Group has allocated exposures to regions based on the country of domicile of its counterparties. Credit risk exposure by geographical sectors is classified according to the location of counterparties after taking into account the transfer of risk.

3 財務風險管理 (續)

3.1 信貸風險 (續)

3.1.11 財務資產信貸風險承擔之風險分佈 (續)

(乙) 行業分類

以下表格提供集團於其賬面值之主要信貸風險承擔以交易對手之行業分佈之分析。

集團

The Group

		國家級 <u>Sovereign</u> HK\$	財務機構 <u>Financial institutions</u> HK\$	批發及零售貿易 Whole-sale and retail <u>trade</u> HK\$	投資公司 <u>Investment companies</u> HK\$	個人 <u>Individuals</u> HK\$	總額 <u>Total</u> HK\$
於2025年12月31日	As at 31 December 2025						
拆放同業款項	Placements with banks	-	233,029,509	-	-	-	233,029,509
存放同業及中央銀行款項	Balances with banks and central bank	3,647,263	13,570,932	-	-	-	17,218,195
以公平價值計量且其變動計入其他綜合收益之投資債務證券	Investment debt securities measured at FVOCI	209,035,244	-	-	-	-	209,035,244
客戶放款：	Loans and advances to customers：						
個人貸款：	Loans to individuals：						
- 透支	- Overdrafts	-	-	-	-	-	-
企業貸款：	Loans to corporate entities：						
- 投資公司	- Investment companies	-	-	-	163,076,418	-	163,076,418
- 中小企	- SMEs	-	-	7,892,255	-	-	7,892,255
		212,682,507	246,600,441	7,892,255	163,076,418	-	630,251,621
於2024年12月31日	As at 31 December 2024						
拆放同業款項	Placements with banks	-	161,047,641	-	-	-	161,047,641
存放同業及中央銀行款項	Balances with banks and central bank	2,609,570	6,045,485	-	-	-	8,655,055
以公平價值計量且其變動計入其他綜合收益之投資債務證券	Investment debt securities measured at FVOCI	179,715,020	-	-	-	-	179,715,020
客戶放款：	Loans and advances to customers：						
個人貸款：	Loans to individuals：						
- 透支	- Overdrafts	-	-	-	-	6,918,393	6,918,393
企業貸款：	Loans to corporate entities：						
- 投資公司	- Investment companies	-	-	-	189,401,587	-	189,401,587
- 中小企	- SMEs	-	-	6,992,265	-	-	6,992,265
		182,324,590	167,093,126	6,992,265	189,401,587	6,918,393	552,729,961

Financial Risk Management (Continued)

3.1 Credit risk (Continued)

3.1.11 Concentration of risks of financial assets with credit risk exposure (Continued)

(b) Industry sectors

The following table sets out the breakdown of the Group's main credit exposure at their carrying amounts, as categorised by the industry sectors of its counterparties.

3 財務風險管理 (續)

3.2 市場風險

集團承受最少之市場風險，亦即金融工具之公平價值或未來現金流量因市場改變而有所波動之風險。市場風險源自利率，貨幣及股票產品之未平倉合約，以上所有均被一般及特定市場動向與例如利率，信貸價格差異，匯率及股價等市場定率或價格之不穩定程度之變動所影響。

集團進行定期之壓力測試從而監控其市場風險承擔。壓力測試顯示於極端情況下所產生之可能損失估算。集團所進行之壓力測試均為一般風險因素之壓力測試，而壓力變動應用於風險類別。

壓力測試之結果由高級管理層及董事局委員會查核，而壓力測試設合其業務，並一般為採用處境分析。

3.2.1 2025年及2024年之敏感分析

於2025年12月31日，並無重大外匯之未平倉合約，因此外幣淨利息收入對利率變動並不敏感。利率敏感度主要在港幣盤上，如港幣市場利率調低100個百分點而其他可變因素保持不變時，是年度之除稅後虧損與儲備將降低港幣2,405,631元與港幣2,405,631元(2024年：調低100個百分點，除稅後溢利降低港幣747,128元與港幣747,128元)。此乃由於自港元金融工具之淨利息收入下降。

集團之股權風險主要源自其持有全部被界定為以公平價值計量且其變動計入其他綜合收益之股票，其大部分為香港上市。該等股票乃作長期投資用途而持有。於2025年12月31日，如恆生指數於當日下跌10%(2024年：下跌10%)，而其他因素不變及股價按其與指數之歷史關係而移動的話，集團之投資重估儲備則會減少港幣960,506元(2024年：減少港幣1,045,831元)。集團之以公平價值計量且其變動計入其他綜合收益之股票證券則減少港幣960,506元(2024年：減少港幣1,045,831元)。

於2025年及2024年12月31日，集團大部分之財務資產及負債均為港元或美元結算，由於港元與美元掛鈎，因此集團並無重大匯率風險承擔。

用於以上利率風險及股價風險敏感分析之方法及假設於2025年及2024年均以同一基準進行。

Financial Risk Management (Continued)

3.2 Market risk

The Group takes on minimal exposure to market risks, which is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risks arise from open positions in interest rate, currency and equity products, all of which are exposed to general and specific market movements and changes in the level of volatility of market rates or prices such as interest rates, credit spreads, foreign exchange rates and equity prices.

The Group performs periodic stress tests to monitor its exposures to market risks. Stress tests provide an indication of the potential size of losses that could arise in extreme conditions. The stress tests carried out by the Group are in general risk factor stress testing, where stress movements are applied to risk category.

The results of the stress tests are reviewed by senior management and by Board Committees. The stress testing is tailored to the business and typically uses scenario analysis.

3.2.1 Sensitivity analysis for 2025 and 2024

As at 31 December 2025, no significant open positions in foreign currencies were taken, hence the net interest income for foreign currencies were not sensitive to interest rate changes. Interest sensitivity applies mainly to Hong Kong Dollar ('HKD') positions, whereby if the HKD market interest rates had been 100 basis points lower with other variables held constant, the Group's loss after tax for the year and reserves would have been HK\$2,405,631 and HK\$2,405,631 lower (2024: 100 basis points lower, HK\$747,128 and HK\$747,128 lower). This arose as a result of lower net interest income earned on HKD financial instruments.

The Group's equity risk position arises mainly from the holdings of equity securities all being classified as financial assets measured at FVOCI, the majority of which being listed in Hong Kong. Such holdings are held for long term investment purpose. At 31 December 2025, if Hang Seng Index had been 10% lower (2024: 10% lower) with all other variables held constant and the equity instruments moved according to the historical correlation with the index, the Group's investment revaluation reserve would be HK\$960,506 lower (2024: HK\$1,045,831 lower). The Group's equity securities measured at FVOCI would be HK\$960,506 lower (2024: HK\$1,045,831 lower).

At 31 December 2025 and 2024, majority of the Group's financial assets and liabilities are denominated in HKD or United States dollars ('USD') and as HKD is pegged to the USD, therefore the Group is not exposed to significant currency risk.

The method and assumption used on the above sensitivity analysis on interest rate risk and equity price risk is performed on the same basis for both 2025 and 2024.

3 財務風險管理 (續)

3.2 市場風險 (續)

3.2.2 外幣匯兌

集團承受著因主要外幣匯率波動而為其財務狀況及現金流量帶來影響之風險。以下之表格概述集團於12月31日所承受之外幣匯率風險，表格包括集團之資產與負債之賬面值，並按其幣值分類。

資產負債表內及外項目貨幣風險之分佈

		港幣 HK Dollars HK\$	美元 US Dollars HK\$	其他 Others HK\$	總額 Total HK\$
集團	The Group				
於2025年12月31日	At 31 December 2025				
資產	Assets				
庫存現金及存放同業	Cash and balances with banks	209,257,404	34,965,684	351,951	244,575,039
定期拆放同業款項於1至12個月內到期	Placements with banks maturing between one and twelve months	-	9,481,254	-	9,481,254
客戶放款及其他賬項	Loans and advances to customers and other accounts	179,011,875	106,905	27	179,118,807
以公平價值計量且其變動計入其他綜合收益之投資證券	Investment securities measured at FVOCI	230,680,046	64,445	-	230,744,491
物業、裝置及設備	Property, plant and equipment	132,738,964	-	-	132,738,964
投資物業	Investment properties	306,800,000	-	-	306,800,000
有使用權資產	Right-of-use assets	32,503,288	-	-	32,503,288
能收回之稅款	Tax recoverable	27,550	-	-	27,550
資產合計	Total assets	1,091,019,127	44,618,288	351,978	1,135,989,393
負債	Liabilities				
客戶存款	Deposits from customers	261,908,213	43,511,795	106,021	305,526,029
租賃負債	Lease liabilities	37,902,778	-	-	37,902,778
其他負債及準備	Other liabilities and provisions	63,211,457	142,589	110	63,354,156
遞延稅項負債	Deferred tax liabilities	7,268,289	-	-	7,268,289
負債合計	Total liabilities	370,290,737	43,654,384	106,131	414,051,252
資產負債表內淨額	Net on-balance sheet position	720,728,390	963,904	245,847	721,938,141
信貸承擔	Credit commitments	32,799,557	-	-	32,799,557

Financial Risk Management (Continued)

3.2 Market risk (Continued)

3.2.2 Foreign exchange

The Group takes on exposure to effects of fluctuations in the prevailing foreign currency exchange rates on its financial position and cash flows. The table below summarises the Group's exposure to foreign currency exchange rate risk at 31 December. Included in the table are the Group's assets and liabilities at carrying amounts, categorised by currency.

Concentrations of currency risk on-and off-balance sheet items

		港幣 HK Dollars HK\$	美元 US Dollars HK\$	其他 Others HK\$	總額 Total HK\$
集團	The Group				
於2025年12月31日	At 31 December 2025				
資產	Assets				
庫存現金及存放同業	Cash and balances with banks	209,257,404	34,965,684	351,951	244,575,039
定期拆放同業款項於1至12個月內到期	Placements with banks maturing between one and twelve months	-	9,481,254	-	9,481,254
客戶放款及其他賬項	Loans and advances to customers and other accounts	179,011,875	106,905	27	179,118,807
以公平價值計量且其變動計入其他綜合收益之投資證券	Investment securities measured at FVOCI	230,680,046	64,445	-	230,744,491
物業、裝置及設備	Property, plant and equipment	132,738,964	-	-	132,738,964
投資物業	Investment properties	306,800,000	-	-	306,800,000
有使用權資產	Right-of-use assets	32,503,288	-	-	32,503,288
能收回之稅款	Tax recoverable	27,550	-	-	27,550
資產合計	Total assets	1,091,019,127	44,618,288	351,978	1,135,989,393
負債	Liabilities				
客戶存款	Deposits from customers	261,908,213	43,511,795	106,021	305,526,029
租賃負債	Lease liabilities	37,902,778	-	-	37,902,778
其他負債及準備	Other liabilities and provisions	63,211,457	142,589	110	63,354,156
遞延稅項負債	Deferred tax liabilities	7,268,289	-	-	7,268,289
負債合計	Total liabilities	370,290,737	43,654,384	106,131	414,051,252
資產負債表內淨額	Net on-balance sheet position	720,728,390	963,904	245,847	721,938,141
信貸承擔	Credit commitments	32,799,557	-	-	32,799,557

3 財務風險管理 (續)

Financial Risk Management (Continued)

3.2 市場風險 (續)

3.2 Market risk (Continued)

3.2.2 外幣匯兌 (續)

3.2.2 Foreign exchange (Continued)

		港幣 HK Dollars HK\$	美元 US Dollars HK\$	其他 Others HK\$	總額 Total HK\$
集團	The Group				
於2024年12月31日	At 31 December 2024				
資產	Assets				
庫存現金及存放同業	Cash and balances with banks	85,597,584	7,090,027	354,288	93,041,899
定期拆放同業款項於1至12個月內到期	Placements with banks maturing between one and twelve months	70,000,000	9,080,190	-	79,080,190
客戶放款及其他賬項	Loans and advances to customers and other accounts	210,397,206	88,623	26	210,485,855
以公平價值計量且其變動計入其他綜合收益之投資證券	Investment securities measured at FVOCI	202,866,643	41,149	-	202,907,792
物業、裝置及設備	Property, plant and equipment	137,181,013	-	-	137,181,013
投資物業	Investment properties	303,300,000	-	-	303,300,000
有使用權資產	Right-of-use assets	37,418,070	-	-	37,418,070
能收回之稅款	Tax recoverable	13,523	-	-	13,523
資產合計	Total assets	1,046,774,039	16,299,989	354,314	1,063,428,342
負債	Liabilities				
客戶存款	Deposits from customers	222,233,848	15,539,018	122,087	237,894,953
租賃負債	Lease liabilities	41,594,834	-	-	41,594,834
其他負債及準備	Other liabilities and provisions	58,679,758	125,388	111	58,805,257
遞延稅項負債	Deferred tax liabilities	8,544,561	-	-	8,544,561
應付稅項	Tax payable	9,523	-	-	9,523
負債合計	Total liabilities	331,062,524	15,664,406	122,198	346,849,128
資產負債表內淨額	Net on-balance sheet position	715,711,515	635,583	232,116	716,579,214
信貸承擔	Credit commitments	15,903,763	-	-	15,903,763

3 財務風險管理 (續)

3.2 市場風險 (續)

3.2.3 利率風險

資產、負債及資產負債表外項目相對利率之敏感度-重新定價分析

現金流量利率風險乃由於市場利率之變動而引至一項金融工具之未來現金流量有所波動之風險，而公平價值利率風險則為因市場利率變動而引至一項金融工具之價值有所波動之風險。集團承受因主要市場利率水平改變而帶來之公平價值及現金流量風險。息差可能因此改變而上升，但亦會隨著預測不到之變動而減少或產生虧損。董事局於利率重新定價之不相配水平設置限額，並每日由高級管理層進行監控。

以下表格概述集團之利率風險。表格包括集團之資產及負債之賬面值，並按其合約重新定價日或到期日之較早者作出分類。

Financial Risk Management (Continued)

3.2 Market risk (Continued)

3.2.3 Interest rate risk

Interest sensitivity of assets, liabilities and off-balance sheet items - repricing analysis

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate because of changes in market interest rates. The Group takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on both its fair value and cash flow risks. Interest margins may increase as a result of such changes but may reduce or create losses in the event that unexpected movements arise. The Board sets limits on the level of mismatch of interest rate repricing that may be undertaken, which is monitored daily by senior management.

The table below summarises the Group's exposure to interest rate risks. Included in the table are the Group's assets and liabilities at carrying amounts, categorised by the earlier of contractual repricing or maturity dates.

3 財務風險管理(續)

Financial Risk Management (Continued)

3.2 市場風險(續)

3.2 Market risk (Continued)

3.2.3 利率風險(續)

3.2.3 Interest rate risk (Continued)

資產，負債及資產負債表外項目相對利率之敏感度-重新定價分析(續)

Interest sensitivity of assets, liabilities and off-balance sheet items - repricing analysis (Continued)

集團	The Group	1個月以內	1至3個月	3至12	1至5	超過	非負息	總額
		Up to 1 month HK\$	1-3 months HK\$	3-12 months HK\$	1-5 years HK\$	Over 5 years HK\$	Non- interest bearing HK\$	
於2025年12月31日	At 31 December 2025							
資產	Assets							
庫存現金及存放同業	Cash and balances with banks	232,850,753	-	-	-	-	11,724,286	244,575,039
定期拆放同業款項於1至12個月內到期	Placements with banks maturing between one and twelve months	-	9,481,254	-	-	-	-	9,481,254
客戶放款及其他賬項	Loans and advances to customers and	64,740,006	106,228,667	-	-	-	8,150,134	179,118,807
以公平價值計量且其變動計入其他綜合收益之投資證券	Investment securities measured at FVOCI	99,604,583	109,430,661	-	-	-	21,709,247	230,744,491
其他資產	Other assets	-	-	-	-	-	472,069,802	472,069,802
資產合計	Total assets	397,195,342	225,140,582	-	-	-	513,653,469	1,135,989,393
負債	Liabilities							
客戶存款	Deposits from customers	217,519,007	9,116,680	-	-	-	78,890,342	305,526,029
租賃負債	Lease liabilities	364,241	731,944	3,351,607	22,083,304	11,371,682	-	37,902,778
其他負債	Other liabilities	-	-	-	-	-	70,622,445	70,622,445
負債合計	Total liabilities	217,883,248	9,848,624	3,351,607	22,083,304	11,371,682	149,512,787	414,051,252
對利率敏感差距合計	Total interest sensitivity gap	179,312,094	215,291,958	(3,351,607)	(22,083,304)	(11,371,682)		

3 財務風險管理 (續)

Financial Risk Management (Continued)

3.2 市場風險 (續)

3.2 Market risk (Continued)

3.2.3 利率風險 (續)

3.2.3 Interest rate risk (Continued)

集團	The Group	1個月以內	1至3個月	3至12個月	1至5年	超過5年	非負息	總額
		Up to 1 month	1-3 months	3-12 months	1-5 years	Over 5 years	Non-interest bearing	
		HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
於2024年12月31日	At 31 December 2024							
資產	Assets							
庫存現金及存放同業	Cash and balances with banks	83,620,987	-	-	-	-	9,420,912	93,041,899
定期拆放同業款項於1至12個月內到期	Placements with banks maturing between one and twelve months	-	49,080,190	30,000,000	-	-	-	79,080,190
客戶放款及其他賬項	Loans and advances to customers and other accounts	93,842,698	109,469,548	-	-	-	7,173,609	210,485,855
以公平價值計量且其變動計入其他綜合收益之投資證券	Investment securities measured at FVOCI	139,926,011	39,789,009	-	-	-	23,192,772	202,907,792
其他資產	Other assets	-	-	-	-	-	477,912,606	477,912,606
資產合計	Total assets	317,389,696	198,338,747	30,000,000	-	-	517,699,899	1,063,428,342
負債	Liabilities							
客戶存款	Deposits from customers	169,065,905	16,858,089	-	-	-	51,970,959	237,894,953
租賃負債	Lease liabilities	302,309	607,514	2,782,233	20,054,901	17,847,877	-	41,594,834
其他負債	Other liabilities	-	-	-	-	-	67,359,341	67,359,341
負債合計	Total liabilities	169,368,214	17,465,603	2,782,233	20,054,901	17,847,877	119,330,300	346,849,128
對利率敏感差距合計	Total interest sensitivity gap	148,021,482	180,873,144	27,217,767	(20,054,901)	(17,847,877)		

3.3 流動資金風險

3.3 Liquidity Risk

流動資金風險源自於資產負債表內資產與負債所產生之現金流量之不相配合，再加上資產負債表外活動之結算特質。

Liquidity risk arises from the mismatch in the cash flows arising from on-balance sheet assets and liabilities, plus the settlement characteristics of off-balance sheet activities.

集團之流動資金管理程序由高級管理層根據董事局所批准之政策及指引進行密切監控，並包括以下工序：

The Group's liquidity management process, as closely monitored by senior management in accordance with policies and guidelines approved by the Board, includes the following tasks:

- 監控未來現金流量使日常資金要求能被應付；
- 維持足夠數額之能容易變賣高銷售性資產用作對任何現金流量之未預期干擾之保護；
- 對照內部及法例規定監控流動資金比率；及
- 管理借貸到期之集中程度及情況。

- day-to-day funding, managed by monitoring future cash flows to ensure that requirements can be met;
- maintaining adequate amount of highly marketable assets that can easily be liquidated as protection against any unforeseen interruption to cash flow;
- monitoring liquidity ratios against internal and regulatory requirements; and
- managing the concentration and profile of debt maturities.

3 財務風險管理 (續)

3.3 流動資金風險 (續)

監控及匯報以下一天、週及月之分別到期情況預測形式進行，此等為流動資金管理之重要期間。中期資產與負債間之不相配與及未提取借貸承擔，透支額之使用及或然負債各方之水平與類別均以集團一貫穩健策略去監控。

3.3.1 到期分析

下頁之表格以於報告期末至合約到期日之剩餘時間分析集團之資產及負債至其相關之到期組別。

集團		The Group								總額
		即期	1個月以內	1至3個月	3至12個月	1至5年	超過5年	無到期日		
		Repayable on demand	Up to 1 month	1-3 months	3-12 months	1-5 years	Over 5 years	Indefinite	Total	
		HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	
於2025年12月31日	At 31 December 2025									
資產	Assets									
庫存現金及存放同業	Cash and balances with banks	21,026,784	223,548,255	-	-	-	-	-	244,575,039	
定期拆放同業款項於1至12個月內到期	Placements with banks maturing between one and twelve months	-	-	9,481,254	-	-	-	-	9,481,254	
客戶放款及其他賬項	Loans and advances to customers and other accounts	30,106,566	2,589,563	3,089,266	3,350,460	137,296,441	1,752,405	934,106	179,118,807	
以公平價值計量且其變動計入其他綜合收益之投資證券	Investment securities measured at FVOCI	-	99,604,583	-	109,430,661	-	-	21,709,247	230,744,491	
物業、裝置及設備	Property, plant and equipment	-	-	-	-	-	-	132,738,964	132,738,964	
投資物業	Investment properties	-	-	-	-	-	-	306,800,000	306,800,000	
有使用權資產	Right-of-use assets	-	409,565	819,130	3,686,087	19,659,129	7,929,377	-	32,503,288	
能收回之稅款	Tax recoverable	-	-	-	27,550	-	-	-	27,550	
資產合計	Total assets	51,133,350	326,151,966	13,389,650	116,494,758	156,955,570	9,681,782	462,182,317	1,135,989,393	
負債	Liabilities									
客戶存款	Deposits from customers	191,197,352	105,211,997	9,116,680	-	-	-	-	305,526,029	
租賃負債	Lease liabilities	-	364,241	731,944	3,351,607	22,083,304	11,371,682	-	37,902,778	
其他負債及準備	Other liabilities and provisions	12,142,301	6,392,606	7,666,870	36,172,504	865,079	114,796	-	63,354,156	
遞延稅項負債	Deferred tax liabilities	-	-	-	-	-	-	7,268,289	7,268,289	
負債合計	Total liabilities	203,339,653	111,968,844	17,515,494	39,524,111	22,948,383	11,486,478	7,268,289	414,051,252	
淨流動資金差距	Net liquidity gap	(152,206,303)	214,183,122	(4,125,844)	76,970,647	134,007,187	(1,804,696)	454,914,028	721,938,141	

Financial Risk Management (Continued)

3.3 Liquidity risk (Continued)

Monitoring and reporting take the form of maturity profile projections for the next day, week and month respectively, as these are key periods for liquidity management. Mismatches between medium-term assets and liabilities together with the level and type of undrawn lending commitments, overdraft facilities usage and contingent liabilities are also monitored under the usual conservative strategy of the Group.

3.3.1 Maturity analysis

The table on the following page analyses the Group's assets and liabilities into relevant maturity groupings based on the remaining period at end of the reporting period to the contractual maturity date.

3 財務風險管理(續)

Financial Risk Management (Continued)

3.3 流動資金風險(續)

3.3 Liquidity risk (Continued)

3.3.1 到期分析(續)

3.3.1 Maturity profile (Continued)

集團	The Group	即期 Repayable on demand	1個月以內 Up to 1 month	1至3個月 1-3 months	3至12個月 3-12 months	1至5年 1-5 years	超過5年 Over 5 years	無到期日 Indefinite	總額 Total
		HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
於2024年1 2月31日	At 31 December 2024								
資產	Assets								
庫存現金及 存放同業	Cash and balances with banks	11,074,448	81,967,451	-	-	-	-	-	93,041,899
定期拆放同 業款項於1 至12個月內 到期	Placements with banks maturing between one and twelve months	-	-	49,080,190	30,000,000	-	-	-	79,080,190
客戶放款及 其他賬項	Loans and advances to customers and other accounts	58,228,167	2,139,491	2,193,135	3,603,199	124,046,452	19,341,305	934,106	210,485,855
以公平價值 計量且其變 動計入其他 綜合收益之 投資證券	Investment securities measured at FVOCI	-	139,926,011	39,789,009	-	-	-	23,192,772	202,907,792
物業、裝置 及設備	Property, plant and equipment	-	-	-	-	-	-	137,181,013	137,181,013
投資物業	Investment properties	-	-	-	-	-	-	303,300,000	303,300,000
有使用權資 產	Right-of-use assets	-	409,565	819,130	3,686,087	19,659,129	12,844,159	-	37,418,070
能收回之稅 款	Tax recoverable	-	-	-	13,523	-	-	-	13,523
資產合計	Total assets	69,302,615	224,442,518	91,881,464	37,302,809	143,705,581	32,185,464	464,607,891	1,063,428,342
負債	Liabilities								
客戶存款	Deposits from customers	146,111,715	74,925,149	16,858,089	-	-	-	-	237,894,953
租賃負債	Lease liabilities	-	302,309	607,514	2,782,233	20,054,901	17,847,877	-	41,594,834
其他負債及 準備	Other liabilities and provisions	9,786,625	10,253,251	6,018,732	31,754,928	975,592	16,129	-	58,805,257
遞延稅項負 債	Deferred tax liabilities	-	-	-	-	-	-	8,544,561	8,544,561
應付稅項	Tax payable	-	-	-	9,523	-	-	-	9,523
負債合計	Total liabilities	155,898,340	85,480,709	23,484,335	34,546,684	21,030,493	17,864,006	8,544,561	346,849,128
淨流動資金 差距	Net liquidity gap	(86,595,725)	138,961,809	68,397,129	2,756,125	122,675,088	14,321,458	456,063,330	716,579,214

3 財務風險管理 (續)

3.3 流動資金風險(續)

3.3.2 非衍生財務負債及用作管理流動資金風險之資產

以下表格按報告期末剩餘合約到期時間列示集團為非衍生財務負債需作支付及用作管理流動資金風險資產之現金流量。於表格內列示之數額乃合約未貼現之現金流量，而集團則按預期未貼現現金流入數額管理其潛在流動資金風險。

集團	The Group	1個月以內	1至3個月	3至12個月	超過1年	總額
		Up to 1 month HK\$	1-3 months HK\$	3-12 months HK\$	More than 1 year HK\$	
於2025年12月31日	At 31 December 2025					
非衍生現金流量	Non-derivative cash flow					
負債	Liabilities					
客戶存款	Deposits from customers	296,409,349	9,116,680	-	-	305,526,029
租賃負債	Lease liabilities	485,000	870,000	4,365,000	37,510,000	43,230,000
其他負債	Other liabilities	18,594,937	7,723,197	35,355,374	979,875	62,653,383
負債總額 (合約到期日)	Total liabilities (contractual maturity)	315,489,286	17,709,877	39,720,374	38,489,875	411,409,412
用作管理流動資金風險之資產(合約到期日)	Assets held for managing liquidity risk (contractual maturity)	245,756,559	110,026,266	113,316,124	-	469,098,949
於2024年12月31日	At 31 December 2024					
非衍生現金流量	Non-derivative cash flow					
負債	Liabilities					
客戶存款	Deposits from customers	221,036,864	16,858,089	-	-	237,894,953
租賃負債	Lease liabilities	435,000	870,000	3,915,000	43,428,667	48,648,667
其他負債	Other liabilities	20,153,749	6,103,947	31,061,416	991,720	58,310,832
負債總額 (合約到期日)	Total liabilities (contractual maturity)	241,625,613	23,832,036	34,976,416	44,420,387	344,854,452
用作管理流動資金風險之資產(合約到期日)	Assets held for managing liquidity risk (contractual maturity)	223,621,077	60,243,210	75,080,573	-	358,944,860

可用作支付所有負債及兌現未用貸款承擔之資產包括現金，存放同業及中央銀行款項，於收取期間之款項及外匯基金票據及拆放同業款項。於正常業務運作期間，一部分合約還款日為一年以內之客戶放款將被續期。所持有之可出售證券組合則為非預期現金流出數額提供額外儲備。

Financial Risk Management (Continued)

3.3 Liquidity risk (Continued)

3.3.2 Non-derivative financial liabilities and assets held for managing liquidity risk

The table below presents the cash flows payable by the Group under non-derivative financial liabilities and assets held for managing liquidity risk by remaining contractual maturities as at the end of the reporting period. The amounts disclosed in the table are the contractual undiscounted cash flows, whereas the Group manages the inherent liquidity risk based on expected undiscounted cash inflows.

Assets available to meet all of the liabilities and to cover outstanding loan commitments include cash, balances with banks and central bank, items in the course of collection and exchange fund bills and placements with banks. In the normal course of business, a proportion of customer loans contractually repayable within one year will be extended. The portfolio of marketable securities held provides further reserves to meet unexpected cash outflows.

3 財務風險管理 (續)

3.3 流動資金風險 (續)

3.3.3 資產負債表外項目

集團

於2025年12月31日

貸款承擔

於2024年12月31日

貸款承擔

集團已承諾貸款予客戶及其他協定安排之資產負債表外金融工具之合約數額日期已概述於以上表格內。

3.4 金融資產及負債之公平價值

(甲) 非以公平價值入賬之金融工具

於集團財務狀況表內並不以公平價值列示之金融資產及負債，其公平價值估計如下：

(i) 拆放同業款項

隔夜同業拆放之公平價值乃其賬面值。而定期負息拆放於報告期間完結後之1年內到期，而其賬面值大約相等於其公平價值。

(ii) 客戶放款

客戶放款數額已扣除減值準備，並收取浮動利息。其賬面值大約相等於其公平價值。

(iii) 客戶存款

無到期日之存款，其中包括無息存款之估計公平價值乃其即期需償還數額。以浮動利率負息之結餘，其公平價值乃其賬面值。客戶定期負息存款於報告期間完結後之1年內到期，而其賬面值大約相等於其公平價值。

Financial Risk Management (Continued)

3.3 Liquidity risk (Continued)

3.3.3 Off-balance sheet items

The Group

	1年以內	無到期日	總額
	No later than 1 year	Indefinite	Total
	HK\$	HK\$	HK\$
At 31 December 2025			
Loan commitments	<u>32,799,557</u>	<u>-</u>	<u>32,799,557</u>
At 31 December 2024			
Loan commitments	<u>15,903,763</u>	<u>-</u>	<u>15,903,763</u>

The dates of the contractual amounts of the Group's off-balance sheet financial instruments, that commit it to extend credit to customers and other facilities, are summarised in the above table.

3.4 Fair values of financial assets and liabilities

(a) Financial instruments not measured at fair value

The fair values of financial assets and liabilities not presented at fair value in the Group's statement of financial position are estimated as follows:

(i) Placements with banks

The fair value of overnight placements to banks is their carrying amount. Fixed interest-bearing placements are maturing within one year from the end of the reporting period and their carrying value approximates fair value.

(ii) Loans and advances to customers

Loans and advances to customers are net of provisions for impairment and bear interest at a either floating rate and their carrying value approximates fair value.

(iii) Deposits from customers

The estimated fair value of deposits with no stated maturity, which includes non-interest bearing deposits, is the amount repayable on demand. The fair value of those balances bearing interest at a floating rate is their carrying value. Fixed interest-bearing deposits from customers are maturing within one year from the end of the reporting period and their carrying value approximates fair value.

3 財務風險管理 (續)

3.4 金融資產及負債之公平價值 (續)

(乙) 公平價值等級制度

香港財務報告準則第13號相對不同估值方法指明一個根據各估值方法所採用之輸入資料，其可觀察或不可觀察之特質而制定之等級制度。可觀察輸入資料反映自獨立來源取得之市場資料，而不可觀察輸入資料則反映集團對市場之假設。該兩類輸入資料產生以下之公平價值等級制度：

- 第1級-於活躍市場上對相同資產或負債之報價(未經調整)。
- 第2級-除了第1級所包括之報價以外，其他對資產或負債可直接觀察(即如價格)或可間接觀察(即從價格衍生出來)之輸入資料。
- 第3級-對資產或負債不按可觀察市場資料(不可觀察輸入資料)之輸入資料。

此等級制度要求在可觀察市場資料存在時當被採用。集團已盡量考慮相關及可觀察市場價格於其估值內。

以公平價值估量之資產：

集團

2025年12月31日 循環再現之公平價值量度

以公平價值計量且其變動計入其他綜合收益之權益證券投資

2024年12月31日 循環再現之公平價值量度

以公平價值計量且其變動計入其他綜合收益之權益證券投資

於公平價值等級制度之所有等級之間並無重大之金融資產轉移。集團之大多數公平價值金融資產為第1級之權益投資。截至2025年12月31日，第3級之權益投資之公平價值乃採用調整後之資產基礎法計量，並包括重大未觀察輸入值，因此被分類為公平價值層級之第3級。非公開市場之權益證券投資之公平價值，以被投資方最後所報告的資產額計算。因此，預期該公平價值會直接受到資產淨值變動所影響。

公平價值計量對報告的資產淨值高度敏感。然而，基於個別非公開市場股權投資的獨特性質，從不可觀察的數據而得出有意義之定量敏感性分析，並不切實可行。

Financial Risk Management (Continued)

3.4 Fair values of financial assets and liabilities (Continued)

(b) Fair value hierarchy

HKFRS 13 specifies a hierarchy of valuation techniques based on whether the inputs to those valuation techniques are observable or unobservable. Observable inputs reflect market data obtained from independent sources; unobservable inputs reflect the Group's market assumptions. These two types of inputs have created the following fair value hierarchy:

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as price) or indirectly (that is, derived from prices).
- Level 3 - Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

This hierarchy requires the use of observable market data when available. The Group considers relevant and observable market prices in its valuations where possible.

Assets measured at fair value :

The Group

	第1級 Level 1 HK\$	第2級 Level 2 HK\$	第3級 Level 3 HK\$	總額 Total HK\$
31 December 2025				
Recurring fair value measurement				
Equity investments measured at FVOCI	<u>21,391,782</u>	-	<u>317,465</u>	<u>21,709,247</u>
31 December 2024				
Recurring fair value measurement				
Equity investments measured at FVOCI	<u>22,874,367</u>	-	<u>318,405</u>	<u>23,192,772</u>

There were no significant transfers of financial assets between all levels of fair value hierarchy classifications. Predominately of the Group's fair value financial assets are at Level 1 equity investments. The fair value of the Level 3 equity investments as at 31 December 2025 was measured using an adjusted asset based approach with significant unobserved inputs and hence was classified as Level 3 of the fair value hierarchy. The fair value of the private equity investment is primarily determined using the latest reported Net Asset Value ("NAV") provided by the investee. Consequently, the investment's fair value is expected to change in direct correlation with changes in its NAV.

The fair value measurement is highly sensitive to changes in the reported NAV. However, due to the unique nature of each private equity holding and the bespoke qualitative adjustments applied, it is not practical to provide a meaningful quantitative sensitivity analysis for the unobservable inputs.

3 財務風險管理 (續)

3.5 資本管理

集團於管理其資本（其概念較綜合財務狀況表之權益更廣）之目標為：

- 遵守銀行業條例內銀行業（資本）規則之資本規定及銀行業條例內對持牌銀行之發牌條件；
- 保護集團以持續營運方法繼續營業之能力，從而繼續為股東提供利潤；
- 為集團之穩定性及其商業發展提供強大之資本基礎；及
- 以高效率及以風險為基礎之方法運用資本，以達到為股東帶來最理想之風險調節回報之目標。

集團之管理層每日均以銀行業（資本）規則內之方法監控資本充裕程度及法定資本之運用。其所需之資料於每季遞交至香港金融管理局。

香港金融管理局規定每一間銀行或銀行集團維持一個不低於銀行業（資本）規則第3A條所訂之最低比率之資本充足比率，其定義為總法定資本對比風險加權資產之比率。於2025年12月31日，資本充足比率乃以香港金融管理局根據銀行業（資本）規則第3C條作監管用途之規定以銀行獨自及綜合之數據計算。此亦符合銀行業（資本）規則。

銀行之資本充足政策經董事局通過及列出為支持其現有及未來活動之管理資本及評估其資本充裕度之目標，政策及程序。銀行定時復檢其資本充足政策以確保所有必要之修改均已反映在政策內。

銀行每日監控資本充足比率，用以確定銀行已遵守所有有關之法例規定及監管銀行業之指引守則。

除法定資本充足比率外，一內部觸發資本充足比率亦被用作監管用途。如實際之資本充足比率低於該觸發比率時，該事實將立即被報告至董事局及香港金融管理局，而改善行動亦會展開。

此外，銀行亦會於其有新產品，新投資或有任何被提議進行之重大交易時評估其對資本之影響。

半年一次之壓力測試亦被進行，從而評估極端商業環境對資本之可能影響及如有需要時展開能減輕有害影響之對策。

Financial Risk Management (Continued)

3.5 Capital management

The Group's objectives when managing capital, which is a broader concept than the 'equity' on the face of consolidated statement of financial position, are:

- to comply with the capital requirements under the Banking (Capital) Rules of the Banking Ordinance and the authorization criteria of licensed bank under the Banking Ordinance;
- to safeguard the Group's ability to continue as a going concern, so that it can continue to provide returns for shareholders;
- to maintain a strong capital base to support the Group's stability and its business development; and
- to employ capital in an efficient and risk based approach with an aim to optimize risk adjusted return to the shareholders.

Capital adequacy and the use of regulatory capital are monitored daily by the Group's management, employing techniques based on the Banking (Capital) Rules. The required information is filed with the HKMA on a quarterly basis.

The HKMA requires each bank or banking group to maintain a capital adequacy ratio ("CAR"), defined as the ratio of total regulatory capital (as defined under the Banking (Capital) Rules) to the risk-weighted assets, at or above the minimum as set out in section 3A of the Banking (Capital) Rules. The capital adequacy ratio as at 31 December 2025 are computed on both solo and consolidated basis of the Bank as specified by the HKMA under section 3C of the Banking (Capital) Rules for its regulatory purposes, and are in accordance with the Banking (Capital) Rules.

The Bank's policy on capital adequacy as approved by the Board of Directors sets out the objectives, policies and process for managing capital and assessing the adequacy of capital to support its current and future activities. The Bank reviews its policy on capital adequacy on a regular basis to ensure all necessary changes are reflected in the policies.

CAR is monitored by the Bank on a daily basis to ensure compliance with all relevant statutory requirements and regulatory guidelines governing the banking business.

Other than statutory CAR, an internal trigger CAR is applied for control purposes. If the actual CAR falls below the trigger ratio, the case would immediately be reported to the Board and the HKMA, and remedial action will be taken.

In addition, the Bank will assess the impact on its capital when there are new products, new investments, or any proposed significant transactions.

Semi-annual stress tests are also performed to assess the potential impact of extreme business conditions on capital and to develop strategies to mitigate the adverse effects where necessary.

3 財務風險管理 (續)

3.5 資本管理 (續)

以下表格概述集團於2025年12月31日及2024年12月31日之法定資本之比率及成份。於本年度，銀行遵守所有被香港金融管理局所設定之資本規定。

普通權益1級資本比率

1級資本比率

總資本比率

防護緩衝資本比率

以上之資本比率乃根據銀行業(資本)規則計算於2025年12月31日及於2024年12月31日之綜合比率。根據銀行業(資本)規則，銀行採用“基本方法”去計算信貸風險加權資產及用“基本指標方法”去計算營運風險。銀行獲豁免計算市場風險加權資產。

銀行除計算及匯報其根據銀行非綜合數據所得出之獨立資本比率外，亦要計算及匯報其按照法定綜合數據所得出之綜合資本比率。於2025年12月31日及2024年12月31日，法定綜合賬內只有瑞隆企業有限公司，金智發展有限公司，添金投資有限公司及金濠企業有限公司被包括為附屬公司，此乃與會計綜合賬有所不同。

用以計算以上之資本比率及呈報予香港金融管理局之資本基礎總額減扣減項目之分析如下：

普通權益1級 (CET1) 資本

CET1 資本票據

保留溢利

已披露之儲備

減：因土地及建築物進行重估而產生的累積公平價值收益

一般銀行業務風險監管儲備

扣減後之總CET1資本

額外1級資本

扣減後之總1級資本

2級資本

由土地及樓宇之重估而引至公平價值溢利之儲備

一般銀行業務風險監管儲備

減：2級資本扣減項目

扣減後之總2級資本

資本基礎總額

Financial Risk Management (Continued)

3.5 Capital management (Continued)

The table below summarises the ratios and the composition of regulatory capital of the Group as at 31 December 2025 and 31 December 2024. The Bank complied with all of the externally imposed capital requirements by the HKMA throughout the year.

	2025	2024
Common equity tier 1 capital ratio	56.92%	59.56%
Tier 1 capital ratio	56.92%	59.56%
Total capital ratio	77.47%	80.95%
Capital conservation buffer ratio	2.5%	2.5%

The above capital ratios represent the consolidated ratios of the Bank computed in accordance with the Banking (Capital) Rules as at 31 December 2025 and 2024. In accordance with the Banking (Capital) Rules, the Bank has adopted the “basic approach” for the calculation of the risk weighted assets for credit risk and the “basic indicator approach” for the calculation of operational risk. The Bank has been exempted from the calculation of risk weighted assets for market risk.

The Bank is required to calculate and report its capital ratios on the consolidated position based on the regulatory scope of consolidated figures in addition to the Bank's solo position based on its unconsolidated level figures. As at 31 December 2025 and 31 December 2024, the basis of consolidation for accounting purpose differs from the basis of consolidation for regulatory purposes, under which only Success Land Enterprises Limited, Golden Wisdom Development Limited, Team Gold Investment Limited and Gold Harmony Enterprises Limited are included as subsidiaries in the consolidated Group for regulatory purposes.

The capital base after deductions used in the calculation of the above capital ratios and reported to the Hong Kong Monetary Authority is analysed as follows :

	2025 HK\$'000	2024 HK\$'000
Common equity tier 1 (CET1) capital		
CET1 capital instruments	264,987	264,987
Retained earnings	402,446	399,601
Disclosed reserves	8,897	6,161
	676,330	670,749
Less : Cumulative fair value gains arising from revaluation of land and buildings	(273,091)	(269,655)
Regulatory reserve for general banking risk	(1,800)	(1,800)
Total CET1 capital after deductions	401,439	399,294
Additional Tier 1 capital	-	-
Total Tier 1 capital after deductions	401,439	399,294
Tier 2 capital		
Reserve attributable to fair value gains on revaluation of land and buildings	143,147	141,601
Regulatory reserve for general banking risk	1,800	1,800
	144,947	143,401
Less : Tier 2 capital deductions	-	-
Total Tier 2 capital after deductions	144,947	143,401
Total capital base	546,386	542,695

4 重要會計估計及應用會計政策時之判斷

(甲) 投資物業公平價值之估計

投資物業之公平價值按一獨立專業測量師於某一估值日期以公開市場基礎所作出之估值而評估。公平價值乃按照香港測量師學會所發出香港測量師學會物業估值準則(2020年版)而釐定。合約租金收入及預期之未來市場租金收入於撥備支出及保養要求後以觀察所得之市場回報率作資本化。用作估計市場價值之主要假設為：合約租金之收取、預期之未來市場租值、免租期、保養要求及觀察所得之市場回報率。估值所採用之假設之變動當影響投資物業之公平價值。

此外，估值之釐定亦參照於估值日期前後在相似地點及相關市場上所報告之可作比較買賣交易，而被估值物業之價值已為相關之因素作出適當之調整，其中包括地區上之差異，樓齡，交易時間，鋪面，層數及人流等。

(乙) 預期信用損失準備之計量

對以攤分成本及以公平價值計量且其變動計入其他綜合收益之金融資產，其預期信用損失準備之計量有需要用上複雜之模型以及有關經濟情況及信貸表現之重要假設(例如，客戶違約之機會率及其結果損失)。有關預期信用損失之計量所採用之輸入資料，假設及估計方法於附註3.1.4作詳盡描述，並列示預期信用損失之主要重點敏感度相對該等元素之改變。

於計算預期信用損失所採用會計要求時，有若干重要判斷當被應用，列如：

- 信用風險顯著增加之決定條件；
- 計量預期信用損失時所用之假設之揀選；
- 制定每一組產品/市場之前瞻情況內之數量及對比加權數之成立；及
- 成立相似金融資產組別作計量預期信用損失之計量。

集團於以上項目所採用之判斷及估計之詳細資料則於附註3.1.4內列示。

Critical Accounting Estimates, and Judgments in Applying Accounting Policies

(a) Estimate of fair value of investment properties

The fair values of investment properties are estimated based on the valuation made by an independent professional valuer on an open market basis at a valuation date. The fair values are assessed in accordance with the HKIS Valuation Standards on Properties (2020 Edition) published by the Hong Kong Institute of Surveyors. The contractual rental income and the expected future market rental income after allowing for outgoings and maintenance requirements are capitalised at observed market yields. The principal assumptions underlying the estimation of market value are those related to: the receipt of contractual rentals; expected future market rentals; rent free periods; maintenance requirements; and observed market yields. Changes in the assumptions used in the valuation would affect the fair value of investment properties.

In addition, the values are also assessed by reference to comparable sales transactions around the valuation date as reported in the relevant market at similar locations. Appropriate adjustments have been made on the values of the subject properties for relevant factors, such as location difference, building age, time of transaction, shop frontage, floor levels and pedestrian flow, etc.

(b) Measurement of the ECL allowance

The measurement of the ECL allowance for financial assets measured at amortised cost and FVOCI is an area that requires the use of complex models and significant assumptions about future economic conditions and credit behaviour (e.g. the likelihood of customers defaulting and the resulting losses). Explanation of the inputs, assumptions and estimation techniques used in measuring ECL is further detailed in note 3.1.4, which also sets out key sensitivities of the ECL to changes in these elements.

A number of significant judgements are also required in applying the accounting requirements for measuring ECL, such as:

- Determining criteria for significant increase in credit risk;
- Choosing assumptions for the measurement of ECL;
- Establishing the number and relative weightings of forward-looking scenarios for each type of product/market and the associated ECL; and
- Establishing groups of similar financial assets for the purposes of measuring ECL.

Detailed information about the judgements and estimates made by the Group in the above areas is set out in note 3.1.4.

4 重要會計估計及應用會計政策時之判斷 (續)

(丙) 遞延稅項之計算

於決定集團及銀行之遞延稅項狀況時，對計算集團所作交易之稅務影響需用上重大判斷。遞延稅項資產以其可收回程度予以確認，而遞延稅項負債則以全數確認。

管理層審視集團及銀行所進行之所有交易，除却一些因其未來自稅務溢利所產生之稅務得益並不肯定而使其帶往未來之稅損不被確認外，所有遞延稅項資產(至其可收回程度)及遞延稅項負債已於綜合財務報表內確認。

5 淨利息收入

利息收入

庫存現金及存放及拆放同業款項
客戶放款
以公平價值計量且其變動計入其他綜合收益之投資證券
其他

利息支出

客戶存款
同業貸款
租賃負債
其他

以上為非以公平價值經損益入賬之財務資產及財務負債之利息收入及利息支出。

租賃負債之利息支出為本集團為其擴大之保管箱業務作為承租人而訂立之長期物業租賃之利息。

Critical Accounting Estimates, and Judgments in Applying Accounting Policies (Continued)

(c) Determination of deferred taxation

In determining the deferred tax positions of the Group and of the Bank, significant judgment is required in determining the tax implications of the transactions entered into by the Group. Deferred tax assets are recognised to the extent that it is probable that it could be recoverable. Deferred tax liabilities are recognised at full.

Management reviewed all the transactions entered into by the Group and by the Bank, and all deferred tax assets (to the extent recoverable) and deferred tax liabilities are recognised in the consolidated financial statements except for the certain tax losses carry forwards that the realisation of related tax benefit through future taxable profits is not probable.

Net Interest Income

	2025	2024
	HK\$	HK\$
Interest income		
Cash and balances and placements with banks	6,076,905	8,514,264
Loans and advances to customers	6,543,786	4,911,484
Investment securities measured at FVOCI	3,577,762	6,731,289
Others	27,659	132,151
	<u>16,226,112</u>	<u>20,289,188</u>
Interest expense		
Deposits from customers	2,561,155	3,486,672
Bank borrowings	-	2,603
Lease liabilities	1,527,944	1,288,424
Others	46,381	212,872
	<u>4,135,480</u>	<u>4,990,571</u>

The interest income and interest expenses are for financial assets and financial liabilities that are not at fair value through profit or loss.

The interest expenses on lease liabilities relate to interest for the lease liabilities recognized on the long term property lease entered into by the Group as lessee for its expanded safe deposit box business.

6 其他經營收入

費用及佣金收入
- 貸款有關之費用及佣金
- 其他費用
減：費用及佣金支出
- 其他費用及佣金支出
費用及佣金收入淨額
外匯買賣淨溢利
投資物業之租金收入總額
減：租賃開支
冷氣與管理費收入
股息收入：
- 上市之以公平價值計量且其變動計入其他綜合收益之權益證券投資
- 非上市之以公平價值計量且其變動計入其他綜合收益之權益證券投資
保管箱租金
匯兌差額
其他(註(i))

註(i)：

集團於2021年2月11日以原告人身份發起一項法律訴訟程序，向集團以前之清潔承包公司(作為被告人)發出傳票，以追討該清潔承包公司於2020年7月25日履行其清潔工作期間，其僱用之合約清潔員工因疏忽及不小心而弄壞一個消防噴水裝置，以及因此引致集團辦公室由於消防噴水大量湧出而被損壞之損失賠償。於2024年12月31日止年度，隨著集團收到被告按最終判決賠償港幣701,831元作為法律費用補償，本次法律訴訟結束。而該補償誌於其他收入之內。

7 經營支出

員工支出(附註8)
折舊-物業、裝置及設備
折舊-有使用權資產
核數師酬金
- 核數服務
- 非核數服務
物業及設備支出
電腦開支
行政開支
專業費用
董事袍金(附註23)
其他經營支出
外匯買賣淨虧損
匯兌差額

Other Operating Income

	2025	2024
	HK\$	HK\$
Fees and commission income		
- Credit related fees and commissions	-	-
- Other fees	130,492	179,456
Less : Fees and commission expense		
- Other fees and commission paid	(74,436)	(42,822)
Net fees and commission income	56,056	136,634
Net gain from trading of foreign currency	-	13,301
Gross rental income from investment properties	6,774,457	8,697,380
Less : rental outgoings	(3,671,947)	(3,387,412)
	3,102,510	5,309,968
Air-conditioning and management fees	2,003,105	2,201,203
Dividend income from:		
- listed equity investments measured at FVOCI	1,159,379	1,269,965
- unlisted equity investments measured at FVOCI	-	20,400
Safe deposit box rental	25,912,567	19,941,401
Exchange differences	-	(12,633)
Others (Note(i))	11,801	709,097
	29,086,852	24,129,433
	32,245,418	29,589,336

Note (i):

The Group initiated a legal proceeding on 11 February 2021 as plaintiff via the issuance of a writ of summons to the Group's previous cleaning contractor as defendant, for damages caused by negligence of the said cleaning contractor and the lack of duty of care when carrying out their contracted work on 25 July 2020 which caused damages due to flooding from a fire sprinkler broken by the staff of the cleaning contractor. The legal proceeding since concluded, with the Group received the final court settlement of HK\$701,831 for reimbursement of legal costs from the defendant during the year ended 31 December 2024. The settlement received was recognised in other income of the book.

Operating Expenses

	2025	2024
	HK\$	HK\$
Staff costs (Note 8)	22,595,972	21,313,444
Depreciation - property, plant and equipment	5,448,249	4,095,100
Depreciation - right-of-use assets	4,914,782	3,963,408
Auditors' remuneration		
- Audit services	1,000,000	1,148,100
- Non-Audit services	32,200	33,200
Premises and equipment expenses	3,604,159	3,234,693
Computer expenses	2,421,256	1,957,365
Administrative expenses	3,232,299	2,795,320
Professional fees	1,560,820	1,736,240
Directors' fee (Note 23)	2,469,324	2,469,324
Other operating expenses	951,367	1,083,565
Net loss from trading of foreign currency	45,024	-
Exchange differences	213,143	-
	48,488,595	43,829,759

8 員工支出

工資及薪金
 年假及長期服務金準備/(撥回)淨額
 退休金支出 - 界定供款計劃 (註(i))

員工支出已包括支付予董事作薪酬及退休金計劃之供款 (附註23)。

註(i)：退休金支出

集團於是年度內使用遭放棄而收回之供款或於年結時有此等供款用作減低將來之供款為港幣469,402元 (2024年：港幣259,439元)。

於年結時，未付退休金供款予界定供款計劃為港幣155,643元(2024年：港幣127,112元)。

9 所得稅撥回

香港所得稅乃以本年度預計應課稅溢利按稅率16.5%(2024年：16.5%)計算。

本期所得稅支出 - 香港溢利稅
 遞延所得稅撥回(附註19)
 所得稅撥回

集團除稅前虧損之稅項與採用香港稅率所計算之理論上數額之差額如下：

除稅前虧損
 按16.5%稅率計算(2024年：16.5%)
 集團公司採用不同稅率之調整
 無須課稅收入
 不可扣減稅項之支出
 其他
 有關以往年度數額之調整
 所得稅撥回

10 庫存現金及存放同業款項

庫存現金
 存放同業及中央銀行款項
 拆放同業，於1個月內到期

Staff Costs

	2025	2024
	HK\$	HK\$
Wages and salaries	21,513,085	20,939,532
Net provision/(write back) for annual leave and long-service payment	116,657	(113,351)
Pension cost - defined contribution plan (Note (i))	966,290	487,263
	<u>22,596,032</u>	<u>21,313,444</u>

Staff costs include salary and contribution to retirement scheme paid as directors' emoluments (Note 23).

Note (i): Pension cost

There were forfeited contributions totaled HK\$18,943 utilized during the year or available at the year-end to reduce future contributions (2024: HK\$469,402).

Contributions totaling HK\$182,298 (2024: HK\$155,643) were payable to the defined contribution plan at the year end.

Income Tax Credit

Hong Kong income tax has been provided at the rate of 16.5% (2024: 16.5%) on the estimated assessable profit for the year.

	2025	2024
	HK\$	HK\$
Current income tax expense - Hong Kong profits tax	1,996	26,557
Deferred income tax credit (Note 19)	(1,276,272)	(844,793)
Income tax credit	<u>(1,274,276)</u>	<u>(818,236)</u>

The tax on the Group's loss before tax differs from the theoretical amount that would arise using the taxation rate of Hong Kong as follows:

	2025	2024
	HK\$	HK\$
Loss before income tax	(711,639)	(1,448,553)
Tax calculated at tax rate of 16.5% (2024: 16.5%)	(117,421)	(239,011)
Adjustment on different tax rate applicable to group company	(5,000)	(21,918)
Income not subject to tax	(1,458,129)	(1,571,073)
Expenses not deductible for tax purposes	176,303	775,044
Other	104,324	241,767
Adjustment in respect of prior years	25,647	(3,045)
Income tax credit	<u>(1,274,276)</u>	<u>(818,236)</u>

Cash and Balances with Banks

	2025	2024
	HK\$	HK\$
Cash in hand	3,808,589	2,419,393
Balances with banks and central bank	17,218,195	8,655,055
Placements with banks maturing within one month	223,548,255	81,967,451
	<u>244,575,039</u>	<u>93,041,899</u>

11 客戶放款及其他賬項

貸予個人之放款
- 透支
貸予企業之放款
- 投資公司
- 中小企
客戶放款
應計利息
其他賬項
客戶放款及其他賬項

於2025年12月31日，並無已減值放款或不履行貸款(2024年：無)。

集團接受公平價值分別為港幣297,800,000元及港幣15,885,929元(2024年：港幣351,400,000元及港幣20,104,827元)之物業抵押及上市證券作為貸款之抵押。集團在貸款者不償還借款時有權出售或再抵押該等抵押品，但並無物業或證券被再抵押或貸予第三者(2024年：無)。

12 以公平價值計量且其變動計入其他綜合收益之投資證券

債務證券
- 外匯基金票據，非上市，市值
權益證券
- 在香港上市，市值
- 在香港以外地區上市，市值
- 非上市，估計公平價值
權益證券總額

以公平價值計量且其變動計入其他綜合收益之投資證券之發行機構類別分析如下：

- 主權國
- 銀行及其他金融機構
- 企業
- 其他

以公平價值計量且其變動計入其他綜合收益之投資證券之變動分析如下：

於1月1日
公平價值變動之盈餘(附註21)
購置
贖回/出售
於12月31日

Loans and Advances to Customers and Other Accounts

	2025	2024
	HK\$	HK\$
Loans and advances to individuals		
- Overdrafts	-	6,918,393
Loans and advances to corporate entities		
- Investment companies	163,076,418	189,401,587
- SMEs	7,892,255	6,992,265
Loans and advances to customers	170,968,673	203,312,245
Accrued interest	799,736	738,377
Other accounts	7,350,398	6,435,233
Loans and advances to customers and other accounts	179,118,807	210,485,855

There were no impaired loans or non-performing loans at 31 December 2025 (2024: Nil).

The Group accepted property mortgages and listed securities at fair value of HK\$297,800,000 and HK\$15,885,929 respectively (2024: HK\$351,400,000 and HK\$20,104,827 respectively) as collateral for loans, which it is permitted to sell or re-pledge in the event of default by the borrower, of which no properties or securities (2024: Nil) were re-pledged or lent to third parties.

Investment securities measured at FVOCI

	2025	2024
	HK\$	HK\$
Debt securities		
- exchange fund bills, unlisted, at market value	209,035,244	179,715,020
Equity securities		
- listed in Hong Kong, at market value	21,327,337	22,833,218
- listed outside Hong Kong, at market value	64,445	41,149
- unlisted, at estimated fair value	317,465	318,405
Total equity securities	21,709,247	23,192,772
	230,744,491	202,907,792

Investment securities measured at FVOCI are analysed by categories of issuers as follows:

- Sovereign	209,035,244	179,715,020
- Banks and other financial institutions	9,694,358	11,829,768
- Corporates	10,723,889	10,350,004
- Others	1,291,000	1,013,000
	230,744,491	202,907,792

The movement in investment securities measured at FVOCI is summarised as follows:

	2025	2024
	HK\$	HK\$
At 1 January	202,907,792	199,003,354
Surplus from changes in fair value (Note 21)	4,796,290	1,658,268
Additions	628,995,763	292,246,170
Redemptions / Disposals	(605,955,354)	(290,000,000)
At 31 December	230,744,491	202,907,792

12 以公平價值計量且其變動計入其他綜合收益之投資證券(續)

以公平價值計量且其變動計入其他綜合收益之權益證券投資

集團已將一些購入作投資用途之股權證券組合之投資界定為以公平價值計量且其變動計入其他綜合收益。集團選擇此項列示決定因該等投資乃以其股息收入作引入目標而並不是為了於將來賣出以賺取溢利。

Investment securities measured at FVOCI (Continued)

Equity investments measured at FVOCI

The Group has designated at FVOCI investments in a portfolio of equity securities that were acquired for investment purposes. The Group chose this presentation alternative because the investments were made for their dividend income rather than with a view to profit on a subsequent sale.

13 附屬公司

於2025年及2024年12月31日由銀行直接擁有之附屬公司如下：

Subsidiaries

Details of the subsidiaries at 31 December 2025 and 2024, which are held by the Bank directly, are as follows :

名稱 Name	註冊地點 Place of incorporation	主要業務 Principal activities	所持已發行 股票資料 Particulars of issued shares held	應佔股權 Interest held	2025年12月31日 31 December 2025		2024年12月31日 31 December 2024	
					資產總額 Total assets HK\$	權益總額 Total equity HK\$	資產總額 Total assets HK\$	權益總額 Total equity HK\$
大生物業管理 有限公司 TSB Property Management Limited	香港 Hong Kong	物業管理 Property management	10,000股普通股每 股面額港幣1元 10,000 ordinary shares of HK\$1 each	100%	722,467	604,240	923,734	805,614
瑞隆企業有限 公司 Success Land Enterprises Limited	香港 Hong Kong	投資持有 Investment holding	2股普通股每股面 額港幣1元 2 ordinary shares of HK\$1 each	100%	2	2	2	2
金智發展有限 公司 Golden Wisdom Development Limited	香港 Hong Kong	投資持有 Investment holding	22,900,000股普通 股每股面額港幣1 元 22,900,000 ordinary shares of HK\$1 each	100%	35,143,418	34,849,151	34,225,855	33,892,044
添金投資有限 公司 Team Gold Investment Limited	香港 Hong Kong	投資持有 Investment holding	19,800,000股普通 股每股面額港幣1 元 19,800,000 ordinary shares of HK\$1 each	100%	29,441,915	29,329,537	29,713,404	29,408,848
金濠企業有限 公司 Gold Harmony Enterprises Limited	香港 Hong Kong	投資持有 Investment holding	1股普通股每股面 額港幣1元 1 ordinary shares of HK\$1 each	100%	16,796,909	(4,464,390)	18,105,013	(3,119,350)

14 物業、裝置及設備

Property, Plant and Equipment

		行址 Bank premises HK\$	傢俬, 裝置及設備 Furniture, fixtures and equipment HK\$	總額 Total HK\$
成本或以估值作為之認定成本	Cost or Deemed cost at valuation			
於2025年1月1日	At 1 January 2025	150,285,740	58,659,028	208,944,768
添置	Additions	-	1,067,494	1,067,494
撇銷/出售	Write-off / disposal	-	(1,312,699)	(1,312,699)
於2025年12月31日	At 31 December 2025	150,285,740	58,413,823	208,699,563
於2024年1月1日	At 1 January 2024	150,285,740	38,547,917	188,833,657
添置	Additions	-	21,190,509	21,190,509
撇銷/出售	Write-off / disposal	-	(1,079,398)	(1,079,398)
於2024年12月31日	At 31 December 2024	150,285,740	58,659,028	208,944,768
累積折舊及減值	Accumulated depreciation and impairment			
於2025年1月1日	At 1 January 2025	52,062,312	19,701,443	71,763,755
本年度折舊	Charge for the year	358,722	5,089,527	5,448,249
撇銷/出售	Write-off / disposal	-	(1,251,405)	(1,251,405)
於2025年12月31日	At 31 December 2025	52,421,034	23,539,565	75,960,599
於2024年1月1日	At 1 January 2024	51,703,590	16,837,716	68,541,306
本年度折舊	Charge for the year	358,722	3,736,378	4,095,100
撇銷/出售	Write-off / disposal	-	(872,651)	(872,651)
於2024年12月31日	At 31 December 2024	52,062,312	19,701,443	71,763,755
賬面淨值	Net book value			
於2025年12月31日	At 31 December 2025	97,864,706	34,874,258	132,738,964
於2024年12月31日	At 31 December 2024	98,223,428	38,957,585	137,181,013

集團之行址賬面淨值分析如下：

The Group's bank premises at their net book values are analysed as follows :

		2025 HK\$	2024 HK\$
於香港：	In Hong Kong, held on :		
超過50年之租賃	Leases of over 50 years	94,451,959	94,567,568
不超過50年之租賃	Leases of under 50 years	3,412,747	3,655,860
		97,864,706	98,223,428

15 投資物業

Investment Properties

集團之投資物業賬面淨值分析如下：

The Group's interests in investment properties at their net book values are analysed as follows :

		2025 HK\$	2024 HK\$
於香港：	In Hong Kong, held on :		
超過50年之租賃	Leases of over 50 years	295,000,000	291,000,000
不超過50年之租賃	Leases of under 50 years	11,800,000	12,300,000
		306,800,000	303,300,000

15 投資物業(續)

於2025年12月31日及2024年12月31日所有投資物業被分類為公平價值等級制度下之第3級資產。

於2025年12月31日，集團並無有關未來維修及保養之已簽約但未撥備之負擔。

於綜合全面收益表內，與未出租之投資物業直接有關之經營支出為港幣428,064元（2024年：港幣266,044元）。

投資物業之估值準則

投資物業由以下之獨立專業物業估值師行，仲量聯行於2025年12月31日及2024年12月31日用以下之估值方法所作之以公開市場價值基礎作出重估。

- 於估值時期相近之類似物業市場買賣證據；及
- 以買賣交易之分析及由估值師所判斷當時投資者之要求或期望而得出之合適資本化比率將其收入潛力資本化。

投資物業之公平價值計量乃與市值租金有正面關聯，而與資本化率有反面關聯。

以下表格顯示於2025年12月31日之年度內公平價值等級制度第3級內公平價值自年初結餘之對賬表：

於1月1日
自投資物業公平價值調整之盈餘/(虧損)
於12月31日

16 有使用權資產及租賃負債

(甲) 有資產使用權

有資產使用權之賬面淨值分析如下：

於2024年1月1日
添置
折舊
於2024年12月31日及2025年1月1日
折舊
於2025年12月31日

Investment Properties (Continued)

All investment properties were classified as level 3 asset of fair value hierarchy as of 31 December 2025 and 2024.

At 31 December 2025, the Group had no unprovided contractual obligations for future repairs and maintenance.

In the consolidated statement of comprehensive income, direct operating expenses include HK\$428,064 (2024: HK\$266,044) relating to investment properties that were unlet.

Valuation basis of investment properties

The investment properties were revalued on the basis of their open market values, which were derived by the following valuation methodologies adopted by Jones Lang LaSalle Limited, the independent firm of qualified property valuers, as at 31 December 2025 and 31 December 2024.

- Sales evidence on the market on comparable properties around the time of valuation; and
- Capitalisation of the income potential using appropriate capitalisation rate, which was derived from analysis of sale transactions and the valuer's interpretation of prevailing investor requirements or expectations.

The fair value measurement of investment properties is positively correlated to the market rental and negatively correlated to the capitalisation rate.

The following table shows a reconciliation from the beginning balances for fair value measurements in Level 3 of the fair value hierarchy for the year ended 31 December 2025:

	2025	2024
	HK\$	HK\$
At 1 January	303,300,000	305,600,000
Surplus / (deficit) from fair value adjustments on investment properties	3,500,000	(2,300,000)
At 31 December	<u>306,800,000</u>	<u>303,300,000</u>

Right-of-use-assets and lease liabilities

(a) Right-of-use assets

The analysis of the net book value of right-of-use assets is as follows:

	HK\$
At 1 January 2024	22,812,490
Additions	18,568,988
Depreciation	<u>(3,963,408)</u>
At 31 December 2024 and 1 January 2025	37,418,070
Depreciation	<u>(4,914,782)</u>
At 31 December 2025	<u>32,503,288</u>

16 有使用權資產及租賃負債 (續)

(乙) 租賃負債

本集團應償還租賃負債之合約到期日如下：

	於2025年12月31日 At 31 December 2025		於2024年12月31日 At 31 December 2024	
	最低租賃 款項現值 Present value of the minimum lease payments HK\$	最低租賃 款項總額 Total minimum lease payment HK\$	最低租賃 款項現值 Present value of the minimum lease payments HK\$	最低租賃 款項總額 Total minimum lease payment HK\$
一年內	4,447,792	5,820,000	3,692,056	5,220,000
一年後但五年內	22,083,304	25,682,083	20,054,901	24,450,667
超過五年	11,371,682	11,827,917	17,847,877	18,879,333
	<u>37,902,778</u>	<u>43,330,000</u>	<u>41,594,834</u>	<u>48,550,000</u>
減：未來利息支出總額		(5,427,222)		(6,955,166)
租賃負債現值		<u>37,902,778</u>		<u>41,594,834</u>

於兩個年度，本集團租賃之商用物業作營運用途。租賃合約之年期為9至10年(2024年：9至10年)。租期按個別基準磋商，並載有不同條款及條件。本集團於該等租賃項目上有延長及終止租約之選擇權，以將集團在管理業務用資產上保留最大的營運彈性。本集團有權行使該等租賃項目延長及終止租約之選擇權，而有關租賃項目的業主，並無該等行使權利。本集團租賃所應用之借貸利率介乎3.66%至4.25%(2023年：3.66%至4.25%)。

Right-of-use-assets and lease liabilities (Continued)

(b) Lease liabilities

The Group had obligations under contractual maturities of the lease liabilities as follows:

	於2025年12月31日 At 31 December 2025		於2024年12月31日 At 31 December 2024	
	最低租賃 款項現值 Present value of the minimum lease payments HK\$	最低租賃 款項總額 Total minimum lease payment HK\$	最低租賃 款項現值 Present value of the minimum lease payments HK\$	最低租賃 款項總額 Total minimum lease payment HK\$
Within one year	4,447,792	5,820,000	3,692,056	5,220,000
After one year but within five years	22,083,304	25,682,083	20,054,901	24,450,667
Over five years	11,371,682	11,827,917	17,847,877	18,879,333
	<u>37,902,778</u>	<u>43,330,000</u>	<u>41,594,834</u>	<u>48,550,000</u>
Less: total future interest expenses		(5,427,222)		(6,955,166)
Present value of lease liabilities		<u>37,902,778</u>		<u>41,594,834</u>

For both years, the Group leased the commercial properties for its own operations. Lease contracts are entered into 9 to 10 years (2024: 9 to 10 years). Lease terms are negotiated on an individual basis and contained different terms and conditions. Extension and termination options are included in the leases across the Group. These are used to maximise operational flexibility in terms of managing the asset used in the Group's operation. The extension and termination options held are exercisable only by the Group and not by the respective lessor. The Group's borrowing rates applied to the lease liabilities range from 3.66% to 4.25% (2024: 3.66% to 4.25%).

17 客戶存款

活期存款及往來賬戶
儲蓄存款
定期及通知存款

Deposits from Customers

	2025 HK\$	2024 HK\$
Demand deposits and current accounts	81,123,222	54,109,959
Savings deposits	110,074,130	92,001,756
Time, call and notice deposits	114,328,677	91,783,238
	<u>305,526,029</u>	<u>237,894,953</u>

18 其他負債及準備

本票
租賃按金
預收之租金收入
應付利息
應付賬項及其他負債
有待交收數額

Other Liabilities and Provisions

	2025 HK\$	2024 HK\$
Cashier orders	4,812,461	2,312,153
Rental deposits	31,172,400	25,917,899
Rental income received in advance	16,872,366	14,157,173
Accrued interest	316,070	634,671
Accounts and other payables	5,057,785	15,748,990
Amount due for clearing	5,123,074	34,371
	<u>63,354,156</u>	<u>58,805,257</u>

19 遞延所得稅

當有合法權利可將本期稅項資產與負債作出抵銷及當被徵收之遞延所得稅與同一財政機關有關時，遞延稅項資產及負債會互相抵銷。抵銷之數額如下：

遞延稅項資產：
- 於超過12個月後收回之遞延稅項資產

遞延稅項負債：
- 於超過12個月後支付之遞延稅項負債

遞延稅項負債淨額

遞延稅項賬戶內之變動如下：

於1月1日
確認於綜合全面收益表內(附註9)

於12月31日

於年內未計入於同一稅務機關內結餘抵銷之遞延稅項資產及負債如下：

遞延稅項負債

於2024年1月1日
確認於綜合全面收益表內

於2024年12月31日
確認於綜合全面收益表內

於2025年12月31日

遞延稅項資產

於2024年1月1日
確認於綜合全面收益表內

於2024年12月31日
確認於綜合全面收益表內

於2025年12月31日

遞延稅項資產就所結轉之稅損而確認，惟只限於相關之稅項利益有可能透過未來應課稅溢利抵銷而於現時確認。於2025年12月31日，本集團並無就港幣5,120,151元(2024年：港幣3,749,806元)之稅項虧損確認遞延稅項資產，以抵銷未來的應課稅溢利，此乃由於未來損益的不可確定性。而該等稅項虧損可無限期結轉。

Deferred Income Tax

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same fiscal authority. The offset amounts are as follows:

	2025 HK\$	2024 HK\$
Deferred tax assets :		
- Deferred tax assets to be recovered after more than 12 months	(10,580,500)	(9,849,058)
Deferred tax liabilities :		
- Deferred tax liabilities to be incurred after more than 12 months	17,848,789	18,393,619
Net deferred tax liabilities	<u>7,268,289</u>	<u>8,544,561</u>

The movement on the deferred tax account is as follows :

	2025 HK\$	2024 HK\$
At 1 January	8,544,561	9,389,354
Recognised in the consolidated statement of comprehensive income (Note 9)	(1,276,272)	(844,793)
At 31 December	<u>7,268,289</u>	<u>8,544,561</u>

The movement in deferred tax assets and liabilities during the year, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows :

Deferred tax liabilities

	加速稅項折舊 Accelerated tax depreciation HK\$	公平價值盈餘 Fair value gains HK\$	總額 Total HK\$
At 1 January 2024	1,271,699	16,319,831	17,591,530
Recognised in the consolidated statement of comprehensive income	795,293	6,796	802,089
At 31 December 2024	2,066,992	16,326,627	18,393,619
Recognised in the consolidated statement of comprehensive income	(498,330)	(46,500)	(544,830)
At 31 December 2025	<u>1,568,662</u>	<u>16,280,127</u>	<u>17,848,789</u>

Deferred tax assets

	稅損 Tax losses HK\$	其他 Other HK\$	總額 Total HK\$
At 1 January 2024	8,117,870	84,306	8,202,176
Recognised in the consolidated statement of comprehensive income	1,678,300	(31,418)	1,646,882
At 31 December 2024	9,796,170	52,888	9,849,058
Recognised in the consolidated statement of comprehensive income	733,055	(1,613)	731,442
At 31 December 2025	<u>10,529,225</u>	<u>51,275</u>	<u>10,580,500</u>

Deferred income tax assets are recognised for tax losses carried forward to the extent that the realisation of the related tax benefit through future taxable profits is probable. As at 31 December 2025, the Group has unrecognised tax losses of HK\$5,120,151 (2024: HK\$3,749,806) to carry forward to set off against future taxable profits. These tax losses have not been accounted for due to uncertainty of future realisation. Such tax losses have no expiry date.

20 股本

Share Capital

		2025年12月31日		2024年12月31日	
		31 December 2025		31 December 2024	
		股數		股數	
		No. of		No. of	
		Shares	HK\$	Shares	HK\$
已發行及實收普通股股本：	Ordinary shares issued and fully paid：	310,000,000	310,000,000	310,000,000	310,000,000

21 儲備
2025Reserves
2025

		集團					
		Group					
		其他物業 重估儲備 ¹	投資 重估儲備 ²	普通 儲備 ³	法定 儲備 ⁴	盈餘 滾存	總額
		Other properties revaluation reserve ¹	Investment revaluation reserve ²	General reserve ³	Regulatory reserve ⁴	Retained earnings	Total
		HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
於2025年1月1日	At 1 January 2025	1,790,710	1,960,173	610,257	1,800,000	400,418,074	406,579,214
以公平價值計量且其變動計入其他全面收益之投資證券之重估盈餘	Surplus on revaluation of investment securities measured at FVOCI	-	4,796,290	-	-	-	4,796,290
因出售以公平價值計量且其變動計入其他綜合收益之權益證券投資而自投資重估儲備轉入盈餘滾存	Transfer from investment revaluation reserve to retained earnings on disposal of equity investments measured at FVOCI	-	(1,995,933)	-	-	1,995,933	-
因行址折舊而自重估儲備轉入盈餘滾存 ⁵	Transfer from revaluation reserve to retained earnings on depreciation of bank premises ⁵	(64,092)	-	-	-	64,092	-
本年度溢利	Profit for the year	-	-	-	-	562,637	562,637
於2025年12月31日	At 31 December 2025	1,726,618	4,760,530	610,257	1,800,000	403,040,736	411,938,141
代表：	Representing：						
銀行與附屬公司	Bank and subsidiaries	1,726,618	4,760,530	610,257	1,800,000	403,040,736	411,938,141

¹其他物業重估儲備乃根據物業，裝置及設備之會計政策(附註2.10)所作出對行址於1995年9月30日前之重估而產生之賬面值增加。

²投資重估儲備乃根據財務資產會計政策(附註2.5)所定相對以公平價值計量且其變動計入其他綜合收益之債務及權益投資證券於其被不確認或減值前之公平價值之累計淨變動。

³普通儲備乃往年自盈餘滾存轉入之數額，並為可供派發。

⁴法定儲備乃用作符合香港銀行業條例內有關金融監管之條款。儲備之變動直接計入盈餘滾存，並經與香港金融管理局商討。

⁵此乃扣除物業實際折舊及按物業歷史成本計算之相應折舊兩者差額之遞延稅項港幣12,665元(2024年：港幣12,665元)。

¹The other properties revaluation reserve represents the increases in the carrying amount arising on revaluation of bank premises prior to 30 September 1995 as stated in the accounting policy for property, plant and equipment (Note 2.10).

²The investment revaluation reserve represents the cumulative net change in the fair value of debt and equity investment securities measured at FVOCI until such financial assets are derecognised or impaired as stated in the accounting policy for financial assets (Note 2.5).

³The general reserve comprises previous years' transfer from retained earnings and is distributable.

⁴The regulatory reserve is maintained to satisfy the provisions of the Hong Kong Banking Ordinance for prudential supervision purpose. Movements in the reserve are made directly through retained earnings and in consultation with the HKMA.

⁵This is net of deferred taxation on the difference between the actual depreciation on premises and depreciation based on the historical cost of the premises of HK\$12,665 (2024 : HK\$12,665).

21 儲備(續)

Reserves (Continued)

2024	2024	集團					總額
		其他物業 重估儲備 ¹	投資 重估儲備 ²	普通 儲備 ³	法定 儲備 ⁴	盈餘 滾存	
		Other properties revaluation reserve ¹	Investment revaluation reserve ²	General reserve ³	Regulatory reserve ⁴	Retained earnings	Total
		HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
於2024年1月1日	At 1 January 2024	1,854,801	301,905	610,257	1,800,000	400,984,300	405,551,263
以公平價值計量且其變動計入其他全面收益之投資證券重估盈餘	Surplus on revaluation of investment securities measured at FVOCI	-	1,658,268	-	-	-	1,658,268
因行址折舊而自重估儲備轉入盈餘滾存 ⁵	Transfer from revaluation reserve to retained earnings on depreciation of bank premises ⁵	(64,091)	-	-	-	64,091	-
本年度溢利	Profit for the year	-	-	-	-	(630,317)	(630,317)
於2024年12月31日	At 31 December 2024	1,790,710	1,960,173	610,257	1,800,000	400,418,074	406,579,214
代表：	Representing :						
銀行與附屬公司	Bank and subsidiaries	1,790,710	1,960,173	610,257	1,800,000	400,418,074	406,579,214

¹其他物業重估儲備乃根據物業、裝置及設備之會計政策(附註2.10)所作出對行址於1995年9月30日前之重估而產生之賬面值增加。

¹The other properties revaluation reserve represents the increases in the carrying amount arising on revaluation of bank premises prior to 30 September 1995 as stated in the accounting policy for property, plant and equipment (Note 2.10).

²投資重估儲備乃根據財務資產會計政策(附註2.5)所定相對以公平價值計量且其變動計入其他綜合收益之債務及權益投資證券於其被不確認或減值前之公平價值之累計淨變動。

²The investment revaluation reserve represents the cumulative net change in the fair value of debt and equity investment securities measured at FVOCI until such financial assets are derecognised or impaired as stated in the accounting policy for financial assets (Note 2.5).

³普通儲備乃往年自盈餘滾存轉入之數額，並為可供派發。

³The general reserve comprises previous years' transfer from retained earnings and is distributable.

⁴法定儲備乃用作符合香港銀行業條例內有關金融監管之條款。儲備之變動直接記入盈餘滾存，並經與香港金融管理局商討。

⁴The regulatory reserve is maintained to satisfy the provisions of the Hong Kong Banking Ordinance for prudential supervision purpose. Movements in the reserve are made directly through retained earnings and in consultation with the HKMA.

⁵此乃扣除物業實際折舊及按物業歷史成本計算之相應折舊兩者差額之遞延稅項港幣12,665元(2023年：港幣12,665元)。

⁵This is net of deferred taxation on the difference between the actual depreciation on premises and depreciation based on the historical cost of the premises of HK\$12,665 (2023: HK\$12,665).

22 綜合現金流量表附註

Notes To Consolidated Statement of Cash Flows

(甲) 經營溢利與經營業務之現金流入淨額對賬表

經營(虧損)/溢利	以公平價值計量且其變動計入其他綜合收益之權益投資之股息收入	折舊 - 物業、裝置及設備	折舊 - 有使用權資產	應計利息及其他賬項之(增加)/減少	其他負債及準備之增加	客戶放款之減少	客戶存款之增加/(減少)	原到期日超過3個月之拆放同業款項及外匯基金票據之減少/(增加)	(已付)/收回所得稅	經營活動之現金流入淨額	經營活動之現金流量包括:-	- 已收利息	- 已支利息
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(a) Reconciliation of operating profit to net cash inflow from operating activities

	2025 HK\$	2024 HK\$
Operating (loss)/profit	(4,152,545)	1,058,194
Dividend income from equity investments measured at FVOCI	(1,159,379)	(1,290,365)
Depreciation - property, plant and equipment	5,448,249	4,095,100
Depreciation - right-of-use assets	4,914,782	3,963,408
(Increase) / decrease in accrued interest and other accounts	(976,524)	(1,913,543)
Increase in other liabilities and provisions	15,264,017	5,450,016
Decrease in loans and advances to customers	32,343,572	19,007,585
Decrease in deposits from customers	67,631,076	(3,239,493)
Decrease / (increase) in placements with banks and exchange fund bills with original maturity over 3 months	(79,106,200)	156,554,777
Income tax (paid) / refund	(25,546)	54,650
Net cash inflow from operating activities	<u>40,181,502</u>	<u>183,740,329</u>
Cash flows from operating activities included:-		
- Interest received	16,164,753	20,470,828
- Interest paid	4,454,081	4,702,716

(乙) 現金及等同現金項目結餘之分析

相對於現金流量表，現金及等同現金項目包括以下由開始日起少於3個月內到期之結餘。

(b) Analysis of the balances of cash and cash equivalents

For the purposes of the statement of cash flows, cash and cash equivalents comprise the following balances with less than three months' maturity from the date of acquisition.

	2025 HK\$	2024 HK\$
庫存現金(附註10)	3,808,589	2,419,393
存放同業及中央銀行款項(附註10)	17,218,195	8,655,055
拆放同業，原到期日於3個月內	233,029,509	131,047,641
外匯基金票據，到期日於3個月內	99,604,583	179,715,020
	<u>353,660,876</u>	<u>321,837,109</u>

22 綜合現金流量表附註(續)

Notes To Consolidated Statement of Cash Flows (Continued)

(丙) 融資活動所產生之負債之變動

以下表格分析融資活動所產生之負債內
現金流量及非現金流量之變動：

(c) Changes in liabilities arising from financing activities

The following table sets out an analysis of the cash flows and non-cash flows
changes in liabilities arising from financing activities:

		租賃負債 <u>Lease Liability</u> HK\$
於2024年1月1日	At 1 January 2024	25,477,421
融資活動之現金流量	Financing cash flow	
租賃開始	Inception of lease	18,568,988
租賃負債之本金部分	Principal elements of lease liabilities	(2,451,575)
其他變動	Other changes	
利息支出	Interest expenses	1,288,424
已付利息	Interest payments	(1,288,424)
於2024年12月31日及於2025年1月1日	At 31 December 2024 and 1 January 2025	41,594,834
融資活動之現金流量	Financing cash flow	
租賃負債之本金部分	Principal elements of lease liabilities	(3,692,056)
其他變動	Other changes	
利息支出	Interest expenses	1,527,944
已付利息	Interest payments	(1,527,944)
於2025年12月31日	At 31 December 2025	<u>37,902,778</u>

23 董事之利益及權益(香港公司條例(Cap. 622)第383條及公司(有關董事利益資料披露)條例(Cap. 622G)所規定之披露)

(甲) 董事酬金及退休福利

於是年度內付與銀行董事或其應收取有關其提供董事服務之酬金總額如下:

袍金

於是年度內付與銀行董事或其應收取有關其提供銀行或其附屬公司之業務管理服務之酬金及退休福利總額如下:

薪金

付與退休計劃之僱主供款

Benefits and Interests of Directors (Disclosures Required by Section 383 of the Hong Kong Companies Ordinance (Cap. 622) and Companies (Disclosure of Information about Benefits of Directors) Regulation (Cap. 622G))

(a) Directors' emoluments and retirement benefits

	2025	2024
	HK\$	HK\$
The aggregate amounts of emoluments paid to or receivable by directors of the Bank during the year in respect of their services as directors were as follows:		
Fees	2,469,324	2,469,324
The aggregate amounts of emoluments and retirement benefits paid to or receivable by directors of the Bank during the year in respect of their services in connection with the management of the affairs of the Bank or its subsidiary undertakings were as follows:		
Salary	1,339,000	1,321,000
Employer's Contribution to Retirement Scheme	-	-
	<u>1,339,000</u>	<u>1,321,000</u>
	<u>3,808,324</u>	<u>3,790,324</u>

(乙) 給與董事及由董事控制企業之貸款

給與董事及由董事控制企業之貸款如下:

於年末時貸款之總餘額

於本年度內貸款之最高總額

所有給與董事及由董事控制之企業貸款,其貸款額不會多於及其借貸條件不會較一般有相同財政地位但與銀行沒有關連之貸款人為優厚。

(b) Loans to directors and controlled body corporates by directors

Particulars of loans made to directors and controlled body corporates by directors are as follows:

	2025	2024
	HK\$	HK\$
Aggregate amount of loans outstanding at the end of the year	<u>129,252,279</u>	<u>157,840,939</u>
Maximum aggregate amount of loans during the year	<u>172,101,310</u>	<u>167,832,293</u>

All loans to directors and controlled body corporates by directors are granted on values not greater and on term not more favourable than to borrowers of the same financial standing but unconnected with the Bank.

24 與有關連人士之交易

(甲) 與重要管理層之交易

本銀行於一貫業務運作期間與有關連人士進行之銀行業務交易,包括提供信貸融資及接受存款。該等存款及信貸之利率乃依照一般給與其他同樣等級客戶之細則及情況所釐定。

以下為與有關連人士即重要管理層,其中包括董事、其親人及其控制或附重大影響力之公司所進行之重大交易。此等交易乃於附註23所顯示以外之交易及於集團一貫業務中進行:

貸款

本年度之平均餘額

於年結時之餘額

利息收入

Related-Party Transactions

(a) Transactions with key management

A number of banking transactions were entered into with related parties in the normal course of business. These include the extension of credit facilities and deposit taking. For deposits taken and credit facilities extended, the interest rates charged are under terms and conditions that would normally apply to customers of comparable standing.

The following is a summary of significant related party transactions entered into with key management which include directors, relatives and companies controlled or significantly influenced by them in addition to those disclosed in note 23, which were carried out in the normal course of the Group's business:

	2025	2024
	HK\$	HK\$
Loans		
Average balance during the year	196,770,179	164,351,381
Outstanding as at end of year	170,968,673	203,842,740
Interest income	<u>7,226,140</u>	<u>7,741,374</u>

24 與有關連人士之交易 (續)

(甲) 與重要管理層之交易(續)

於本年對有關連人士之貸款均有物業、上市公司股票及存款作抵押。於2025年12月31日該等作抵押之物業及上市公司股票之公平價值分別為港幣297,800,000及港幣15,885,929元(2024年:港幣351,400,000元及港幣20,104,827元)。對於有關連人士之貸款並無撥存準備(2024年:無)。

存款

本年度之平均餘額

於年結時之餘額

利息支出

或然負債及承擔合約數額

其他承擔，原到期日為1年內或可無條件取消者

物業管理費收入(附註(i))

物業租金收入(附註(ii))

物業顧問費支出(附註(iii))

物業佣金支出(附註(iv))

附註：

- (i) 物業管理費收入乃按集團所管理之物業並以實際支出方式而收取及向董事所控制之公司出租物業而按市價所收取之管理費。
- (ii) 物業租金收入乃按市價向董事所控制之公司出租物業而收取。
- (iii) 物業顧問費支出乃按市價付予向集團提供顧問服務而由董事控制之公司。
- (iv) 物業租賃佣金支出乃按市價付予由董事控制之公司。

(乙) 本銀行與附屬公司之間之交易

於本年內，本銀行與本行全資附屬公司在日常業務過程中依一般商業條款進行交易。本年之收入、支出及截至報告日之資產負債表內未清結餘之情況如下：

本年之收入及支出

利息收入

其他經營收入

經營支出

向附屬公司提供貸款之利率乃根據通常適用於具有同等地位之客戶之條款和條件而確定。

Related-Party Transactions (Continued)

(a) Transactions with key management (Continued)

The loans granted to related parties during the year are collateralised by properties, shares in listed companies and deposits. The fair value of these mortgaged properties and shares in listed companies as at 31 December 2025 were HK\$297,800,000 and HK\$15,885,929 (2024: HK\$351,400,000 and HK\$20,104,827) respectively. No provisions have been made in respect of loans advanced to related parties (2024: Nil).

	2025	2024
	HK\$	HK\$
Deposits		
Average balance during the year	161,637,585	134,339,810
Outstanding as at end of year	172,738,025	129,102,798
Interest expense	1,516,444	1,882,928
Contingent liabilities and commitments		
contract amount		
Other commitments with an original maturity of under 1 year or which are unconditionally cancellable	32,799,557	15,903,763
Property management fee income (note (i))	53,741	52,621
Property rental income (note (ii))	313,200	313,200
Property consultancy fee expense (note (iii))	1,035,000	900,000
Property commission expense (note (iv))	95,218	243,618

Notes :

- (i) Property management fee income included fee income charged on the property managed by the Group on an actual costs incurred basis and management fee charged on an arm's length basis for premises leased to companies controlled by directors.
- (ii) Property rental income was charged on an arm's length basis for premises leased to companies controlled by directors.
- (iii) Property consultancy fee expense was charged on an arm's length basis for consultancy services provided by a company controlled by directors.
- (iv) Rental commission expense was charged on an arm's length basis for rental commission to a company controlled by directors.

(b) Transactions between the Bank and its subsidiaries

During the year, the Bank entered into transactions with subsidiaries that are wholly-owned by the Bank in the ordinary course of business and on normal commercial terms. The income and expenses during the year and on-balance sheet outstanding at the reporting date are as follows:

	2025	2024
	HK\$	HK\$
Income and expense during the year		
Interest income	1,112,591	1,241,089
Other operating income	1,333,872	1,415,416
Operating expense	799,670	982,283

The interest rates in connection with loan to subsidiary are under terms and conditions normally applicable to customers of comparable standing.

24 與有關連人士之交易 (續)

(乙) 本銀行與附屬公司之間之交易(續)

其他經營收入指本銀行向本銀行之附屬公司提供管理服務、資訊科技服務、租賃管理服務、財務控制及會計服務以及其他管理服務而取得之收入。

其他經營支出乃本銀行因租用附屬公司擁有和持有之辦公室單位而支付給附屬公司之租金及管理費支出。

這些交易之所有收入和支出均按公平原則決定。

於報告日資產負債表內未清結餘

向附屬公司提供之貸款

應付附屬公司款項

(丙) 集團內公司間之交易

於本年內，本銀行及其全資附屬公司與另一家全資附屬公司進行交易，該附屬公司為本銀行及其全資附屬公司所擁有及持有之物業提供物業管理服務。本銀行及其全資附屬公司所支付之物業經理報酬在日常物業管理業務中依一般商業條款決定。於本年度集團公司之間之收入及支出數額如下：

本年之收入及支出

本銀行及其全資附屬公司所支付之物業經理報酬

集團內附屬公司所取得之物業經理報酬

25 或然負債及承擔

(甲) 信貸承擔

以下為每項重大類別之或然負債及承擔之合約數額及其合計之信貸風險加權數額概要：

合約數額

其他承擔，原到期日為1年內或可無條件取消者

於2025年12月31日，以上承擔之信貸風險加權數額合計為港幣3,279,956元(2024年：港幣1,590,376元)。

Related-Party Transactions (Continued)

(b) Transactions between the Bank and its subsidiaries (Continued)

Other operating income represents income from providing management services, information technology services, rental administration services, financial control and accounting services and other administration services to the Bank's subsidiaries by the Bank.

Other operating expense represents rental and management fee expenses paid to its subsidiary by the Bank for the rental of office unit owned and held by the subsidiary.

All income and expense on these transactions are determined on an arm's length basis.

	2025	2024
	HK\$	HK\$
On-balance sheet outstanding at the reporting date		
Loan to a subsidiary	21,000,000	21,000,000
Amounts due to subsidiaries	<u>8,664,359</u>	<u>9,840,083</u>

(c) Transactions between the companies within the Group

During the year, the Bank and its wholly-owned subsidiaries entered into transactions with another wholly-owned subsidiary that provide property management services for properties owned and held by the Bank and its wholly-owned subsidiaries. The property manager remuneration paid by the Bank and its wholly-owned subsidiaries are determined in the ordinary course of property management business and on normal commercial terms. The amount of income received and expenses paid between the Group companies during the year are as follows:

	2025	2024
	HK\$	HK\$
Income and expense during the year		
Property manager remuneration paid by the Bank and its subsidiaries	458,988	458,988
Property manager remuneration received by a subsidiary within the Group	<u>458,988</u>	<u>458,988</u>

Contingent Liabilities and Commitments

(a) Credit commitments

The following is a summary of the contractual amounts of each significant class of contingent liabilities and commitment, and the aggregate credit risk weighted amount :

	2025	2024
	HK\$	HK\$
Contract amount		
Other commitments with an original maturity of under 1 year or which are unconditionally cancellable	32,799,557	15,903,763
	<u>32,799,557</u>	<u>15,903,763</u>

The aggregate credit risk weighted amount of the above commitments as at 31 December 2025 is HK\$3,279,956 (2024: HK\$1,590,376).

25 或然負債及承擔(續)

(乙) 營運租賃承擔 - 集團作為出租者

集團與承租人所訂立不能撤銷之營運租賃合約，得以收取以下之未來最低應收租金：

- 土地及樓宇
- 少於1年
 - 1年後但少於5年

集團以營運租賃安排出租其投資物業(附註15)，而租賃期大致上為1至3年。租賃之條款一般要求承租人支付保障按金並按現行市場情況對租金作出定期調整。此等租賃並無或然租金。

(丙) 資本承擔

集團於2024年12月31日及2023年12月31日並無已簽約但未確認為負債之資本開支。

(丁) 修繕及保養：投資物業

集團於2025年12月31日並無有關投資物業之維修及保養已簽約承擔但未被確認為負債(2024年：無)。

Contingent Liabilities and Commitments (Continued)

(b) Operating lease commitments - the Group as lessor

The Group has contracted with tenants for the following future minimum lease receivables under non-cancellable operating leases:

	<u>2025</u>	<u>2024</u>
	HK\$	HK\$
Land and buildings		
- not later than one year	4,885,624	5,759,814
- later than one year but not later than five years	1,985,986	1,430,271
	<u>6,871,610</u>	<u>7,190,085</u>

The Group leases out investment properties (Note 15) under operating lease arrangements, with leases typically for a period from one to three years. The terms of the leases generally require the tenants to pay security deposits and provide for periodic rent adjustments according to the prevailing market conditions. None of the leases includes contingent rentals.

(c) Capital commitments

The Group does not have any capital expenditures contracted for but not recognized as liabilities as at 31 December 2025 and 31 December 2024.

(d) Repairs and maintenance: investment properties

The Group does not have any contractual obligation for future repairs and maintenance of the investment properties not recognized as a liability as at 31 December 2025 (2024: HK\$Nil).

26 銀行之財務狀況表

Statement of Financial Position of the Bank

		附註 Note	2025年12月31日 31 December 2025	2024年12月31日 31 December 2024
			HK\$	HK\$
資產	Assets			
庫存現金及存放同業款項	Cash and balances with banks		244,558,897	93,041,899
定期拆放同業款項於1至12個月內到期	Placements with banks maturing between one and twelve months		9,481,254	79,080,190
客戶放款及其他賬項	Loans and advances to customers and other accounts		199,987,985	231,212,756
以公平價值計量且其變動計入其他綜合收益之投資證券	Investment securities measured at FVOCI		230,744,491	202,907,792
在附屬公司之投資證券	Investment securities in subsidiaries	13	42,710,003	42,710,003
物業、裝置及設備	Property, plant and equipment		129,326,217	133,525,153
投資物業	Investment properties		238,000,000	235,000,000
有使用權資產	Right-of-use assets		32,503,288	37,418,070
資產合計	Total Assets		1,127,312,135	1,054,895,863
負債	Liabilities			
存款	Deposits from			
-附屬公司	- Subsidiaries		8,664,357	9,840,083
-其他客戶	- Other customers		305,526,029	237,894,953
租賃負債	Lease liabilities		37,902,778	41,594,834
其他負債及準備	Other liabilities and provisions		62,566,714	57,808,124
遞延稅項負債	Deferred tax liabilities		7,235,398	8,511,669
負債合計	Total Liabilities		421,895,276	355,649,663
權益	Equity			
股本	Share capital		310,000,000	310,000,000
儲備	Reserves	27	395,416,859	389,246,200
權益合計	Total Equity		705,416,859	699,246,200
權益及負債合計	Total Equity and Liabilities		1,127,312,135	1,054,895,863

董事會於2026年3月26日核准及授權發佈。

Approved and authorised for issue by the Board of Directors on 26 March 2026.

董事	{	馬清權	MA CHING KUEN, ALFRED)) Directors
)	
		馬清揚	MA CHING YEUNG, PHILIP)	

27 銀行之儲備

Reserves of the Bank

2025

2025

		銀行 Bank					總額 Total
		其他物業 重估儲備 ¹ Other properties revaluation reserve ¹ HK\$	投資 重估儲備 ² Investment revaluation reserve ² HK\$	普通 儲備 ³ General reserve ³ HK\$	法定 儲備 ⁴ Regulatory reserve ⁴ HK\$	盈餘 滾存 Retained earnings HK\$	
於2025年1月1日	At 1 January 2025	1,790,710	1,960,173	610,257	1,800,000	383,085,060	389,246,200
以公平價值計量且其變動計入其他全面收益之投資證券之重估盈餘	Surplus on revaluation of investment securities measured at FVOCI	-	4,796,290	-	-	-	4,796,290
因出售以公平價值計量且其變動計入其他綜合收益之權益證券投資而自投資重估儲備轉入盈餘滾存	Transfer of investment revaluation reserve to retained earnings upon the disposal of equity investments measured at FVOCI		(1,995,933)			1,995,933	-
因行址折舊而自重估儲備轉入盈餘滾存 ⁵	Transfer from revaluation reserve to retained earnings on depreciation of bank premises ⁵	(64,092)	-	-	-	64,092	-
本年度溢利	Profit for the year	-	-	-	-	1,374,369	1,374,369
於2025年12月31日	At 31 December 2025	1,726,618	4,760,530	610,257	1,800,000	386,519,454	395,416,859

¹其他物業重估儲備乃根據物業、裝置及設備之會計政策（附註2.10）所作出對行址於1995年9月30日前之重估而產生之賬面值增加。

¹The other properties revaluation reserve represents the increases in the carrying amount arising on revaluation of bank premises prior to 30 September 1995 as stated in the accounting policy for property, plant and equipment (Note 2.10).

²投資重估儲備乃根據財務資產會計政策（附註2.5）所定相對以公平價值計量且其變動計入其他綜合收益之債務及權益投資證券於其被不確認或減值前之公平價值之累計淨變動。

²The investment revaluation reserve represents the cumulative net change in the fair value of debt and equity investment securities measured at FVOCI until such financial assets are derecognised or impaired as stated in the accounting policy for financial assets (Note 2.5).

³普通儲備乃往年自盈餘滾存轉入之數額，並為可供派發。

³The general reserve comprises previous years' transfer from retained earnings and is distributable.

⁴法定儲備乃用作符合香港銀行業條例內有關金融監管之條款。儲備之變動直接誌入盈餘滾存，並經與香港金融管理局商討。

⁴The regulatory reserve is maintained to satisfy the provisions of the Hong Kong Banking Ordinance for prudential supervision purpose. Movements in the reserve are made directly through retained earnings and in consultation with the HKMA.

⁵此乃扣除物業實際折舊及按物業歷史成本計算之相應折舊兩者差額之遞延稅項港幣12,665元(2024年：港幣12,665元)。

⁵This is net of deferred taxation on the difference between the actual depreciation on premises and depreciation based on the historical cost of the premises of HK\$12,665 (2024 : HK\$12,665).

27 銀行之儲備(續)

2024

Reserves of the Bank (Continued)

2024

		銀行					
		其他物業 重估儲備 ¹	投資 重估儲備 ²	普通 儲備 ³	法定 儲備 ⁴	盈餘 滾存	總額
		Other properties revaluation reserve ¹	Investment revaluation reserve ²	General reserve ³	Regulatory reserve ⁴	Retained earnings	Total
		HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
於2024年1月1日	At 1 January 2024	1,854,801	301,905	610,257	1,800,000	378,787,143	383,354,106
以公平價值計量且其變動計入其他全面收益之投資證券之重估盈餘	Surplus on revaluation of investment securities measured at FVOCI	-	1,658,268	-	-	-	1,658,268
因行址折舊而自重估儲備轉入盈餘滾存 ⁵	Transfer from revaluation reserve to retained earnings on depreciation of bank premises ⁵	(64,091)	-	-	-	64,091	-
本年度溢利	Profit for the year	-	-	-	-	4,233,826	4,233,826
於2024年12月31日	At 31 December 2024	1,790,710	1,960,173	610,257	1,800,000	383,085,060	389,246,200

¹其他物業重估儲備乃根據物業，裝置及設備之會計政策（附註2.10）所作出對行址於1995年9月30日之前之重估而產生之賬面值增加。

¹The other properties revaluation reserve represents the increases in the carrying amount arising on revaluation of bank premises prior to 30 September 1995 as stated in the accounting policy for property, plant and equipment (Note 2.10).

²投資重估儲備乃根據財務資產會計政策（附註2.5）所定相對以公平價值計量且其變動計入其他綜合收益之權益投資於其被不確認或減值前之公平價值之累計淨變動。

²The investment revaluation reserve represents the cumulative net change in the fair value of equity investments measured at FVOCI until such financial assets are derecognised or impaired as stated in the accounting policy for financial assets (Note 2.5).

³普通儲備乃往年自盈餘滾存轉入之數額，並為可供派發。

³The general reserve comprises previous years' transfer from retained earnings and is distributable.

⁴法定儲備乃用作符合香港銀行業條例內有關金融監管之條款。儲備之變動直接記入盈餘滾存，並經與香港金融管理局商討。

⁴The regulatory reserve is maintained to satisfy the provisions of the Hong Kong Banking Ordinance for prudential supervision purpose. Movements in the reserve are made directly through retained earnings and in consultation with the HKMA.

⁵此乃扣除物業實際折舊及按物業歷史成本計算之相應折舊兩者差額之遞延稅項港幣12,665元(2023年：港幣12,665元)。

⁵This is net of deferred taxation on the difference between the actual depreciation on premises and depreciation based on the historical cost of the premises of HK\$12,665 (2023: HK\$12,665).

下列披露資料乃財務報表之附屬資料而不構成財務報表之部份。

The following information is disclosed as part of the accompanying information to the financial statements and does not form part of the financial statements.

1 國內非銀行同業之風險承擔

Non-Bank Mainland Exposures

集團於2025年12月31日並無國內非銀行同業之風險承擔(2024年：無)。

The Group did not have any non-bank Mainland exposures as at 31 December 2025 (2024 : Nil).

2 貨幣風險分佈

Currency Concentrations

美元淨盤，人民幣淨盤與歐元淨盤分別佔所有外幣淨盤總額超過10%，現報告如下：

The US dollar net position, the RMB net position and the EUR net position, each constitutes more than 10% of the total net position in all foreign currencies respectively, are reported as follows :

		<u>銀行</u> <u>Bank</u>	
		2025	2024
		HK\$'000	HK\$'000
美元盤：	US Dollar Position:		
港元等值	Equivalent in Hong Kong dollars		
現貨資產	Spot assets	44,618	16,300
現貨負債	Spot liabilities	(43,655)	(15,663)
長盤淨額	Net long position	<u>963</u>	<u>637</u>
		<u>銀行</u> <u>Bank</u>	
		2025	2024
		HK\$'000	HK\$'000
人民幣盤：	RMB Position:		
港元等值	Equivalent in Hong Kong dollars		
現貨資產	Spot assets	319	325
現貨負債	Spot liabilities	(106)	(122)
長盤淨額	Net long position	<u>213</u>	<u>203</u>
		<u>銀行</u> <u>Bank</u>	
		2025	2024
		HK\$'000	HK\$'000
歐元盤：	EUR Position:		
港元等值	Equivalent in Hong Kong dollars		
現貨資產	Spot assets	33	29
現貨負債	Spot liabilities	-	-
長盤淨額	Net long position	<u>33</u>	<u>29</u>

3 客戶放款

按貸款用途分類之貸款毛額

在香港使用之貸款

工商金融

-物業發展

-物業投資

批發及零售業

個人

-其他

投資公司

Loans and Advances to Customers

Gross advances to customers by loan usage

	2025		2024	
	貸款毛額 Gross advances	有抵押/ 其他擔保 之數額 Amount covered by collateral/ other security	貸款毛額 Gross advances	有抵押/ 其他擔保 之數額 Amount covered by collateral/ other security
	HK\$	HK\$	HK\$	HK\$
Loans for use in Hong Kong				
Industrial, commercial and financial				
-property development	-	-	-	-
-property investment	65,005,335	65,006,335	84,952,380	84,952,380
Wholesale and retail trade	7,892,255	7,892,255	6,992,265	6,992,265
Individuals				
-others	-	-	6,918,393	6,918,393
Investment companies	98,071,083	98,071,083	104,449,207	104,449,207
	<u>170,968,673</u>	<u>170,969,673</u>	<u>203,312,245</u>	<u>203,312,245</u>

4 分項資料

(i) 商業活動

集團之業務主要於香港經營並分為兩大類：提供商業銀行服務及物業投資。其商業銀行服務包括存款、放款、商貿貸款、外匯買賣及提供其他信貸融資。物業投資指持有作出租用途之各項商用物業之權益。

於2025年12月31日，商業銀行及物業投資業務分別佔港幣829,189,393元及港幣306,800,000元之集團運作資產(2024年：港幣760,128,342元及港幣303,300,000元)。而於2025年12月31日止年度內，商業銀行及物業投資業務對集團經營收入之貢獻分別為港幣39,230,435元及港幣5,105,615元(2024年：分別為港幣37,376,781元及港幣7,511,172元)。

(ii) 以地域分類之過期及減值貸款

集團於2025年12月31日並無過期或減值貸款(2024年：無)。

Segmental Information

(i) Business activities

The Group operates predominantly in Hong Kong and in two classes of business - commercial banking and property investment. The commercial banking business includes, inter alia, acceptance of deposit from customers and the provision of lending, trade financing, foreign exchange, and other credit facilities to customers. Property investment represents interests in various commercial properties held for rental purposes.

At 31 December 2025, commercial banking and property investment accounted for HK\$829,189,393 and HK\$306,800,000 of the Group's operating assets respectively (2024: HK\$760,128,342 and HK\$303,300,000). For the year ended 31 December 2025, contributions to the Group's operating income from commercial banking and property investment, were HK\$39,230,435 and HK\$5,105,615 respectively (2024: HK\$37,376,781 and HK\$7,511,172 respectively).

(ii) Overdue and impaired loans by geographical area

As at 31 December 2025, the Group has no overdue or impaired loans (2024: Nil).

4 分項資料(續)

(iii) 國際債權

於12月31日之國際債權資料披露對最終風險所在之外國交易對手之風險承擔，並按計入風險轉移後交易對手之所在地而計算出。

亞太區，香港除外	Asia Pacific excluding Hong Kong
歐洲	Europe

Segmental Information (Continued)

(iii) International claims

The information as at 31 December on international claims discloses exposures to foreign counterparties on which the ultimate risk lies, and is derived according to the location of the counterparties after taking into account any transfer of risk.

		2025		2024	
		總額		總額	
		Banks		Banks	
		HK\$'000		HK\$'000	
		233,030	233,030	160,801	160,801
		-	-	-	-

5 企業管治

董事局為監控集團之運作及財政穩健情況，已成立7個用以處理需詳細檢討或深入研究事項之專責委員會：執行委員會、貸款委員會、資產及負債委員會、監核委員會、薪酬委員會、委任委員會及風險委員會。監核委員會由獨立非執行董事之董事組成，薪酬委員會、委任委員會及風險委員會則由獨立非執行董事擔任主席，而其大部分成員均為獨立非執行董事。而其他委員會則由行政總裁及總經理及由董事局提名之其他董事及高級行政人員所組成。

執行委員會處理從業務及運作方面產生之重大事情。它主要能省卻董事會於對資料及運作活動作出詳細檢查之需要，並協調其他董事委員會之工作。貸款委員會在處理其一貫審批貸款申請及作出貸款決定之工序外，亦擔當起監管集團放款組合質素之重要責任。資產及負債委員會監察集團關於利率風險、匯率風險及流動資金風險之運作，特別是確保集團有足夠資金履行其承擔。監核委員會透過與集團之內部及外部核數師緊密合作，協助董事局對集團財務報告過程及內部監控系統之有效性作出獨立評估。薪酬委員會制定集團給與高級管理層及主要員工薪酬之政策及監控其正確運作。委任委員會用作審批董事及高級管理層職位之合適人選。風險委員會則監督集團之整體風險並確保集團之風險監控架構能有效正確地運作。

集團於各重大方面已遵從由香港金融管理局所發出之監管政策手冊「本地註冊認可機構之企業管治」內之規定。

Corporate Governance

In monitoring the operations and the financial soundness of the Group, the Board has established seven specialised committees for handling matters which require detailed review or in-depth consideration, namely, the Executive Committee, Credit Committee, Asset and Liability Committee ("ALCO"), Audit Committee, Remuneration Committee, Nomination Committee and Risk Committee. The Audit Committee is made up of directors who are independent non-executive directors. Remuneration Committee, Nomination Committee and Risk Committee are chaired by independent non-executive directors and comprised of a majority of members being independent non-executive directors. Other committees are comprised of Chief Executive & General Manager and other directors and senior executives of the Bank as appointed by the Board.

The Executive Committee handles major matters arising from business and operational activities. It relieves the full Board from the needs to carry out detailed review of information and operational activities and also co-ordinates the work of other Board committees. The Credit Committee, in addition to its usual role in evaluating credit applications and making credit decisions, also serves the vital role of monitoring the loan portfolio quality of the Group. The ALCO oversees the Group's operations relating to interest rate risk, exchange rate risk and liquidity risk. In particular, ALCO ensures that the Group has adequate funds to meet its obligations. The Audit Committee assists the Board in providing independent review of the effectiveness of the financial reporting process and internal control systems of the Group by working closely with the Group's internal and external auditors. The Remuneration Committee establishes policies on the Group's remuneration paid to senior management and key personnel and monitors their proper implementation. Nomination Committee is responsible for the review of suitable candidates for directors and senior management posts. The Risk Committee oversees the overall risk of the Group and ensures the proper function of the Group's risk monitoring framework.

The Group has complied with the requirements set out in the Supervisory Policy Manual entitled "Corporate Governance of Locally Incorporated Authorized Institutions" issued by the Hong Kong Monetary Authority in all material aspects.

6 主要審慎比率(根據監管綜合基礎)

於2025年12月31日，根據監管綜合基礎之集團主要審慎比率以及過去四季期末之比較數據已列示於模版KM1如下。

模版KM1:主要審慎比率(根據監管綜合基礎)

Key Prudential Ratios (on Regulatory Consolidated Basis)

The key prudential ratios of the regulatory consolidated group as at 31 December 2025 with the previous four quarter ends as comparatives are disclosed in Template KM1 as below.

Template KM1: Key Prudential Ratios (on Regulatory Consolidated Basis)

			(a)	(b)	(c)	(d)	(e)
			2025年 12月31日 31/12/2025	2025年 9月30日 30/09/2025	2025年 6月30日 30/06/2025	2025年 3月31日 31/03/2025	2024年 12月31日 31/12/2024
	監管資本(數額) (港幣'000)	Regulatory capital (amount) (HK\$'000)					
1 & 1a	普通股權一級(CET1)	Common Equity Tier 1 (CET1)	401,439	401,353	402,684	401,694	399,294
2 & 2a	一級	Tier 1	401,439	401,353	402,684	401,694	399,294
3 & 3a	總資本	Total capital	546,386	543,854	545,185	545,095	542,695
	風險加權數額(數額)(港幣'000)	RWA (amount) (HK\$'000)					
4	風險加權數額總額	Total RWA	705,306	673,900	722,390	752,896	670,421
4a	風險加權數額總額(下限前)	Total RWA (pre-floor)	705,306	673,900	722,390	752,896	670,421
	風險為本監管資本比率(以 風險加權數額的百分率表示)	Risk-based regulatory capital ratios (as a percentage of RWA)					
5 & 5a	CET1比率(%)	CET1 ratio (%)	56.92%	59.56%	55.74%	53.35%	59.56%
5b	CET1比率(%) (下限前比率)	CET1 ratio (%) (pre-floor ratio)	56.92%	59.56%	55.74%	53.35%	59.56%
6 & 6a	一級比率(%)	Tier 1 ratio (%)	56.92%	59.56%	55.74%	53.35%	59.56%
6b	一級比率(%) (下限前比率)	Tier 1 ratio (%) (pre-floor ratio)	56.92%	59.56%	55.74%	53.35%	59.56%
7 & 7a	總資本比率(%)	Total capital ratio (%)	77.47%	80.70%	75.47%	72.40%	80.95%
7b	總資本比率(%) (下限前比率)	Total capital ratio (%) (pre-floor ratio)	77.47%	80.70%	75.47%	72.40%	80.95%
	額外CET1緩衝要求(以風險加 權數額的百分率表示)	Additional CET1 buffer requirements (as a percentage of RWA)					
8	防護緩衝資本要求(%)	Capital conservation buffer requirement	2.500%	2.500%	2.500%	2.500%	2.500%
9	逆周期緩衝資本要求(%)	Countercyclical capital buffer requirement	0.500%	0.500%	0.500%	0.500%	0.500%
10	較高吸收虧損能力要求 (%) (只適用於G-SIB或D-SIB)	Higher loss absorbency requirements (%) (applicable only to G-SIBs or D-SIBs)	N/A	N/A	N/A	N/A	N/A
11	認可機構特定的總CET1緩衝要 求(%)	Total AI-specific CET1 buffer requirements (%)	3.00%	3.00%	3.00%	3.00%	3.00%
12	符合認可機構的最低資本規定 後可用的CET1(%)	CET1 available after meeting the AI's minimum capital requirements (%)	52.42%	55.06%	51.24%	45.35%	51.56%
	《巴塞爾協定三》槓桿比率	Basel III leverage ratio					
13	總槓桿比率風險承擔計量(港 幣'000)	Total leverage ratio (LR) exposure measure (HK\$'000)	829,929	837,216	811,166	754,027	758,460
13a	以證券融資交易(SFT)資產總額 平均值為基礎的槓桿比率風險 承擔計量	LR exposure measure based on mean values of gross assets of SFTs	N/A	N/A	N/A	N/A	N/A
14, 14a & 14b	槓桿比率(LR)(%)	LR (%)	48.37%	47.94%	49.64%	53.27%	52.65%
14c & 14d	以SFT資產總額平均值為基礎的 槓桿比率(%)	LR (%) based on mean values of gross assets of SFTs	N/A	N/A	N/A	N/A	N/A
	流動性覆蓋比率(LCR) / 流動性維持比率(LMR)	Liquidity Coverage Ratio (LCR) / Liquidity Maintenance Ratio (LMR)					
	只適用於第1類機構:	Applicable to category 1 institution only:					
15	優質流動資產(HQLA)總額	Total high quality liquid assets (HQLA)	N/A	N/A	N/A	N/A	N/A
16	淨現金流出總額	Total net cash outflows	N/A	N/A	N/A	N/A	N/A
17	LCR(%)	LCR (%)	N/A	N/A	N/A	N/A	N/A
	只適用於第2類機構:	Applicable to category 2 institution only:					
17a	LMR(%)	LMR (%)	121.05%	104.95%	113.63%	110.87%	119.45%
	穩定資金淨額比率(NSFR) / 核心資金比率(CFR)	Net Stable Funding Ratio (NSFR) / Core Funding Ratio (CFR)					
	只適用於第1類機構:	Applicable to category 1 institution only:					
18	可用穩定資金總額	Total available stable funding	N/A	N/A	N/A	N/A	N/A
19	所需穩定資金總額	Total required stable funding	N/A	N/A	N/A	N/A	N/A
20	NSFR(%)	NSFR (%)	N/A	N/A	N/A	N/A	N/A
	只適用於第2A類機構:	Applicable to category 2A institution only:					
20a	CFR(%)	CFR (%)	N/A	N/A	N/A	N/A	N/A

6 主要審慎比率(根據綜合監管基礎)(續)

模版KM1:主要審慎比率(根據監管綜合基礎) (續)

附註:

(1) N/A: 不適用

(2) 風險為本監管資本比率

以上表格概述於上述日期根據銀行(資本)規則所計算本銀行以監管綜合基礎之資本比率。於2025年12月31日及2024年12月31日之總資本之組成部分已於集團之綜合財務報表之附註3.5內作披露。銀行監管綜合基礎內之普通權益一級資本，一級資本及總資本相對2025年9月30日有輕微增加，主因乃是由於2025年12月末之投資物業重估盈餘所致。由於2025年最後兩個季度末間之風險加權資產水平有所增加，集團於2025年12月31日之監管綜合CET1比率、一級資本比率及總資本比率亦較2025年9月30日均有所下降。

(3) 銀行採用基本計算法計算信貸風險及基本指標計算法計算業務操作風險。於2016年3月22日，銀行獲香港金融管理局以符合銀行業(資本)規則第22(1)條之豁免條件被豁免計算市場風險。在該日期後及於2025年12月31日銀行在計算其資本比率時並無計入市場風險。

(4) 於2025年銀行之防護緩衝資本比率根據銀行業(資本)規則所設定為2.5%(2024:2.5%)。由於銀行只在香港營運並在此有私人機構信貸風險承擔用作計算其逆周期緩衝資本比率，於2025年12月31日，銀行之逆周期緩衝比率與香港地區之比率相同，即為0.5%(2024:0.5%)。

(5) 《巴塞爾協定三》槓桿比率

以上之槓桿比率乃根據銀行(資本)規則所計算本銀行以監管綜合基礎之槓桿比率。2025年12月31日之槓桿比率風險承擔計量對比2025年9月30日有輕微下降，主要由於綜合財務狀況表之規模在2025年第四季下降所致。這因素加上監管綜合基礎之一級資本之增加，導至集團於2025年12月31日之綜合槓桿比率對比2025年9月30日上升。

(6) 流動性覆蓋比率(LCR)/流動性維持比率(LMR)

本銀行作為銀行業(流動資金)規則所訂之第2類機構只需保持及報告以單獨基礎計算之LMR。因此，銀行並無報告LCR。以上之LMR乃本銀行單獨於每一個報告季度內之每月平均LMR之簡單平均率。於本季平均LMR相對上季有所上升，主要由於銀行於2025年第四季度配置於外匯票據之金額提升。這項配置令流動資產的水平帶來正面影響，因此而提升了LMR。

Key Prudential Ratios (on Regulatory Consolidated Basis) (Continued)

Template KM1: Key Prudential Ratios (on Regulatory Consolidated Basis) (Continued)

Note:

N/A: Not applicable

Risk-based regulatory capital ratios

The table summarizes the capital ratios calculated as computed in accordance with the Banking (Capital) Rules under regulatory consolidated basis of the Bank as at the dates shown. The constituent elements of the Total capital as at 31 December 2025 and 31 December 2024 have been disclosed in note 3.5 of the Consolidated Financial Statements of the Group. All of the Common Equity Tier 1 capital, Tier 1 capital and Total capital of the Bank's regulatory group have increased from 30 September 2025 mainly due to the property revaluation surplus on investment properties as at the end of December 2025. With the increase of RWA between the last two quarter ends of 2025, the Group's regulatory consolidated CET1 ratio, Tier 1 ratio and Total capital ratio as at 31 December 2025 have decreased from those as at 30 September 2025.

The Bank uses the Basic Approach for calculating credit risk and the Basic Indicator Approach for calculating operational risk. The Bank was granted by the HKMA an exemption from the calculation of market risk under the exemption criteria under section 22(1) of the Banking (Capital) Rules on 22 March 2016 and has excluded market risk in the calculation of capital ratio since then and as at 31 December 2025.

The Capital conversation buffer ratio for the Bank for 2025 is 2.5% (2024: 2.5%) as stipulated by the Banking (Capital) Rules. While the Bank only operates and has private sector credit exposures in Hong Kong for the purposes of the calculation of its Countercyclical capital buffer ratio, the applicable Countercyclical capital buffer ratio for the Bank equals to that of Hong Kong as at 31 December 2025, which amounts to 0.5% (2024: 0.5%).

Basel III leverage ratio

The leverage ratio shown above represents the regulatory consolidated leverage ratio calculated in accordance with the Banking (Capital) Rules. The exposure measure for 31 December 2025 slightly decreased from that of 30 September 2025, as a result of the smaller size of the consolidated statement of financial position and a decrease in undrawn commitments. This factor combined with an increase in the regulatory Group's Tier 1 capital, has led to an increase in the Group's consolidated leverage ratio as at 31 December 2025 when compared to 30 September 2025.

Liquidity Coverage Ratio (LCR) / Liquidity Maintenance Ratio (LMR)

The Bank, as a category 2 institution for the purpose of the Liquidity Rules, is only required to maintain and report LMR on a solo basis. As such, the Bank is not required to report LCR. The above LMRs are the quarterly average LMRs calculated as the simple average of each calendar month's average LMR of the Bank's solo position within the reporting quarters. The increase in the average LMR for the current quarter as compared to the last quarter was primarily due to higher amount of exchange fund bills were maintained by the Bank during the fourth quarter of 2025. This action positively impacted the level of liquefiable assets, thereby raising the LMR.

6 主要審慎比率(根據監管基礎)(續)

模版KM1:主要審慎比率(根據監管綜合基礎)(續)

附註:

- (7) 穩定資金淨額比率(NSFR)/核心資金比率(CFR)
銀行作為銀行業(流動資金)規則所訂之第2類機構並無需報告NSFR及CFR。
- (8) 較高吸收虧損能力(HLA)
銀行並非被指定為具本地系統重要性認可機構，亦因此而不受制於銀行(資本)規則內所定之HLA之規定。銀行並無需報告HLA比率。

7 風險管理及風險加權數額概覽(根據監管綜合基礎)

風險管理於以下之表OVA列示。於2025年12月31日及於2025年9月30日之監管綜合之集團風險加權數額已列示於模版OV1內列示。

(i) 表OVA: 風險管理概覽

當主要風險範圍之管理已被委派至有關之董事局委員會之同時，董事局整體擔當起監督及控制銀行總體風險之最終責任。該等委員會包括貸款委員會(應對信貸風險)、資產及負債委員會(應對資本充足、流動資金、市場及利率風險)及風險委員會(應對營運及其他風險)。

董事局及銀行管理層兩者皆完全承認銀行之低風險意欲，因此銀行之活動被限制至少數銀行能識別、評核及能對風險施行全面控制之範圍。相對不同活動之監控限額當記載於董事局會議當中提供予董事局成員之相關政策之更新版本內。公司內已建立反風險文化，並附以與員工積極交流，每週管理層會議及每年給予員工有關員工操守準則之通報會作加深強化。所有政策及運作程序均有提供予員工工作便捷之參考。

銀行所採用之管理資料系統能為管理層及有關員工提供及時與準確之狀況報告作定期檢核之用。因參與某些活動而產生對符合政策限制有壓力時之狀況或預期狀況當迅速地提示至管理層之注意。衝擊力分析與敏感度分析及其他可行之選擇當被完成作，並提供予管理層作決定用以減低風險。低於重要監控限制之觸發水平已被設定作為可提供時間予管理層作修正動作之緩衝。

董事局所決定為重要功能及活動均受到定期合規檢查，其審查結果當遞交至高級管理層作通報並發放至各有需要提交修正方案之有關部門。與此同時，內部核數組制訂3年審核計劃予審核委員會審視及批核，並根據計劃進行審核工作及於審核委員會會議上報告其審核結果，而管理層則回應並提交行動時間表。

壓力測試當於每半年進行，用以測試主要風險，包括同業拆放壞賬，客戶存款流失，因物業價值下降而引至資本充足風險，及因為物業價值上升而引致遵守銀行業(風險限額)規則內各條款之風險。每年亦會進行逆向壓力測試作為檢討用遵從銀行業(風險限額)規則內各不同條文之緩衝額是否足夠。

Key Prudential Ratios (on Regulatory Basis) (Continued)

Template KM1: Key Prudential Ratios (on Regulatory Consolidated Basis) (Continued)

Note:

Net Stable Funding Ratio (NSFR) / Core Funding Ratio (CFR)

The Bank, being a category 2 institution for the purpose of the Liquidity Rules, is not required to report NSFR and CFR.

Higher Loss Absorbency (HLA)

The Bank is not designated as a domestic systematically important authorised institution and as such is not subject to the HLA requirements under the Banking (Capital) Rules. HLA ratio is not required to be reported by the Bank.

Overview of Risk Management and Risk RWA (on Regulatory Consolidated Basis)

The overview of risk management and the RWA of the regulatory consolidated group as at 31 December 2025 and 30 September 2025 are disclosed in Table OVA and Template OV1 as below.

(i) Table OVA: Overview of Risk Management

While management of major risk areas is delegated to the relevant Board Committees, the full Board assumes the ultimate responsibility of overseeing and monitoring the Bank's overall risks. These Committees include Credit Committee (for credit risk), Asset & Liability Committee (for capital adequacy, liquidity, market and interest rate risk) and Risk Committee (for operational and other risks).

Both the Board and bank management fully acknowledge the Bank's low risk appetite, hence the Bank's activities are confined to a few areas which the Bank is able to identify, assess and exercise full control over the risks. Control limits on different activities are set out in the relevant policies which Board members were provided with updated copies at meetings. A risk-averse culture has been built throughout the organization, reinforced by active communications with staff, weekly management meetings and annual staff briefings on the code of conduct. All policies and operating procedures are available for handy reference by staff.

The management information system applied by the Bank permits timely and accurate position reporting for regular reviews by management and relevant staff. Positions, or anticipated positions arising from taking certain activities with resultant pressure to meet the policy limits, will be brought to management attention promptly. Impact analysis and sensitivity analysis will be performed, and viable alternatives posted, for management decisions to mitigate the risks. For the important control limits, trigger levels below such limits are set serving as cushions allowing time for management to take actions to rectify.

Important functions and activities, as determined by the Board, are subject to periodic compliance checks. The findings are posted to senior management for information, and to the relevant functions who are required to respond with remedial plans. At the same time, Internal Audit formulates 3-year audit plans for review and acceptance by Audit Committee, and conducts audit works according to plan with results presented at Audit Committee meetings where management would respond with action time-table.

Stress tests are performed semi-annually to examine the key issues including the risk of delinquent interbank placements, deposit run-off, risk of capital adequacy from falling property values, risk in meeting the various sections of the Banking (Exposure Limits) Rules due to escalating values of property. Reverse stress tests are performed annually to examine the sufficiency of buffers in meeting the different sections under the Banking (Exposure Limits) Rules.

7 風險管理及風險加權數額概覽
(根據監管綜合基礎)(續)

Overview of Risk Management and Risk RWA (on Regulatory Consolidated Basis)
(Continued)

(ii) 模板OV1：風險加權數額概覽
2025年12月31日(根據監管綜合
基礎)

(ii) Template OV1: Overview of RWA as at 31 December 2025 (Unaudited - on
Regulatory Consolidated Basis)

			(a)	(b)	(c)
			風險加權數額 RWA		最低資本規 定 Minimum capital requirements
			2025年 12月31日 31/12/2025	2025年 9月30日 30/09/2025	2025年 12月31日 31/12/2025
			HK\$'000	HK\$'000	HK\$'000
1	非證券化類別風險承擔的信用風險	Credit risk for non-securitization exposures	824,538	790,343	65,963
2	其中STC計算法	Of which STC approach	-	-	-
2a	其中BSC計算法	Of which BSC approach	824,538	790,343	65,963
3	其中基礎IRB計算法	Of which foundation IRB approach	-	-	-
4	其中監管分類準則計算法	Of which supervisory slotting criteria approach	-	-	-
5	其中高級IRB計算法	Of which advanced IRB approach	-	-	-
5a	其中零售IRB計算法	Of which retail IRB approach	-	-	-
5b	其中特定風險權重計算法	Of which specific risk-weight approach	-	-	-
6	對手方違責風險及違責基金承擔	Counterparty default risk and default fund contribution	-	-	-
7	其中SA-CCR計算法	Of which SA-CCR approach	-	-	-
7a	其中現行風險承擔方法	Of which CEM	-	-	-
8	其中IMM(CCR)計算法	Of which IMM(CCR) approach	-	-	-
9	其中其他	Of which others	-	-	-
10	CVA風險	CVA risk	-	-	-
11	簡單風險權重方法及內部模式方法下的 銀行帳內股權狀況	Equity positions in banking book under the simple risk-weighted method and internal models method	N/A	N/A	N/A
12	集體投資計劃(CIS)風險承擔——透 視計算法/第三方計算法	Collective investment scheme ("CIS") exposures - look-through approach / third-party approach	-	-	-
13	CIS風險承擔——授權基準計算法	CIS exposures – mandate-based approach	-	-	-
14	CIS風險承擔——備選方法	CIS exposures – fall-back approach	-	-	-
14a	CIS風險承擔——混合使用計算法	CIS exposures - combination of approaches	-	-	-
15	交收風險	Settlement risk	-	-	-
16	銀行帳內的證券化類別風險承擔	Securitization exposures in banking book	-	-	-
17	其中 SEC-IRBA	Of which SEC-IRBA	-	-	-
18	其中 SEC-ERBA (包括IAA)	Of which SEC-ERBA (including IAA)	-	-	-
19	其中 SEC-SA	Of which SEC-SA	-	-	-
19a	其中 SEC-FBA	Of which SEC-FBA	-	-	-
20	市場風險	Market risk	-	-	-
21	其中STM計算法	Of which STM approach	-	-	-
22	其中IMA	Of which IMA	-	-	-
22a	其中SSTM計算法	Of which SSTM approach	-	-	-
23	在交易帳與銀行帳之間調動風險承擔的 資本要求	Capital charge for moving exposures between trading book and banking book	N/A	N/A	N/A
24	業務操作風險	Operational risk	55,725	55,525	4,458
24a	官方實體集中風險	Sovereign concentration risk	-	-	-
25	低於扣減門檻的數額(須計算250%風險 權重)	Amounts below the thresholds for deduction (subject to 250% RW)	-	-	-
26	應用出項下限水平	Output floor level applied	-	-	-
27	下限調整(應用過渡上限前)	Floor adjustment (before application of transitional cap)	-	-	-
28	下限調整(應用過渡上限後)	Floor adjustment (after application of transitional cap)	N/A	N/A	N/A
28a	風險加權數額扣減	Deduction to RWA	-	-	-
28b	其中不包括在二級資本內的一般銀 行業務風險監管儲備及集體準備金 的部分	Of which portion of regulatory reserve for general banking risks and collective provisions which is not included in Tier 2 Capital	-	-	-
28c	其中不包括在二級資本內的土地及 建築物因價值重估而產生的累積公 平價值收益的部分	Of which portion of cumulative fair value gains arising from the revaluation of land and buildings which is not included in Tier 2 Capital	174,957	171,968	13,997
29	總計	Total	705,306	673,900	56,424

7 風險管理及風險加權數額概覽(根據監管綜合基礎)(續)

(ii) 模版OV1：風險加權數額概覽
2025年12月31日(根據監管綜合基礎)
(續)

附註：

- (1) N/A：不適用
- (2) 於以上2期以BSC計算法計算非證券化類別風險承擔之信用風險之上升，主要由於於2025年12月31日銀行同業拆放等較高風險加權資產之上升，部分被低風險加權資產之一級國家官方實體保證資金之減少所抵銷。

8 財務報表與監管風險承擔之關連

會計與監管綜合範圍之間之差別及財務報表類別與監管風險類別之配對已列示於模版LI1，而監管風險承擔數額與財務報表內賬面值之主要差異來源則於以下模版LI2內列示。表LIA則解說於2025年12月31日時會計與監管風險承擔數額間之差別。

(i) 模版LI1：會計與監管綜合範圍之間之差別及財務報表類別與監管風險類別之配對

Overview of Risk Management and Risk RWA (on Regulatory Consolidated Basis)
(Continued)

(ii) Template OV1: Overview of RWA as at 31 December 2025 (Unaudited - on Regulatory Consolidated Basis) (Continued)

Note:

- (1) N/A: Not applicable
- (2) The increase noted in the credit risk for non-securitization exposures calculated on BSC approach between the above two periods was mainly due to the increases noted in higher risk-weighted interbank placements, being partially offset by the decrease in the holdings of funds guaranteed by sovereigns of Tier 1 countries for the position of 31 December 2025.

Linkages between Financial Statements and Regulatory Exposures

The differences between accounting and regulatory scopes of consolidation and mapping of financial statement categories with regulatory risk categories are disclosed in Template LI1, while the main sources of differences between regulatory exposure amounts and the carrying values in the financial statements are given in Template LI2 below. Table LIA provides explanations of differences between accounting and regulatory exposure amounts as at 31 December 2025.

(i) Template LI1: Differences between Accounting and Regulatory Scopes of Consolidation and Mapping of Financial Statement Categories with Regulatory Risk Categories

		(a)	(b)	(c)	(d)	(e)	(f)	(g)
		已發布的財務報表匯報的帳面值 Carrying values as reported in published financial statements	在監管綜合範圍下的帳面值 Carrying values under scope of regulatory consolidation	項目的帳面值 Carrying values of items:				
				受信用風險 框架規限 subject to credit risk framework	受對手方信 用風險框架 規限 subject to counterparty credit risk framework	受證券化框架 規限 subject to the securitization framework	受市場風險 框架規限 subject to market risk framework	不受資本規定 規限或須從資 本扣減 not subject to capital requirements or subject to deduction from capital
於2025年12月31日	As at 31 December 2025	HKS'000	HKS'000	HKS'000	HKS'000	HKS'000	HKS'000	HKS'000
資產	Assets							
庫存現金及存放同業款項	Cash and balances with banks	244,575	244,559	244,559	-	-	-	-
定期拆放同業款項於1至12個月內到期	Placements with banks maturing between one and twelve months	9,481	9,481	9,481	-	-	-	-
客戶放款及其他賬項	Loans and advances to customers and other accounts	179,119	179,108	179,108	-	-	-	-
以公平價值計量且其變動計入其他綜合收益之投資證券	Investment securities measured at FVOCI	230,744	230,744	230,744	-	-	-	-
在附屬公司之投資	Investment in subsidiaries	-	10	10	-	-	-	-
物業、裝置及設備	Property, plant and equipment	132,739	132,739	132,739	-	-	-	-
投資物業	Investment properties	306,800	306,800	306,800	-	-	-	-
有使用權資產	Right-of-use assets	32,503	32,503	32,503	-	-	-	-
能收回之稅款	Tax recoverable	28	28	28	-	-	-	-
資產總額	Total assets	1,135,989	1,135,972	1,135,972	-	-	-	-
負債	Liabilities							
客戶存款	Deposits from customers	305,526	306,221	-	-	-	-	306,221
租賃負債	Lease liabilities	37,903	37,903	-	-	-	-	37,903
其他負債及準備	Other liabilities and provisions	63,354	63,237	-	-	-	-	63,237
本期稅項負債	Current tax liabilities	-	-	-	-	-	-	-
遞延稅項負債	Deferred tax liabilities	7,268	7,268	-	-	-	-	7,268
負債總額	Total liabilities	414,051	414,629	-	-	-	-	414,629

8 財務報表與監管風險承擔之關連(續)

Linkages between Financial Statements and Regulatory Exposures
(Continued)

(ii) 模板LI2：監管風險承擔數額與財務報表中之帳面值之間差額之主要來源

(ii) Template LI2: Main Sources of Differences Between Regulatory Exposure Amounts and Carrying Values in Financial Statements

於2025年12月31日		As at 31 December 2025	(a)	(b)	(c)	(d)	(e)
			受以下框架規限之項目 Items subject to:				
			總計	信用風險框架	證券化框架	對手信用風險框架	市場風險框架
			Total	Credit risk framework	Securitization framework	Counterparty credit risk framework	Market risk framework
			HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
1	在監管綜合範圍下的資產帳面值數額 (按模板LI1)	Asset carrying value amount under scope of regulatory consolidation (as per template LI1)	1,135,972	1,135,972	-	-	-
2	在監管綜合範圍下的負債帳面值數額 (按模板LI1)	Liabilities carrying value amount under regulatory scope of consolidation (as per template LI1)	-	-	-	-	-
3	在監管綜合範圍下的總計淨額	Total net amount under regulatory scope of consolidation	1,135,972	1,135,972	-	-	-
4	資產負債表外數額	Off-balance sheet amounts	32,800	32,800	-	-	-
5	因不同的淨額計算規則所引致的差額 (已列入第2行的差額除外)	Differences due to different netting rules, other than those already included in row 2	10,580	10,580	-	-	-
6	以監管為目的所考慮的風險承擔數額	Exposure amounts considered for regulatory purposes	1,179,352	1,179,352	-	-	-

(iii) 表LIA：於2025年12月31日會計與監管風險承擔數額之間之差額的解釋

(iii) Table LIA: Explanations of Differences Between Accounting and Regulatory Exposure Amounts as at 31 December 2025

於模板LI1內(a)列之數據乃取自銀行及其5間全資附屬公司截至2025年12月31日之綜合業績及財務數據所編製而成之綜合財務報表。該5間銀行之附屬公司已列示於綜合財務報表附註13內。集團並無附屬公司不被包含在綜合財務報表內。

The amounts in column (a) in Template LI1 are taken from the consolidated financial statements which have been prepared based on the consolidated results and financial data of the Bank and its five wholly owned subsidiaries made up to 31 December 2025. The five subsidiaries of the Bank are listed in Note 13 of the consolidated financial statements. There are no subsidiaries which have not been included in the consolidated financial statements.

上述之用於會計賬之綜合基礎與用作監管用途之綜合基礎有所不同，作監管用途之綜合集團只包括4間附屬公司，即瑞隆企業有限公司、金智發展有限公司、添金投資有限公司及金濠企業有限公司。作監管綜合賬之綜合賬面值已包括在模板LI1之(b)列內。

The above basis of consolidation for accounting purposes differs from the basis of consolidation for regulatory purposes, under which only four of the subsidiaries, namely, Success Land Enterprises Limited, Golden Wisdom Development Limited, Team Gold Investment Limited and Gold Harmony Enterprises Limited, are included as subsidiaries in the consolidated Group for regulatory purposes. The consolidated carrying values under the scope of regulatory consolidation are included under column (b) in Template LI1.

於模板LI1內(a)列與(b)列之數據，其差異並不重大。

Differences between the amounts in columns (a) and (b) in Template LI1 are not material.

綜合財務報表之帳面值與監管風險承擔數額已列示於模板LI2內。於2025年12月31日，兩者間並無差異。

The carrying values in the consolidated financial statements and the regulatory exposure amounts are listed in Template LI2. There is no difference between these two as at 31 December 2025.

8 財務報表與監管風險承擔之關連(續)

Linkages between Financial Statements and Regulatory Exposures
(Continued)

(iii) 表LIA：於2025年12月31日會計與監管風險承擔數額之間之差額的解釋（續）

集團並無進行一些業務而使其需受制於交易對手信貸風險架構及證券化架構。此外，集團獲香港金融管理局發出豁免計算市場風險。

集團為其所有資產負債表內及外之項目採用穩健之估值。集團所採用之估值技術及方法已詳細列示於綜合財務報表附註3.4內。

(iv) 於2025年12月31日，根據監管綜合基礎之集團審慎估值調整已列示於模版PV1如下。

模版PV1：於2025年12月31日審慎估值調整
(未經審核 - 根據監管綜合基礎)

(iii) Table LIA: Explanations of Differences Between Accounting and Regulatory Exposure Amounts as at 31 December 2025 (Continued)

The Group does not engage in business that subject itself to counterparty credit risk framework and securitization framework. In addition, the Group has received exemption granted by HKMA for calculating market risk.

The Group adopts prudent valuation estimates for all its on and off-balance sheet items. The valuation techniques and methodology adopted by the Group has been detailed in Note 3.4 of the consolidated financial statements.

(iv) The Template PV1 of the regulatory consolidated group as at 31 December 2025 on prudent valuation adjustments is disclosed below.

Template PV1: Prudent Valuation Adjustments as at 31 December 2025 (Unaudited - on Regulatory Consolidated Basis)

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
	股權 Equity	利率 Interest rates	外匯 FX	信貸 Credit	商品 Commo- dities	總額 Total	其中： 交易帳份額 Of which: In the trading book	其中： 銀行帳份額 Of which: In the banking book
港幣'000 HKS '000								
1	終止的不確定性， 其中：							
	Close-out uncertainty, of which:							
2	中間市價							
	Mid-market value							
3	終止成本							
	Close-out costs							
4	集中							
	Concentration							
5	提前終止							
	Early termination							
6	模式風險							
	Model risk							
7	業務操作風險							
	Operational risk							
8	投資及資金成本							
	Investing and funding costs							
9	未賺取信用利差							
	Unearned credit spreads							
10	將來行政管理成本							
	Future administrative costs							
11	其他調整							
	Other adjustments							
12	調整總額							
	Total adjustments							

附註：
銀行並無需因為銀行業（資本）條例第4
A條作出任何估值調整。

Note:
The Bank is not required to make any valuation adjustments for the purpose
of Banking (Capital) Rules section 4A.

9 資本結構及充足情況(根據監管綜合基礎)

2025年12月31日及2025年6月30日之資本充足比率乃根據自2014年1月1日開始生效之銀行業(資本)規則計算，並代表根據銀行業(資本)規則第3(1)條所計算出銀行之綜合比率。

以下表格列示於2025年12月31日及2025年6月30日之監管資本(模板CC1)及於2025年12月31日及2025年6月30日以會計綜合及以監管報告綜合之財務狀況表(模板CC2)。

(i) 模板CC1：於2025年12月31日監管資本的組成(未經審核-根據監管綜合基礎)

Capital Structure and Adequacy (on Regulatory Consolidated Basis)

The calculation of the capital ratios as at 31 December 2025 and 30 June 2025 is based on the Banking (Capital) Rules ("BCR") effective from 1 January 2014. The capital ratios represent consolidated ratios of the Bank computed in accordance with section 3(1) of the BCR.

The tables below present the composition of the regulatory capital as at 31 December 2025 and 30 June 2025 (Template CC1) and the statements of financial position based on the accounting scope of consolidation and the regulatory reporting scope respectively as at 31 December 2025 and 30 June 2025 (Template CC2).

(i) Template CC1: Composition of Regulatory Capital as at 31 December 2025 (Unaudited - on Regulatory Consolidated Basis)

(港幣'000)		(Presented in HK\$'000)		(a)	(b)
				數額 Amount	來源以監管綜合範圍下資產負債表的參考號數/字母為依據 Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
	普通股權一級(CET1)資本：票據及儲備	CET1 capital: instruments and reserves			
1	直接發行的合資格CET1資本票據加任何相關的股份溢價	Directly issued qualifying CET1 capital instruments plus any related share premium		264,987	(1)
2	保留溢利	Retained earnings		402,447	(7)
3	已披露儲備	Disclosed reserves		8,897	(3)+(4)+(5)+(6)
5	由綜合銀行附屬公司發行並由第三方持有的CET1資本票據產生的少數股東權益(可計入綜合集團的CET1資本的數額)	Minority interests arising from CET1 capital instruments issued by consolidated bank subsidiaries and held by third parties (amount allowed in CET1 capital of the consolidation group)		-	
6	監管調整之前的CET1資本	CET1 capital before regulatory adjustments		676,330	
	CET1資本：監管扣減	CET1 capital: regulatory deductions			
7	估值調整	Valuation adjustments		-	
8	商譽(已扣除相聯的遞延稅項負債)	Goodwill (net of associated deferred tax liabilities)		-	
9	其他無形資產(已扣除相聯的遞延稅項負債)	Other intangible assets (net of associated deferred tax liabilities)		-	
10	遞延稅項資產(已扣除相聯的遞延稅項負債)	Deferred tax assets (net of associated deferred tax liabilities)		-	
11	現金流對沖儲備	Cash flow hedge reserve		-	
12	在IRB計算法下EL總額超出合資格準備金總額之數	Excess of total EL amount over total eligible provisions under the IRB approach		-	
13	由證券化交易產生的提升信用的純利息份額、出售收益及CET1資本的其他增加數額	Credit-enhancing interest-only strip, and any gain-on-sale and other increase in the CET1 capital arising from securitization transactions		-	
14	按公平價值估值的負債因本身的信用風險變動所產生的損益	Gains and losses due to changes in own credit risk on fair valued liabilities		-	
15	界定利益的退休金基金淨資產(已扣除相聯的遞延稅項負債)	Defined benefit pension fund net assets (net of associated deferred tax liabilities)		-	
16	於機構本身的CET1資本票據的投資(若並未在所報告的資產負債表中從實繳資本中扣除)	Investments in own CET1 capital instruments (if not already netted off paid-in capital on reported balance sheet)		-	
17	互相交叉持有的CET1資本票據	Reciprocal cross-holdings in CET1 capital instruments		-	
18	於在監管綜合範圍以外的金融業實體發行的CET1資本票據的非重大LAC投資(超出10%門檻之數)	Insignificant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)		-	

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模版CC1：於2025年12月31日監
資本之組成(未經審核-根據
監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 31 December 2025
(Unaudited - on Regulatory Consolidated Basis) (Continued)

		(a)	(b)
		數額 Amount	來源以監管綜合範圍下 資產負債表的參考號數/ 字母為依據 Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
(港幣'000)	(Presented in HK\$'000)		
19	於在監管綜合範圍以外的金融業實體發行的CET1資本票據的重大LAC投資(超出10%門檻之數)	Significant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-
20	按揭供款管理權(已扣除相聯的遞延稅項負債)	Mortgage servicing rights (net of associated deferred tax liabilities)	不適用 Not applicable
21	由暫時性差異產生的遞延稅項資產(已扣除相聯的遞延稅項負債)	Deferred tax assets arising from temporary differences (net of associated deferred tax liabilities)	不適用 Not applicable
22	超出15%門檻之數	Amount exceeding the 15% threshold	不適用 Not applicable
23	其中：於金融業實體的普通股的重大投資	of which: significant investments in the ordinary share of financial sector entities	不適用 Not applicable
24	其中：按揭供款管理權	of which: mortgage servicing rights	不適用 Not applicable
25	其中：由暫時性差異產生的遞延稅項資產	of which: deferred tax assets arising from temporary differences	不適用 Not applicable
26	適用於CET1資本的司法管轄區特定監管調整	National specific regulatory adjustments applied to CET1 capital	274,891
26a	因土地及建築物(自用及投資用途)進行價值重估而產生的累積公平價值收益	Cumulative fair value gains arising from the revaluation of land and buildings (own-use and investment properties)	273,091
26b	一般銀行業務風險監管儲備	Regulatory reserve for general banking risks	1,800
26c	金融管理專員給予的通知所指明的證券化類別風險承擔	Securitization exposures specified in a notice given by the MA	-
26d	因機構持有的土地及建築物低於已折舊的成本價值而產生的累積虧損	Cumulative losses below depreciated cost arising from the institution's holdings of land and buildings	-
26e	受規管非銀行附屬公司的資本短欠	Capital shortfall of regulated non-bank subsidiaries	-
26f	於在屬商業實體的有連繫公司中的資本投資(超出申報機構資本基礎的15%之數)	Capital investment in a connected company which is a commercial entity (amount above 15% of the reporting institution's capital base)	-
27	因沒有充足的AT1資本及二級資本以供扣除而須在CET1資本扣除的監管扣減	Regulatory deductions applied to CET1 capital due to insufficient AT1 capital and Tier 2 capital to cover deductions	-
28	對CET1資本的監管扣減總額	Total regulatory deductions to CET1 capital	274,891
29	CET1 資本	CET1 capital	401,439
	AT1資本：票據	AT1 capital: instruments	
30	合資格AT1資本票據加任何相關股份溢價	Qualifying AT1 capital instruments plus any related share premium	-
31	其中：根據適用會計準則列為股本類別	of which: classified as equity under applicable accounting standards	-
32	其中：根據適用會計準則列為負債類別	of which: classified as liabilities under applicable accounting standards	-
34	由綜合銀行附屬公司發行並由第三方持有的AT1資本票據(可計入綜合集團的AT1資本的數額)	AT1 capital instruments issued by consolidated bank subsidiaries and held by third parties (amount allowed in AT1 capital of the consolidation group)	-
36	監管扣減之前的AT1資本	AT1 capital before regulatory deductions	-

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis)
(Continued)

(i) 模板CC1：於2025年12月31日監管資本之組成(未經審核- 根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 31 December 2025
(Unaudited - on Regulatory Consolidated Basis) (Continued)

(港幣'000)		(Presented in HK\$'000)		(a)	(b)
				數額 Amount	來源以監管綜合範圍下資產負債表的參考號數/字母為依據 Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
	AT1資本：監管扣減		AT1 capital: regulatory deductions		
37	於機構本身的AT1資本票據的投資		Investments in own AT1 capital instruments	-	
38	互相交叉持有的AT1資本票據		Reciprocal cross-holdings in AT1 capital instruments	-	
39	於在監管綜合範圍以外的金融業實體發行的AT1資本票據的非重大LAC投資(超出10%門檻之數)		Insignificant LAC investments in AT1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-	
40	於在監管綜合範圍以外的金融業實體發行的AT1資本票據的重大LAC投資		Significant LAC investments in AT1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation	-	
41	適用於AT1資本的司法管轄區特定監管調整		National specific regulatory adjustments applied to AT1 capital	-	
42	因沒有充足的二級資本以供扣除而須在AT1資本扣除的監管扣減		Regulatory deductions applied to AT1 capital due to insufficient Tier 2 capital to cover deductions	-	
43	對AT1資本的監管扣減總額		Total regulatory deductions to AT1 capital	-	
44	AT1資本		AT1 capital	-	
45	一級資本(一級資本 = CET1資本 + AT1資本)		Tier 1 capital (T1 = CET1 + AT1)	401,439	
	二級資本：票據及準備金		Tier 2 capital: instruments and provisions		
46	合資格二級資本票據加任何相關股份溢價		Qualifying Tier 2 capital instruments plus any related share premium	-	
48	由綜合銀行附屬公司發行並由第三方持有的二級資本票據(可計入綜合集團的二級資本的數額)		Tier 2 capital instruments issued by consolidated bank subsidiaries and held by third parties (amount allowed in Tier 2 capital of the consolidation group)	-	
50	合資格計入二級資本的集體準備金及一般銀行業務風險監管儲備		Collective provisions and regulatory reserve for general banking risks eligible for inclusion in Tier 2 capital	1,800	(6)
51	監管扣減之前的二級資本		Tier 2 capital before regulatory deductions	1,800	
	二級資本：監管扣減		Tier 2 capital: regulatory deductions		
52	於機構本身的二級資本票據的投資		Investments in own Tier 2 capital instruments	-	
53	互相交叉持有的二級資本票據		Reciprocal cross-holdings in Tier 2 capital instruments	-	
54	於在監管綜合範圍以外的金融業實體發行的二級資本票據的非重大LAC投資(超出10%門檻及(如適用)5%門檻之數)		Insignificant LAC investments in Tier 2 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold and, where applicable, 5% threshold)	-	
54a	於在監管綜合範圍以外的金融業實體的非資本LAC負債的非重大LAC投資(之前被指定為屬5%門檻類別但及後不再符合門檻條件之數)(只適用於在《資本規則》附表4F第2(1)條下被定義為「第2條機構」者)		Insignificant LAC investments in non-capital LAC liabilities of financial sector entities that are outside the scope of regulatory consolidation (amount formerly designated for the 5% threshold but no longer meets the conditions) (for institutions defined as "section 2 institution" under §2(1) of Schedule 4F to BCR only)	-	

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模板CC1：於2025年12月31日
監管資本之組成(未經審核-
根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 31 December 2025
(Unaudited - on Regulatory Consolidated Basis) (Continued)

		(a)	(b)
		數額 Amount	來源以監管綜合範圍下資產 負債表的參考號數/字母為 依據 Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
(港幣'000)	(Presented in HK\$'000)		
55	於在監管綜合範圍以外的金融業實體發行的二級資本票據的重大LAC投資(已扣除合資格短倉)	-	
55a	於在監管綜合範圍以外的金融業實體非資本LAC負債的重大LAC投資(已扣除合資格短倉)	-	
56	適用於二級資本的司法管轄區特定監管調整	(143,147)	
56a	加回合資格計入二級資本的因土地及建築物(自用及投資用途)進行價值重估而產生的累積公平價值收益	(143,147)	[(2)+(3)+(8)] *45%
56b	按照《資本規則》第48(1)(g)條規定而須涵蓋,並在二級資本扣除的監管扣減	-	
57	對二級資本的監管扣減總額	(143,147)	
58	二級資本	144,947	
59	監管資本總額(總資本 = 一級資本 + 二級資本)	546,386	
60	風險加權總資產	705,306	
	資本比率(估風險加權資產的百分比)		
61	CET1 資本比率	56.92%	
62	一級資本比率	56.92%	
63	總資本比率	77.47%	
64	機構特定緩衝資本要求(防護緩衝資本比率 加逆周期緩衝資本比率 加較高吸收虧損能力比率)	3.00%	
65	其中: 防護緩衝資本比率要求	2.500%	
66	其中: 銀行特定逆周期緩衝資本比率要求	0.500%	
67	其中: 較高吸收虧損能力比率要求	0.00%	
68	用作符合最低資本規定後可供運用的CET1(估風險加權數額的百分比)	52.42%	
	司法管轄區最低比率(若與《巴塞爾協定三》最低要求不同)		
69	司法管轄區CET1最低比率	不適用 Not applicable	不適用 Not applicable
70	司法管轄區一級資本最低比率	不適用 Not applicable	不適用 Not applicable
71	司法管轄區總資本最低比率	不適用 Not applicable	不適用 Not applicable

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模板CC1：於2025年12月31日
監管資本之組成(未經審核-
根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 31 December 2025
(Unaudited - on Regulatory Consolidated Basis) (Continued)

		(a)	(b)
		數額 Amount	來源以監管綜合範圍下資產負債表的參考號數/字母為依據 Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
(港幣'000)	(Presented in HK\$'000)		
	低於扣減門檻的數額(風險加權前)		
72	於在監管綜合範圍以外的金融業實體發行的CET1資本票據、AT1資本票據及二級資本票據的非重大LAC投資	-	
73	於在監管綜合範圍以外的金融業實體發行的CET1資本票據的重大LAC投資	-	
74	按揭供款管理權(已扣除相聯的遞延稅項負債)	不適用 Not applicable	不適用 Not applicable
75	由暫時性差異產生的遞延稅項資產(已扣除相聯的遞延稅項負債)	不適用 Not applicable	不適用 Not applicable
	就計入二級資本的準備金的適用上限		
76	合資格計入二級資本的有關BSC計算法或STC計算法及SEC-ERBA、SEC-SA及SEC-FBA下的準備金(應用上限前)	1,800	
77	在BSC計算法或STC計算法及SEC-ERBA、SEC-SA及SEC-FBA下可計入二級資本的準備金上限	10,307	
78	合資格計入二級資本的有關IRB計算法及SEC-IRBA下的準備金(應用上限前)	-	
79	在IRB計算法及SEC-IRBA下可計入二級資本中的準備金上限	-	

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模版CC1：於2025年12月31日監管監管資本之組成(未經審核-根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 31 December 2025 (Unaudited - on Regulatory Consolidated Basis) (Continued)

模版附註：

Notes to the Template:

行數 Row No.	內容	Description	香港基準 Hong Kong basis	《巴塞爾協定三》 基準 Basel III basis
9	其他無形資產(已扣除相聯的遞延稅項負債)	Other intangible assets (net of associated deferred tax liabilities)	-	-
	<p>解釋</p> <p>正如巴塞爾委員會發出的《巴塞爾協定三》文本(2010年12月)第87段所記載,按揭供款管理權可在CET1資本內予以有限度確認(並因此可從CET1資本的扣減中被扣除,但以指定門檻為限)。在香港,認可機構須遵循有關的會計處理方法,將按揭供款管理權列為在其財務報表所呈報的無形資產的一部分,並從CET1資本中全數扣減按揭供款管理權。因此,在第9行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第9行所匯報的數額(即在「香港基準」項下填報的數額),而調整方法是按須扣減的按揭供款管理權數額予以下調,並以不超過在《巴塞爾協定三》下按揭供款管理權所定的10%門檻及按揭供款管理權、由暫時性差異所產生的遞延稅項資產與於金融業實體發行的CET1資本票據的重大投資(不包括屬對有連繫公司的貸款、融通或其他信用風險承擔的投資)所定的15%整體門檻為限。</p>	<p>Explanation</p> <p>As set out in paragraph 87 of the Basel III text issued by the Basel Committee (December 2010), mortgage servicing rights ("MSRs") may be given limited recognition in CET1 capital (and hence be excluded from deduction from CET1 capital up to the specified threshold). In Hong Kong, an AI is required to follow the accounting treatment of including MSRs as part of intangible assets reported in the AI's financial statements and to deduct MSRs in full from CET1 capital. Therefore, the amount to be deducted as reported in row 9 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 9 (i.e. the amount reported under the "Hong Kong basis") adjusted by reducing the amount of MSRs to be deducted to the extent not in excess of the 10% threshold set for MSRs and the aggregate 15% threshold set for MSRs, DTAs arising from temporary differences and significant investments in CET1 capital instruments issued by financial sector entities (excluding those that are loans, facilities or other credit exposures to connected companies) under Basel III.</p>		
10	遞延稅項資產(已扣除相聯的遞延稅項負債)	Deferred tax assets (net of associated deferred tax liabilities)	-	-
	<p>解釋</p> <p>正如巴塞爾委員會發出的《巴塞爾協定三》文本(2010年12月)第69及87段所記載,視乎銀行予以實現的遞延稅項資產須予扣減,而與暫時性差異有關的遞延稅項資產則可在CET1資本內予以有限度確認(並因此可從CET1資本的扣減中被扣除,但以指定門檻為限)。在香港,不論有關資產的來源,認可機構須從CET1資本中全數扣減所有遞延稅項資產。因此,在第10行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第10行所匯報的數額(即在「香港基準」項下填報的數額),而調整方法是按須扣減的與暫時性差異有關的遞延稅項資產數額予以下調,並以不超過在《巴塞爾協定三》下暫時性差異所產生的遞延稅項資產所定的10%門檻及按揭供款管理權、由暫時性差異所產生的遞延稅項資產與於金融業實體發行的CET1資本票據的重大投資(不包括屬對有連繫公司的貸款、融通或其他信用風險承擔的投資)所定的整體15%門檻為限。</p>	<p>Explanation</p> <p>As set out in paragraphs 69 and 87 of the Basel III text issued by the Basel Committee (December 2010), DTAs of the bank to be realized are to be deducted, whereas DTAs which relate to temporary differences may be given limited recognition in CET1 capital (and hence be excluded from deduction from CET1 capital up to the specified threshold). In Hong Kong, an AI is required to deduct all DTAs in full, irrespective of their origin, from CET1 capital. Therefore, the amount to be deducted as reported in row 10 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 10 (i.e. the amount reported under the "Hong Kong basis") adjusted by reducing the amount of DTAs to be deducted which relate to temporary differences to the extent not in excess of the 10% threshold set for DTAs arising from temporary differences and the aggregate 15% threshold set for MSRs, DTAs arising from temporary differences and significant investments in CET1 capital instruments issued by financial sector entities (excluding those that are loans, facilities or other credit exposures to connected companies) under Basel III.</p>		

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模板CC1：於2025年12月31日監管資本之組成(未經審核-根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 31 December 2025 (Unaudited - on Regulatory Consolidated Basis) (Continued)

模板附註：(續)

Notes to the Template: (Continued)

行數 Row No.	內容	Description	香港基準 Hong Kong basis	(巴塞爾協定三) 基準 Basel III basis
18	<p>於在監管綜合範圍以外的金融業實體發行的CET1資本票據的非重大LAC投資(超出10%門檻之數)</p> <p>解釋 為斷定於金融業實體發行的CET1資本票據的非重大LAC投資總額，認可機構須計算其提供予其任何屬金融業實體的有連繫公司的任何數額的貸款、融通或其他信用風險承擔的合計總額，就如該等貸款、融通或其他信用風險承擔為認可機構直接持有、間接持有或合成持有該金融業實體的資本票據一般，惟若認可機構能向金融管理專員證明並使其信納認可機構是在日常業務過程中作出任何該等貸款、批出任何該等融通或引起任何該等其他信用風險承擔者則除外。因此，在第18行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第18行所匯報的數額(即在「香港基準」項下填報的數額)，而調整方法是豁除在香港採用的方法下須予扣減的認可機構對有連繫公司的貸款、融通或其他信用風險承擔的合計總額。</p>	<p>Insignificant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)</p> <p>Explanation For the purpose of determining the total amount of insignificant LAC investments in CET1 capital instruments issued by financial sector entities, an AI is required to aggregate any amount of loans, facilities or other credit exposures provided by it to any of its connected companies, where the connected company is a financial sector entity, as if such loans, facilities or other credit exposures were direct holdings, indirect holdings or synthetic holdings of the AI in the capital instruments of the financial sector entity, except where the AI demonstrates to the satisfaction of the MA that any such loan was made, any such facility was granted, or any such other credit exposure was incurred, in the ordinary course of the AI's business. Therefore, the amount to be deducted as reported in row 18 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 18 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the AI's connected companies which were subject to deduction under the Hong Kong approach.</p>	-	-
19	<p>於在監管綜合範圍以外的金融業實體發行的CET1資本票據的重大LAC投資(超出10%門檻之數)</p> <p>解釋 為斷定於金融業實體發行的CET1資本票據的重大LAC投資總額，認可機構須計算其提供予其任何屬金融業實體的有連繫公司的任何數額的貸款、融通或其他信用風險承擔的合計總額，就如該等貸款、融通或其他信用風險承擔為認可機構直接持有、間接持有或合成持有該金融業實體的資本票據一般，惟若認可機構能向金融管理專員證明並使其信納認可機構是在日常業務過程中作出任何該等貸款、批出任何該等融通或引起任何該等其他信用風險承擔者則除外。因此，在第19行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第19行所匯報的數額(即在「香港基準」項下填報的數額)，而調整方法是豁除在香港採用的方法下須予扣減的認可機構對有連繫公司的貸款、融通或其他信用風險承擔的合計總額。</p>	<p>Significant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)</p> <p>Explanation For the purpose of determining the total amount of significant LAC investments in CET1 capital instruments issued by financial sector entities, an AI is required to aggregate any amount of loans, facilities or other credit exposures provided by it to any of its connected companies, where the connected company is a financial sector entity, as if such loans, facilities or other credit exposures were direct holdings, indirect holdings or synthetic holdings of the AI in the capital instruments of the financial sector entity, except where the AI demonstrates to the satisfaction of the MA that any such loan was made, any such facility was granted, or any such other credit exposure was incurred, in the ordinary course of the AI's business. Therefore, the amount to be deducted as reported in row 19 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 19 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the AI's connected companies which were subject to deduction under the Hong Kong approach.</p>	-	-

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模板CC1：於2025年12月31日監管資本之組成(未經審核-根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 31 December 2025 (Unaudited - on Regulatory Consolidated Basis) (Continued)

模版附註：(續)

Notes to the Template: (Continued)

行數 Row No.	內容	Description	香港基準 Hong Kong basis	(巴塞爾協定三) 基準 Basel III basis
39	<p>於在監管綜合範圍以外的金融業實體發行的AT1資本票據的非重大LAC投資(超出10%門檻之數)</p> <p>解釋 為於計算資本基礎時考慮將提供予屬金融業實體的有連繫公司的貸款、融通或其他信用風險承擔視為CET1資本票據(見上文有關模板第18行的附註)作出扣減的結果,將會令適用於在AT1資本票據的其他非重大LAC投資的資本扣減的豁免門檻空間可能有所縮小。因此,在第39行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第39行所匯報的數額(即在「香港基準」項下填報的數額),而調整方法是豁除在香港採用的方法下須予扣減的認可機構對有連繫公司的貸款、融通或其他信用風險承擔的合計總額。</p>	<p>Insignificant LAC investments in AT1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)</p> <p>Explanation The effect of treating loans, facilities or other credit exposures to connected companies which are financial sector entities as CET1 capital instruments for the purpose of considering deductions to be made in calculating the capital base (see note re row 18 to the template above) will mean the headroom within the threshold available for the exemption from capital deduction of other insignificant LAC investments in AT1 capital instruments may be smaller. Therefore, the amount to be deducted as reported in row 39 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 39 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the ATs connected companies which were subject to deduction under the Hong Kong approach.</p>	-	-
54	<p>於在監管綜合範圍以外的金融業實體發行的二級資本票據的非重大LAC投資(超出10%門檻及(如適用)5%門檻之數)</p> <p>解釋 為於計算資本基礎時考慮將提供予屬金融業實體的有連繫公司的貸款、融通或其他信用風險承擔視為CET1資本票據(見上文有關模板第18行的附註)須作出扣減的結果,將會令適用於在二級資本票據的其他非重大LAC投資的資本扣減的豁免門檻空間可能有所縮小。因此,在第54行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第54行所匯報的數額(即在「香港基準」項下填報的數額),而調整方法是豁除在香港採用的方法下須予扣減的認可機構對有連繫公司的貸款、融通或其他信用風險承擔的合計總額。</p>	<p>Insignificant LAC investments in Tier 2 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold and, where applicable, 5% threshold)</p> <p>Explanation The effect of treating loans, facilities or other credit exposures to connected companies which are financial sector entities as CET1 capital instruments for the purpose of considering deductions to be made in calculating the capital base (see note re row 18 to the template above) will mean the headroom within the threshold available for the exemption from capital deduction of other insignificant LAC investments in Tier 2 capital instruments may be smaller. Therefore, the amount to be deducted as reported in row 54 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 54 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the ATs connected companies which were subject to deduction under the Hong Kong approach.</p>	-	-
	<p>註： 上文提及10%門檻及5%門檻是以按照《資本規則》附表4F所載的扣減方法斷定的CET1資本數額為基礎計算而得。15%門檻是指巴塞爾委員會發出的《巴塞爾協定三》文本(2010年12月)第88段所述,對香港的制度沒有影響。</p>	<p>Remarks: The amount of the 10% threshold and 5% threshold mentioned above is calculated based on the amount of CET1 capital determined in accordance with the deduction methods set out in BCR Schedule 4F. The 15% threshold is referring to paragraph 88 of the Basel III text issued by the Basel Committee (December 2010) and has no effect to the Hong Kong regime.</p>		

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模板CC1：於2025年6月30日
監管資本之組成(未經審核-
根據監管綜合基礎)

(i) Template CC1: Composition of Regulatory Capital as at 30 June 2025
(Unaudited - on Regulatory Consolidated Basis)

(港幣'000)		(Presented in HK\$'000)	(a)	(b)
			數額 Amount	來源以監管綜合範圍下資產負債表的參考號數/字母為依據 Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
	普通股權一級(CET1)資本：票據及儲備	CET1 capital: instruments and reserves		
1	直接發行的合資格CET1資本票據加任何相關的股份溢價	Directly issued qualifying CET1 capital instruments plus any related share premium	264,987	(1)
2	保留溢利	Retained earnings	398,936	(7)
3	已披露儲備	Disclosed reserves	8,216	(3)+(4)+(5)+(6)
4	須從CET1資本逐步遞減的直接發行股本(只適用於非合股公司)	Directly issued capital subject to phase-out arrangements from CET1 (only applicable to non-joint stock companies)	不適用 Not applicable	不適用 Not applicable
5	由綜合銀行附屬公司發行並由第三方持有的CET1資本票據產生的少數股東權益(可計入綜合集團的CET1資本的數額)	Minority interests arising from CET1 capital instruments issued by consolidated bank subsidiaries and held by third parties (amount allowed in CET1 capital of the consolidation group)	-	-
6	監管調整之前的CET1資本	CET1 capital before regulatory adjustments	672,139	
	CET1資本：監管扣減	CET1 capital: regulatory deductions		
7	估值調整	Valuation adjustments	-	-
8	商譽(已扣除相聯的遞延稅項負債)	Goodwill (net of associated deferred tax liabilities)	-	-
9	其他無形資產(已扣除相聯的遞延稅項負債)	Other intangible assets (net of associated deferred tax liabilities)	-	-
10	遞延稅項資產(已扣除相聯的遞延稅項負債)	Deferred tax assets (net of associated deferred tax liabilities)	-	-
11	現金流對沖儲備	Cash flow hedge reserve	-	-
12	在IRB計算法下EL總額超出合資格準備金總額之數	Excess of total EL amount over total eligible provisions under the IRB approach	-	-
13	由證券化交易產生的提升信用的純利息份額、出售收益及CET1資本的其他增加數額	Credit-enhancing interest-only strip, and any gain-on-sale and other increase in the CET1 capital arising from securitization transactions	-	-
14	按公平價值估值的負債因本身的信用風險變動所產生的損益	Gains and losses due to changes in own credit risk on fair valued liabilities	-	-
15	界定利益的退休金基金淨資產(已扣除相聯的遞延稅項負債)	Defined benefit pension fund net assets (net of associated deferred tax liabilities)	-	-
16	於機構本身的CET1資本票據的投資(若並未在所報告的資產負債表中從實繳資本中扣除)	Investments in own CET1 capital instruments (if not already netted off paid-in capital on reported balance sheet)	-	-
17	互相交叉持有的CET1資本票據	Reciprocal cross-holdings in CET1 capital instruments	-	-
18	於在監管綜合範圍以外的金融業實體發行的CET1資本票據的非重大LAC投資(超出10%門檻之數)	Insignificant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-	-
19	於在監管綜合範圍以外的金融業實體發行的CET1資本票據的重大LAC投資(超出10%門檻之數)	Significant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-	-
20	按揭供款管理權(已扣除相聯的遞延稅項負債)	Mortgage servicing rights (net of associated deferred tax liabilities)	不適用 Not applicable	不適用 Not applicable
21	由暫時性差異產生的遞延稅項資產(已扣除相聯的遞延稅項負債)	Deferred tax assets arising from temporary differences (net of associated deferred tax liabilities)	不適用 Not applicable	不適用 Not applicable
22	超出15%門檻之數	Amount exceeding the 15% threshold	不適用 Not applicable	不適用 Not applicable
23	其中：於金融業實體的普通股的重大投資	of which: significant investments in the ordinary share of financial sector entities	不適用 Not applicable	不適用 Not applicable

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模板CC1：於2025年6月30日
監管資本之組成(未經審核-
根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 30 June 2025
(Unaudited - on Regulatory Consolidated Basis) (Continued)

		(a)	(b)
		數額 Amount	來源以監管綜合範圍下資產負債表的參考號數/字母為依據 Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
(港幣'000)	(Presented in HK\$'000)		
24	其中：按揭供款管理權	of which: mortgage servicing rights	不適用 Not applicable
25	其中：由暫時性差異產生的遞延稅項資產	of which: deferred tax assets arising from temporary differences	不適用 Not applicable
26	適用於CET1資本的司法管轄區特定監管調整	National specific regulatory adjustments applied to CET1 capital	269,455
26a	因土地及建築物(自用及投資用途)進行價值重估而產生的累積公平價值收益	Cumulative fair value gains arising from the revaluation of land and buildings (own-use and investment properties)	267,655
26b	一般銀行業務風險監管儲備	Regulatory reserve for general banking risks	1,800
26c	金融管理專員給予的通知所指明的證券化類別風險承擔	Securitization exposures specified in a notice given by the MA	-
26d	因機構持有的土地及建築物低於已折舊的成本價值而產生的累積虧損	Cumulative losses below depreciated cost arising from the institution's holdings of land and buildings	-
26e	受規管非銀行附屬公司的資本短欠	Capital shortfall of regulated non-bank subsidiaries	-
26f	於在屬商業實體的有連繫公司中的資本投資(超出申報機構資本基礎的15%之數)	Capital investment in a connected company which is a commercial entity (amount above 15% of the reporting institution's capital base)	-
27	因沒有充足的AT1資本及二級資本以供扣除而須在CET1資本扣除的監管扣減	Regulatory deductions applied to CET1 capital due to insufficient AT1 capital and Tier 2 capital to cover deductions	-
28	對CET1資本的監管扣減總額	Total regulatory deductions to CET1 capital	269,455
29	CET1 資本	CET1 capital	402,684
	AT1資本：票據	AT1 capital: instruments	
30	合資格AT1資本票據加任何相關股份溢價	Qualifying AT1 capital instruments plus any related share premium	-
31	其中：根據適用會計準則列為股本類別	of which: classified as equity under applicable accounting standards	-
32	其中：根據適用會計準則列為負債類別	of which: classified as liabilities under applicable accounting standards	-
34	由綜合銀行附屬公司發行並由第三方持有的AT1資本票據(可計入綜合集團的AT1資本的數額)	AT1 capital instruments issued by consolidated bank subsidiaries and held by third parties (amount allowed in AT1 capital of the consolidation group)	-
36	監管扣減之前的AT1資本	AT1 capital before regulatory deductions	-
	AT1資本：監管扣減	AT1 capital: regulatory deductions	
37	於機構本身的AT1資本票據的投資	Investments in own AT1 capital instruments	-
38	互相交叉持有的AT1資本票據	Reciprocal cross-holdings in AT1 capital instruments	-
39	於在監管綜合範圍以外的金融業實體發行的AT1資本票據的非重大LAC投資(超出10%門檻之數)	Insignificant LAC investments in AT1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-
40	於在監管綜合範圍以外的金融業實體發行的AT1資本票據的重大LAC投資	Significant LAC investments in AT1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation	-
41	適用於AT1資本的司法管轄區特定監管調整	National specific regulatory adjustments applied to AT1 capital	-

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模板CC1：於2025年6月30日監管資本之組成(未經審核-根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 30 June 2025 (Unaudited - on Regulatory Consolidated Basis) (Continued)

(港幣'000)		(Presented in HK\$'000)		(a)	(b)
				數額 Amount	來源以監管綜合範圍下資產負債表的參考號數/字母為依據 Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
	AT1資本：監管扣減	AT1 capital: regulatory deductions			
42	因沒有充足的二級資本以供扣除而須在AT1資本扣除的監管扣減	Regulatory deductions applied to AT1 capital due to insufficient Tier 2 capital to cover deductions		-	
43	對AT1資本的監管扣減總額	Total regulatory deductions to AT1 capital		-	
44	AT1資本	AT1 capital		-	
45	一級資本(一級資本 = CET1資本 + AT1資本)	Tier 1 capital (T1 = CET1 + AT1)		402,684	
	二級資本：票據及準備金	Tier 2 capital: instruments and provisions			
46	合資格二級資本票據加任何相關股份溢價	Qualifying Tier 2 capital instruments plus any related share premium		-	
47	須從二級資本逐步遞減的資本票據	Capital instruments subject to phase-out arrangements from Tier 2 capital		-	
48	由綜合銀行附屬公司發行並由第三方持有的二級資本票據(可計入綜合集團的二級資本的數額)	Tier 2 capital instruments issued by consolidated bank subsidiaries and held by third parties (amount allowed in Tier 2 capital of the consolidation group)		-	
49	其中：由附屬公司發行須受逐步遞減安排規限的資本票據	of which: capital instruments issued by subsidiaries subject to phase-out arrangements		-	
50	合資格計入二級資本的集體準備金及一般銀行業務風險監管儲備	Collective provisions and regulatory reserve for general banking risks eligible for inclusion in Tier 2 capital		1,800	(6)
51	監管扣減之前的二級資本	Tier 2 capital before regulatory deductions		1,800	
	二級資本：監管扣減	Tier 2 capital: regulatory deductions			
52	於機構本身的二級資本票據的投資	Investments in own Tier 2 capital instruments		-	
53	互相交叉持有的二級資本票據	Reciprocal cross-holdings in Tier 2 capital instruments		-	
54	於在監管綜合範圍以外的金融業實體發行的二級資本票據的非重大LAC投資(超出10%門檻及(如適用)5%門檻之數)	Insignificant LAC investments in Tier 2 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold and, where applicable, 5% threshold)		-	
54a	於在監管綜合範圍以外的金融業實體的非資本LAC負債的非重大LAC投資(之前被指定為屬5%門檻類別但及後不再符合門檻條件之數)(只適用於在《資本規則》附表4F第2(1)條下被定義為「第2條機構」者)	Insignificant LAC investments in non-capital LAC liabilities of financial sector entities that are outside the scope of regulatory consolidation (amount formerly designated for the 5% threshold but no longer meets the conditions) (for institutions defined as "section 2 institution" under §2(1) of Schedule 4F to BCR only)		-	
55	於在監管綜合範圍以外的金融業實體發行的二級資本票據的重大LAC投資(已扣除合資格短倉)	Significant LAC investments in Tier 2 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (net of eligible short positions)		-	
55a	於在監管綜合範圍以外的金融業實體非資本LAC負債的重大LAC投資(已扣除合資格短倉)	Significant LAC investments in non-capital LAC liabilities of financial sector entities that are outside the scope of regulatory consolidation (net of eligible short positions)		-	
56	適用於二級資本的司法管轄區特定監管調整	National specific regulatory adjustments applied to Tier 2 capital		(140,701)	

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模版CC1：於2025年6月30日
監管資本之組成(未經審核-
根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 30 June 2025
(Unaudited - on Regulatory Consolidated Basis) (Continued)

		(a)	(b)
		數額 Amount	來源以監管綜合範圍下資產負債表的參考號數/字母為依據 Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
(港幣'000)	(Presented in HK\$'000)		
56a	加回合資格計入二級資本的因土地及建築物(自用及投資用途)進行價值重估而產生的累積公平價值收益	(140,701)	[(2)+(3)+(8)] *45%
56b	按照《資本規則》第48(1)(g)條規定而須涵蓋,並在二級資本扣除的監管扣減	-	
57	對二級資本的監管扣減總額	(140,701)	
58	二級資本	142,501	
59	監管資本總額(總資本 = 一級資本 + 二級資本)	545,185	
60	風險加權總資產	722,390	
	資本比率(佔風險加權資產的百分比)		
61	CET1 資本比率	55.74%	
62	一級資本比率	55.74%	
63	總資本比率	75.47%	
64	機構特定緩衝資本要求(防護緩衝資本比率 加逆周期緩衝資本比率 加較高吸收虧損能力比率)	3.00%	
65	其中:防護緩衝資本比率要求	2.50%	
66	其中:銀行特定逆周期緩衝資本比率要求	0.50%	
67	其中:較高吸收虧損能力比率要求	0.00%	
68	用作符合最低資本規定後可供運用的CET1(佔風險加權數額的百分比)	51.24%	
	司法管轄區最低比率(若與《巴塞爾協定三》最低要求不同)		
69	司法管轄區CET1最低比率	不適用 Not applicable	不適用 Not applicable
70	司法管轄區一級資本最低比率	不適用 Not applicable	不適用 Not applicable
71	司法管轄區總資本最低比率	不適用 Not applicable	不適用 Not applicable
	低於扣減門檻的數額(風險加權前)		
72	於在監管綜合範圍以外的金融業實體發行的CET1資本票據、AT1資本票據及二級資本票據的非重大LAC投資	-	
73	於在監管綜合範圍以外的金融業實體發行的CET1資本票據的重大LAC投資	-	
74	按揭供款管理權(已扣除相聯的遞延稅項負債)	不適用 Not applicable	不適用 Not applicable

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模板CC1：於2025年6月30日
資本之組成(未經審核-
根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 30 June 2025
(Unaudited - on Regulatory Consolidated Basis) (Continued)

(港幣'000)		(Presented in HK\$'000)		(a)	(b)
				數額 Amount	來源以監管綜合範圍下資產負債表的參考號數/字母為依據 Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
75	由暫時性差異產生的遞延稅項資產(已扣除相聯的遞延稅項負債)	Deferred tax assets arising from temporary differences (net of associated deferred tax liabilities)		不適用 Not applicable	不適用 Not applicable
	就計入二級資本的準備金的適用上限	Applicable caps on the inclusion of provisions in Tier 2 capital			
76	合資格計入二級資本的有關BSC計算法或STC計算法及 SEC-ERBA、SEC-SA 及 SEC-FBA下的準備金(應用上限前)	Provisions eligible for inclusion in Tier 2 in respect of exposures subject to the BSC approach, or the STC approach and SEC-ERBA, SEC-SA and SEC-FBA (prior to application of cap)		1,800	
77	在BSC計算法或STC計算法及 SEC-ERBA、SEC-SA 及 SEC-FBA下可計入二級資本的準備金上限	Cap on inclusion of provisions in Tier 2 under the BSC approach, or the STC approach, and SEC-ERBA, SEC-SA and SEC-FBA		10,502	
78	合資格計入二級資本的有關IRB計算法及 SEC-IRBA下的準備金(應用上限前)	Provisions eligible for inclusion in Tier 2 in respect of exposures subject to the IRB approach and SEC-IRBA (prior to application of cap)		-	
79	在IRB計算法及 SEC-IRBA下可計入二級資本中的準備金上限	Cap for inclusion of provisions in Tier 2 under the IRB approach and SEC-IRBA		-	

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模板CC1：於2025年6月30日監管資本之組成(未經審核-根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 30 June 2025 (Unaudited - on Regulatory Consolidated Basis) (Continued)

模板附註：

Notes to the Template:

行數 Row No.	內容	Description	香港基準 Hong Kong basis	(巴塞爾協定三) 基準 Basel III basis
9	其他無形資產(已扣除相關的遞延稅項負債)	Other intangible assets (net of associated deferred tax liabilities)	-	-
	<p>解釋</p> <p>正如巴塞爾委員會發出的《巴塞爾協定三》文本(2010年12月)第87段所列載,按揭供款管理權可在CET1資本內予以有限度確認(並因此可從CET1資本的扣減中被扣除,但以指定門檔為限)。在香港,認可機構須遵循有關的會計處理方法,將按揭供款管理權列為在其財務報表所呈報的無形資產的一部分,並從CET1資本中全數扣減按揭供款管理權。因此,在第9行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第9行所匯報的數額(即在「香港基準」項下填報的數額),而調整方法是按須扣減的按揭供款管理權數額予以下調,並以不超過在《巴塞爾協定三》下按揭供款管理權所定的10%門檔及按揭供款管理權、由暫時性差異所產生的遞延稅項資產與於金融業實體發行的CET1資本票據的重大投資(不包括屬對有連繫公司的貸款、融通或其他信用風險承擔的投資)所定的15%整體門檔為限。</p>	<p>Explanation</p> <p>As set out in paragraph 87 of the Basel III text issued by the Basel Committee (December 2010), mortgage servicing rights ("MSRs") may be given limited recognition in CET1 capital (and hence be excluded from deduction from CET1 capital up to the specified threshold). In Hong Kong, an AI is required to follow the accounting treatment of including MSRs as part of intangible assets reported in the AI's financial statements and to deduct MSRs in full from CET1 capital. Therefore, the amount to be deducted as reported in row 9 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 9 (i.e. the amount reported under the "Hong Kong basis") adjusted by reducing the amount of MSRs to be deducted to the extent not in excess of the 10% threshold set for MSRs and the aggregate 15% threshold set for MSRs, DTAs arising from temporary differences and significant investments in CET1 capital instruments issued by financial sector entities (excluding those that are loans, facilities or other credit exposures to connected companies) under Basel III.</p>		
10	遞延稅項資產(已扣除相關的遞延稅項負債)	Deferred tax assets (net of associated deferred tax liabilities)	-	-
	<p>解釋</p> <p>正如巴塞爾委員會發出的《巴塞爾協定三》文本(2010年12月)第69及87段所列載,視乎銀行予以實現的遞延稅項資產須予扣減,而與暫時性差異有關的遞延稅項資產則可在CET1資本內予以有限度確認(並因此可從CET1資本的扣減中被扣除,但以指定門檔為限)。在香港,不論有關資產的來源,認可機構須從CET1資本中全數扣減所有遞延稅項資產。因此,在第10行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第10行所匯報的數額(即在「香港基準」項下填報的數額),而調整方法是按須扣減的與暫時性差異有關的遞延稅項資產數額予以下調,並以不超過在《巴塞爾協定三》下暫時性差異所產生的遞延稅項資產所定的10%門檔及按揭供款管理權、由暫時性差異所產生的遞延稅項資產與於金融業實體發行的CET1資本票據的重大投資(不包括屬對有連繫公司的貸款、融通或其他信用風險承擔的投資)所定的整體15%門檔為限。</p>	<p>Explanation</p> <p>As set out in paragraphs 69 and 87 of the Basel III text issued by the Basel Committee (December 2010), DTAs of the bank to be realized are to be deducted, whereas DTAs which relate to temporary differences may be given limited recognition in CET1 capital (and hence be excluded from deduction from CET1 capital up to the specified threshold). In Hong Kong, an AI is required to deduct all DTAs in full, irrespective of their origin, from CET1 capital. Therefore, the amount to be deducted as reported in row 10 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 10 (i.e. the amount reported under the "Hong Kong basis") adjusted by reducing the amount of DTAs to be deducted which relate to temporary differences to the extent not in excess of the 10% threshold set for DTAs arising from temporary differences and the aggregate 15% threshold set for MSRs, DTAs arising from temporary differences and significant investments in CET1 capital instruments issued by financial sector entities (excluding those that are loans, facilities or other credit exposures to connected companies) under Basel III.</p>		

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模板CC1：於2025年6月30日監管資本之組成(未經審核-根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 30 June 2025 (Unaudited - on Regulatory Consolidated Basis) (Continued)

模版附註：(續)

Notes to the Template: (Continued)

行數 Row No.	內容	Description	香港基準 Hong Kong basis	《巴塞爾協定三》 基準 Basel III basis
18	於在監管綜合範圍以外的金融業實體發行的CET1資本票據的非重大LAC投資(超出10%門檻之數)	Insignificant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-	-
	<p>解釋</p> <p>為斷定於金融業實體發行的CET1資本票據的非重大LAC投資總額，認可機構須計算其提供予其任何屬金融業實體的有連繫公司的任何數額的貸款、融通或其他信用風險承擔的合計總額，就如該等貸款、融通或其他信用風險承擔為認可機構直接持有、間接持有或合成持有該金融業實體的資本票據一般，惟若認可機構能向金融管理專員證明並使其信納認可機構是在日常業務過程中作出任何該等貸款、批出任何該等融通或引起任何該等其他信用風險承擔者則除外。因此，在第18行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第18行所匯報的數額(即在「香港基準」項下填報的數額)，而調整方法是除在香港採用的方法下須予扣減的認可機構對有連繫公司的貸款、融通或其他信用風險承擔的合計總額。</p>	<p>Explanation</p> <p>For the purpose of determining the total amount of insignificant LAC investments in CET1 capital instruments issued by financial sector entities, an AI is required to aggregate any amount of loans, facilities or other credit exposures provided by it to any of its connected companies, where the connected company is a financial sector entity, as if such loans, facilities or other credit exposures were direct holdings, indirect holdings or synthetic holdings of the AI in the capital instruments of the financial sector entity, except where the AI demonstrates to the satisfaction of the MA that any such loan was made, any such facility was granted, or any such other credit exposure was incurred, in the ordinary course of the AI's business. Therefore, the amount to be deducted as reported in row 18 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 18 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the AI's connected companies which were subject to deduction under the Hong Kong approach.</p>		
19	於在監管綜合範圍以外的金融業實體發行的CET1資本票據的重大LAC投資(超出10%門檻之數)	Significant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-	-
	<p>解釋</p> <p>為斷定於金融業實體發行的CET1資本票據的重大LAC投資總額，認可機構須計算其提供予其任何屬金融業實體的有連繫公司的任何數額的貸款、融通或其他信用風險承擔的合計總額，就如該等貸款、融通或其他信用風險承擔為認可機構直接持有、間接持有或合成持有該金融業實體的資本票據一般，惟若認可機構能向金融管理專員證明並使其信納認可機構是在日常業務過程中作出任何該等貸款、批出任何該等融通或引起任何該等其他信用風險承擔者則除外。因此，在第19行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第19行所匯報的數額(即在「香港基準」項下填報的數額)，而調整方法是除在香港採用的方法下須予扣減的認可機構對有連繫公司的貸款、融通或其他信用風險承擔的合計總額。</p>	<p>Explanation</p> <p>For the purpose of determining the total amount of significant LAC investments in CET1 capital instruments issued by financial sector entities, an AI is required to aggregate any amount of loans, facilities or other credit exposures provided by it to any of its connected companies, where the connected company is a financial sector entity, as if such loans, facilities or other credit exposures were direct holdings, indirect holdings or synthetic holdings of the AI in the capital instruments of the financial sector entity, except where the AI demonstrates to the satisfaction of the MA that any such loan was made, any such facility was granted, or any such other credit exposure was incurred, in the ordinary course of the AI's business. Therefore, the amount to be deducted as reported in row 19 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 19 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the AI's connected companies which were subject to deduction under the Hong Kong approach.</p>		

9 資本結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(i) 模板CC1：於2025年6月30日監管資本之組成(未經審核-根據監管綜合基礎)(續)

(i) Template CC1: Composition of Regulatory Capital as at 30 June 2025 (Unaudited - on Regulatory Consolidated Basis) (Continued)

模板附註：(續)

Notes to the Template: (Continued)

行數 Row No.	內容	Description	香港基準 Hong Kong basis	(巴塞爾協定三) 基準 Basel III basis
39	<p>於在監管綜合範圍以外的金融業實體發行的AT1資本票據的非重大LAC投資(超出10%門檻之數)</p> <p>解釋 為於計算資本基礎時考慮將提供予屬金融業實體的有連繫公司的貸款、融通或其他信用風險承擔視為CET1資本票據(見上文有關模板第18行的附註)作出扣減的結果,將會令適用於在AT1資本票據的其他非重大LAC投資的資本扣減的豁免門檻空間可能有所縮小。因此,在第39行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第39行所匯報的數額(即在「香港基準」項下填報的數額),而調整方法是豁除在香港採用的方法下須予扣減的認可機構對有連繫公司的貸款、融通或其他信用風險承擔的合計總額。</p>	<p>Insignificant LAC investments in AT1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)</p> <p>Explanation The effect of treating loans, facilities or other credit exposures to connected companies which are financial sector entities as CET1 capital instruments for the purpose of considering deductions to be made in calculating the capital base (see note re row 18 to the template above) will mean the headroom within the threshold available for the exemption from capital deduction of other insignificant LAC investments in AT1 capital instruments may be smaller. Therefore, the amount to be deducted as reported in row 39 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 39 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the AI's connected companies which were subject to deduction under the Hong Kong approach.</p>	-	-
54	<p>於在監管綜合範圍以外的金融業實體發行的二級資本票據的非重大LAC投資(超出10%門檻及(如適用)5%門檻之數)</p> <p>解釋 為於計算資本基礎時考慮將提供予屬金融業實體的有連繫公司的貸款、融通或其他信用風險承擔視為CET1資本票據(見上文有關模板第18行的附註)須作出扣減的結果,將會令適用於在二級資本票據的其他非重大LAC投資的資本扣減的豁免門檻空間可能有所縮小。因此,在第54行所填報須予扣減的數額可能會高於《巴塞爾協定三》規定須扣減的數額。在本格內的「《巴塞爾協定三》基準」項下匯報的數額為經調整的在第54行所匯報的數額(即在「香港基準」項下匯報的數額),而調整方法是豁除在香港採用的方法下須予扣減的認可機構對有連繫公司的貸款、融通或其他信用風險承擔的合計總額。</p>	<p>Insignificant LAC investments in Tier 2 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold and, where applicable, 5% threshold)</p> <p>Explanation The effect of treating loans, facilities or other credit exposures to connected companies which are financial sector entities as CET1 capital instruments for the purpose of considering deductions to be made in calculating the capital base (see note re row 18 to the template above) will mean the headroom within the threshold available for the exemption from capital deduction of other insignificant LAC investments in Tier 2 capital instruments may be smaller. Therefore, the amount to be deducted as reported in row 54 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 54 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the AI's connected companies which were subject to deduction under the Hong Kong approach.</p>	-	-
	<p>註： 上文提及10%門檻及5%門檻是以按照《資本規則》附表4F所載的扣減方法斷定的CET1資本數額為基礎計算而得。15%門檻是指巴塞爾委員會發出的《巴塞爾協定三》文本(2010年12月)第88段所述,對香港的制度沒有影響。</p>	<p>Remarks: The amount of the 10% threshold and 5% threshold mentioned above is calculated based on the amount of CET1 capital determined in accordance with the deduction methods set out in BCR Schedule 4F. The 15% threshold is referring to paragraph 88 of the Basel III text issued by the Basel Committee (December 2010) and has no effect to the Hong Kong regime.</p>		

9 資本結構及充足情況(根據監管綜合基礎)(續)

(ii) 模版CC2：於2025年12月31日
監管資本與資產負債表之對賬
(未經審核-根據監管綜合基礎)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(ii) Template CC2: Reconciliation of Regulatory Capital to Statement of Financial Position as at 31 December 2025 (Unaudited - on Regulatory Consolidated Basis)

		出版之財務披露表內 之綜合財務狀況表 Consolidated Statement of Financial Position as in published financial disclosure statement	監管下之綜合方法- 集團之財務狀況表 Under regulatory scope of consolidation - Group's Statement of Financial Position	至模版CC1之 對照 Cross- referenced to Template CC1
		於2025年12月31日 As at 31 December 2025	於2025年12月31日 As at 31 December 2025	
		HKS'000	HKS'000	
資產	Assets			
庫存現金及存放同業款項	Cash and balances with banks	244,575	244,559	
定期拆放同業款項於1至12個月內到期	Placements with banks maturing between one and twelve months	9,481	9,481	
客戶放款及其他賬項	Loans and advances to customers and other accounts	179,119	179,108	
以公平價值計量且其變動計入其他綜合收益之投資證券	Investment securities at fair value (through other comprehensive income)	230,744	230,744	
不在監管綜合基礎內之附屬公司之投資	Investments in subsidiaries not consolidated for regulatory purposes	-	10	
物業、裝置及設備	Property, plant and equipment	132,739	132,739	
投資物業	Investment properties	306,800	306,800	
有使用權資產	Right-of-use assets	32,503	32,503	
能收回之稅款	Tax recoverable	28	28	
資產合計	Total assets	1,135,989	1,135,972	
負債	Liabilities			
客戶存款	Deposits from customers	305,526	306,221	
租賃負債	Lease liabilities	37,903	37,903	
其他負債及準備	Other liabilities and provisions	63,354	63,237	
本期稅項負債	Current tax liabilities	-	-	
遞延所得稅	Deferred tax liabilities	7,268	7,268	
負債合計	Total liabilities	414,051	414,629	
股東權益	Shareholders' Equity			
實收股本	Paid-in share capital	310,000	310,000	
其中包括：實收現金或從已確認之物業重估溢利轉為資本之股本	of which: share capital paid up in cash and capitalized from realized revaluation gains of properties		264,987	(1)
從未確認之物業重估溢利轉為資本之股本	share capital capitalized from unrealized revaluation gains of properties		45,013	(2)
其他物業重估儲備	Other properties revaluation reserve	1,727	1,727	(3)
以公平價值計量且其變動計入其他綜合收益之投資重估儲備	Investments at FVOCI revaluation reserve	4,760	4,760	(4)
普通儲備	General reserve	610	610	(5)
法定儲備	Regulatory reserve	1,800	1,800	(6)
盈餘滾存	Retained earnings	403,041	402,446	(7)
其中包括：未出售之投資物業重估溢利	of which: unrealized revaluation gains of investment properties		271,364	(8)
其他盈餘滾存及溢利	other retained earnings and profits		131,082	
股東權益合計	Total shareholders' equity	721,938	721,343	
負債及股東權益合計	Total liabilities and shareholders' equity	1,135,989	1,135,972	

9 資本結構及充足情況(根據監管綜合基礎)(續)

(ii) 模版CC2：於2025年6月30日
監管資本與資產負債表之對賬
(未經審核-根據監管綜合基礎)

Capital Structure and Adequacy (on Regulatory Consolidated Basis) (Continued)

(ii) Template CC2: Reconciliation of Regulatory Capital to Statement of Financial Position as at 30 June 2025 (Unaudited - on Regulatory Consolidated Basis)

		出版之中期財務披露表 內之綜合財務狀況表 Consolidated Statement of Financial Position as in published interim financial disclosure statement	監管下之綜合方法- 集團之財務狀況表 Under regulatory scope of consolidation - Group's Statement of Financial Position	至模版CC1之 對照 Cross- referenced to Template CC1
		於2025年6月30日 As at 30 June 2025	於2025年6月30日 As at 30 June 2025	
		HKS'000	HKS'000	
資產	Assets			
庫存現金及存放同業款項	Cash and balances with banks	372,986	372,792	
定期拆放同業款項於1至12個月內到期	Placements with banks maturing between one and twelve months	40,885	40,885	
客戶放款及其他賬項	Loans and advances to customers and other accounts	207,075	207,049	
以公平價值計量且其變動計入其他綜合收益之投資證券	Investment securities at fair value through other comprehensive income	21,267	21,267	
不在監管綜合基礎內之附屬公司之投資	Investments in subsidiaries not consolidated for regulatory purposes	-	10	
物業、裝置及設備	Property, plant and equipment	135,330	135,330	
投資物業	Investment properties	301,300	301,300	
有使用權資產	Right-of-use assets	34,961	34,961	
能收回之稅款	Tax recoverable	8	8	
資產合計	Total assets	1,113,812	1,113,602	
負債	Liabilities			
客戶存款	Deposits from customers	296,015	296,621	
其他負債及準備	Other liabilities and provisions	51,954	51,867	
租賃負債	Lease liabilities	39,766	39,766	
應付稅項	Tax payable	19	19	
遞延所得稅	Deferred tax liabilities	8,177	8,177	
負債合計	Total liabilities	395,931	396,450	
股東權益	Shareholders' Equity			
實收股本	Paid-in share capital	310,000	310,000	
其中包括：實收現金或從已確認之物業重估溢利轉為資本之股本	of which: share capital paid up in cash and capitalized from realized revaluation gains of properties		264,987	(1)
從未確認之物業重估溢利轉為資本之股本	share capital capitalized from unrealized revaluation gains of properties		45,013	(2)
其他物業重估儲備	Other properties revaluation reserve	1,791	1,791	(3)
以公平價值計量且其變動計入其他綜合收益之投資重估儲備	Investments at FVOCI revaluation reserve	4,015	4,015	(4)
普通儲備	General reserve	610	610	(5)
法定儲備	Regulatory reserve	1,800	1,800	(6)
盈餘滾存	Retained earnings	399,665	398,936	(7)
其中包括：未出售之投資物業重估溢利	of which: unrealized revaluation gains of investment properties		265,864	(8)
其他盈餘滾存及溢利	other retained earnings and profits		133,072	
股東權益合計	Total shareholders' equity	717,881	717,152	
負債及股東權益合計	Total liabilities and shareholders' equity	1,113,812	1,113,602	

9 資本結構及充足情況(根據監管綜合基礎)
(續)

(iii) 於2025年12月31日及2025年6月30日監管資本票據之主要特點列示於以下之表CCA。

大生銀行有限公司

表CCA：2025年12月31日及2025年6月30日
監管資本票據之主要特點

Capital Structure and Adequacy (on Regulatory Consolidated Basis)
(Continued)

(iii) The main features of the regulatory capital instruments (Table CCA) as at 31 December 2025 and 30 June 2025 are disclosed below:

Tai Sang Bank Limited

Table CCA: Main Features of Regulatory Capital Instruments as at 31 December 2025 and 30 June 2025

1	發行人	Issuer	大生銀行有限公司 Tai Sang Bank Limited
2	獨有識別碼(如CUSIP、ISIN或Bloomberg對私人配售的識別碼)	Unique identifier (eg CUSIP, ISIN or Bloomberg identifier for private placement)	不適用 Not applicable
3	票據的管限法律	Governing law(s) of the instrument	香港法律 Laws of Hong Kong
	監管處理方法	Regulatory treatment	
4	《巴塞爾協定三》過渡期規則 [#]	Transitional Basel III rules [#]	不適用 Not applicable
5	《巴塞爾協定三》規則 ⁺	Basel III rules ⁺	CET1資本 Common Equity Tier 1
6	可計入單獨*/集團/集團及單獨基礎	Eligible at solo*/group/group & solo	單獨及集團 Solo and Group
7	票據類別 (由各地區自行指明)	Instrument type (types to be specified by each jurisdiction)	普通股 Ordinary shares
8	在監管資本的確認數額 (以有關貨幣百萬計, 於最近的申報日期)	Amount recognised in regulatory capital (Currency in million, as of most recent reporting date)	HK\$265(百萬)(Mn)
9	票據面值	Par value of instrument	HK\$1
10	會計分類	Accounting classification	股東權益 Shareholders' equity
11	最初發行日期	Original date of issuance	1954, 1969, 1990, 2001, 2010
12	永久性或設定期限	Perpetual or dated	永久性 Perpetual
13	原訂到期日	Original maturity date	無到期日 No maturity
14	須獲監管當局事先批准的發行人贖回權	Issuer call subject to prior supervisory approval	無 No
15	可選擇可贖回日、或有可贖回日, 以及可贖回數額	Optional call date, contingent call dates and redemption amount	不適用 Not applicable
16	後續可贖回日(如適用)	Subsequent call dates, if applicable	不適用 Not applicable
	票息 / 股息	Coupons/dividends	
17	固定或浮動股息 / 票息	Fixed or floating dividend/coupon	浮動股息 Floating dividend
18	票息率及任何相關指數	Coupon rate and any related index	不適用 Not applicable
19	有停止派發股息的機制	Existence of a dividend stopper	無 No
20	全部酌情、部分酌情, 或強制	Fully discretionary, partially discretionary or mandatory	全部酌情 Fully discretionary
21	設有遞升息率或其他贖回誘因	Existence of step up or other incentive to redeem	無 No
22	非累計或累計	Noncumulative or cumulative	非累計 Non-cumulative
23	可轉換或不可轉換	Convertible or non-convertible	不可轉換 Non-convertible
24	若可轉換, 轉換觸發事件	If convertible, conversion trigger(s)	不適用 Not applicable
25	若可轉換, 全部或部分	If convertible, fully or partially	不適用 Not applicable
26	若可轉換, 轉換比率	If convertible, conversion rate	不適用 Not applicable
27	若可轉換, 強制或可選擇性轉換	If convertible, mandatory or optional conversion	不適用 Not applicable
28	若可轉換, 指明轉換後的票據類別	If convertible, specify instrument type convertible into	不適用 Not applicable

9 結構及充足情況(根據監管綜合基礎)(續)

Capital Structure and Adequacy (on Regulatory Consolidated Basis)
(Continued)

(iii) 表CCA：2025年12月31日及2025年6月30日
監管資本票據之主要特點(續)

(iii) Table CCA: Main Features of Regulatory Capital Instruments as at
31 December 2025 and 30 June 2025 (Continued)

29	若可轉換，指明轉換後的票據發行人	If convertible, specify issuer of instrument it converts into	不適用 Not applicable
30	減值特點	Write-down feature	無 No
31	若減值，減值的觸發點	If write-down, write-down trigger(s)	不適用 Not applicable
32	若減值，全部或部分	If write-down, full or partial	不適用 Not applicable
33	若減值，永久或臨時性質	If write-down, permanent or temporary	不適用 Not applicable
34	若屬臨時減值，說明債務回復機制	If temporary write-down, description of write-up mechanism	不適用 Not applicable
35	清盤時在級別架構中的位置(指明緊接較其優先的票據類別)	Position in subordination hierarchy in liquidation (specify instrument type immediately senior to instrument)	不適用 Not applicable
36	可過渡的不合規特點	Non-compliant transitioned features	無 No
37	若是，指明不合規特點	If yes, specify non-compliant features	不適用 Not applicable

註：

- # 資本票據的監管處理方法須依照《銀行業(資本)規則》附表40所載的過渡安排
- + 資本票據的監管處理方法無須依照《銀行業(資本)規則》附表40所載的過渡安排
- * 包括單獨綜合基礎

銀行之一級普通股本資本工具之全部條款及細則已在銀行之網站內披露。

Footnote:

- # Regulatory treatment of capital instruments subject to transitional arrangements provided for in Schedule 4H of the Banking (Capital) Rules
- + Regulatory treatment of capital instruments not subject to transitional arrangements provided for in Schedule 4H of the Banking (Capital) Rules
- * Include solo-consolidated

Full terms and conditions of the Bank's CET1 capital instruments are disclosed in the website of the Bank.

10 逆周期緩衝資本比率(根據監管綜合基礎)

Countercyclical Capital Buffer Ratio (on Regulatory Consolidated Basis)

於2025年12月31日及2025年6月30日銀行逆周期緩衝資本比率詳情已列示於下列模版CCyB1內：

The details of the Bank's countercyclical capital buffer ratios as at 31 December 2025 and 30 June 2025 are disclosed in Template CCyB1 below:

模版CCyB1：2025年12月31日之用於逆周期緩衝資本(CCyB)的信用風險承擔的地域分布

Template CCyB1: Geographical Distribution of Credit Exposures Used in Countercyclical Capital Buffer ("CCyB") as at 31 December 2025

於2025年12月31日

At 31 December 2025

		(a)	(c)	(d)	(e)
	按司法管轄區列出的地域分布 Geographical breakdown by Jurisdiction	當時生效的適用JCCyB比率 Applicable JCCyB ratio in effect	用作計算CCyB比率所用的RWA總額 RWA used in computation of CCyB ratio	認可機構特定CCyB比率 AI-specific CCyB ratio	CCyB數額 CCyB amount
	(J)	%	HKS '000	%	HKS '000
1	香港 Hong Kong SAR	0.500%	206,712		
	總計 Total		206,712	0.500%	1,034

於2025年6月30日

At 30 June 2025

		(a)	(c)	(d)	(e)
	按司法管轄區列出的地域分布 Geographical breakdown by Jurisdiction	當時生效的適用JCCyB比率 Applicable JCCyB ratio in effect	用作計算CCyB比率所用的RWA總額 RWA used in computation of CCyB ratio	認可機構特定CCyB比率 AI-specific CCyB ratio	CCyB數額 CCyB amount
	(J)	%	HKS '000	%	HKS '000
1	香港 Hong Kong SAR	0.500%	241,723		
	總計 Total		241,723	0.500%	1,209

10 逆周期緩衝資本比率(根據監管綜合基礎)(續)

模板CCyB1：2025年12月31日之用於逆周期緩衝資本(CCyB)的信用風險承擔的地域分布(續)

附註：

以上之表格顯示於2025年12月31日及2025年6月30日根據銀行綜合數據所得出之逆週期緩衝資本比率。由於銀行只在香港營運並在此有私人機構信貸風險承擔用作計算其逆週期緩衝資本比率，銀行於2025年12月31日之逆週期緩衝比率與香港地區之比率相同，即為0.5%。由於2025年下半年之銀行貸款規模較小，其香港私人機構信貸風險承擔水平有所上下降。除此之外，本銀行信用風險之地域分佈在本半年度報告期間內並無重大改變。

11 槓桿比率之披露(根據監管綜合基礎)

以下表格列示於2025年12月31日之財務報表內列示之總綜合資產對槓桿比率風險承擔計量之比較摘要(模板LR1)及於2025年12月31日及2025年9月30日之槓桿比率模板(模板LR2)，並以港幣千元為單位列示。

(i) 模板LR1：2025年12月31日之會計資產對槓桿比率風險承擔計量之比較摘要(未經審核-根據法定綜合基礎)

項目	Item	(a) 在槓桿比率框架下的值 Value under the LR framework 港幣'000等值 HK\$'000 equivalent
1 已發布的財務報表所載的綜合資產總額	Total consolidated assets as per published financial statements	1,135,989
2 對為會計目的須作綜合計算，但在監管綜合範圍以外的銀行、金融、保險或商業實體的投資而須作的相關調整	Adjustment for investments in banking, financial, insurance or commercial entities that are consolidated for accounting purposes but outside the scope of regulatory consolidation	10
3 有關符合操作規定可作認可風險轉移的證券化風險承擔的調整	Adjustment for securitised exposures that meet the operational requirements for the recognition of risk transference	-
4 有關暫時豁免中央行儲備的調整	Adjustments for temporary exemption of central bank reserves	Not applicable 不適用
5 根據認可機構的適用會計準則於資產負債表內確認，但不包括在槓桿比率風險承擔計量值內的任何受信資產而須作的相關調整	Adjustment for fiduciary assets recognised on the balance sheet pursuant to the applicable accounting standard but excluded from the LR exposure measure	-
6 有關以交易日會計的、以平常方式購買及出售金融資產的調整	Adjustments for regular-way purchases and sales of financial assets subject to trade date accounting	-
7 有關合資格的現金池交易的調整	Adjustments for eligible cash pooling transactions	-
8 有關衍生工具合約的調整	Adjustments for derivative contracts	-
9 有關SFT的調整(即回購交易及其他類似的有抵押借貸)	Adjustment for SFTs (i.e. repos and similar secured lending)	-
10 有關資產負債表外項目的調整(即資產負債表外風險承擔轉換為信貸等值數額)	Adjustment for off-balance sheet ("OBS") items (i.e. conversion to credit equivalent amounts of OBS exposures)	-
11 可從槓桿比率風險承擔計量扣除的審慎估值調整及特定準備金及集體準備金的調整	Adjustments for prudent valuation adjustments and specific and collective provisions that are allowed to be excluded from LR exposure measure	-
12 其他調整	Other adjustments	10,554
13 槓桿比率風險承擔計量	Leverage ratio exposure measure	1,146,553

附註：

於本半年之報告期間，對帳摘要比較表內銀行列示於其綜合財務狀況表之綜合資產負債表資產與用以計算槓桿比率之風險承擔間之對帳項目並無重大差異。

Countercyclical Capital Buffer Ratio (on Regulatory Consolidated Basis) (Continued)

Template CCyB1: Geographical Distribution of Credit Exposures Used in Countercyclical Capital Buffer ("CCyB") as at 31 December 2025 (Continued)

Note:

The above templates show the CCyB ratios of the Bank computed on the consolidated basis as at 31 December 2025 and 30 June 2025. As the Bank only operates and has private sector credit exposures in Hong Kong, the overall countercyclical capital buffer ratio was the same as the jurisdiction countercyclical capital buffer ratio of Hong Kong, that is 0.5% as at 31 December 2025. The level of private sector credit exposures in Hong Kong has decreased during the second half year of 2025 as a result of a smaller loan book. Apart from this, there have been no material changes in the geographical breakdown of the credit exposures of the Bank during the current semi-annual reporting period.

Leverage Ratio Disclosures (on Regulatory Consolidated Basis)

The tables below represent the summary comparison table for reconciling the total consolidated assets of the Bank as stated in the financial statements as at 31 December 2025 to the leverage ratio exposure used in the computation of the leverage ratio (Template LR1) and the leverage ratio template (Template LR2) as at 31 December 2025 and 30 September 2025, presented in HK\$'000.

(i) Template LR1: Summary Comparison of Accounting Assets Against Leverage Ratio ("LR") as at 31 December 2025 (Unaudited - on Regulatory Consolidated Basis)

Note:

There are no material changes in the summary comparison reconciling items of the Bank's consolidated balance sheet assets as stated in the consolidated statement of financial position with the exposure measure for the calculation of leverage ratio for the current semi-annual reporting period.

11 槓桿比率之披露(根據監管綜合基礎)(續)

Leverage Ratio Disclosures (on Regulatory Consolidated Basis) (Continued)

(ii) 模板LR2：2025年12月31日之槓桿比率
(未經審核 - 根據法定綜合基礎)

(ii) Template LR2 : Leverage Ratio ("LR") as at 31 December 2025
(Unaudited - on Regulatory Consolidated Basis)

項目	Item	(a)	(b)	
		槓桿比率框架 Leverage ratio framework 港幣'000 HK\$'000	槓桿比率框架 Leverage ratio framework 港幣'000 HK\$'000	
		2025年12月31日 31/12/2025	2025年9月30日 30/09/2025	
資產負債表內風險承擔 On-balance sheet exposures				
1	資產負債表內風險承擔 (不包括衍生工具合約或SFT, 但包括相關資產負債表內抵押品)	On-balance sheet exposures (excluding derivative contracts and SFTs, but including related on-balance sheet collateral)	1,146,553	1,147,407
2	還原根據適用會計準則須從資產負債表資產中扣減的就衍生工具合約提供的抵押品數額	Gross-up for derivative contracts collateral provided where deducted from balance sheet assets pursuant to the applicable accounting standard	-	-
3	扣減: 就衍生工具合約提供的現金變動保證金的應收項目資產的扣減	Less: Deductions of receivables assets for cash variation margin provided under derivative contracts	-	-
4	扣減: 就SFT收到的並已確認為資產的證券作出的調整	Less: Adjustment for securities received under SFTs that are recognised as an asset	-	-
5	扣減: 從一級資本扣減的與資產負債表內風險承擔相關的特定準備金及集體準備金	Less: Specific and collective provisions associated with on-balance sheet exposures that are deducted from Tier 1 capital	-	-
6	扣減: 斷定一級資本時所扣減的資產數額	Less: Asset amounts deducted in determining Tier 1 capital	(319,904)	(314,468)
7	資產負債表內風險承擔總額 (不包括衍生工具合約及SFT) (第1至6行的總和)	Total on-balance sheet exposures (excluding derivative contracts and SFTs) (sum of rows 1 to 6)	826,649	832,939
由衍生工具合約產生的風險承擔 Exposures arising from derivative contracts				
8	所有與衍生工具合約有關的重置成本 (如適用的話, 扣除合資格現金變動保證金及 / 或雙邊淨額結算)	Replacement cost associated with all derivative contracts (where applicable net of eligible cash variation margin and/or with bilateral netting)	-	-
9	所有與衍生工具合約有關的潛在未來風險承擔的附加額	Add-on amounts for PFE associated with all derivative contracts	-	-
10	扣減: 中央交易對手方風險承擔中與客戶結算交易有關而獲豁免的部分	Less: Exempted CCP leg of client-cleared trade exposures	-	-
11	經調整後已出售信用關聯衍生工具合約的有效名義數額	Adjusted effective notional amount of written credit-related derivative contracts	-	-
12	扣減: 就已出售信用關聯衍生工具合約的有效名義數額獲准的減少及潛在未來風險承擔的附加額獲准的扣減	Less: Permitted reductions in effective notional amount and permitted deductions from add-on amounts for PFE of written credit-related derivative contracts	-	-
13	衍生工具合約產生的風險承擔總額 (第8至12行的總和)	Total exposures arising from derivative contracts (sum of rows 8 to 12)	-	-
由SFT產生的風險承擔 Exposures arising from SFTs				
14	經調整出售會計交易後 (在不確認淨額計算下) 的SFT資產總額	Gross amount of SFT assets (with no recognition of netting), after adjusting for sale accounting transactions	-	-
15	扣減: SFT資產總額的現金應付額及現金應收額的可抵銷額	Less: Netted amounts of cash payables and cash receivables of gross SFT assets	-	-
16	SFT資產的對手方信用風險承擔	CCR exposure for SFT assets	-	-
17	代理交易風險承擔	Agent transaction exposures	-	-
18	由SFT產生的風險承擔總額 (第14至17行的總和)	Total exposures arising from SFTs (sum of rows 14 to 17)	-	-
其他資產負債表外風險承擔 Other off-balance sheet exposures				
19	資產負債表外風險承擔名義數額總額	Off-balance sheet exposure at gross notional amount	32,800	42,768
20	扣減: 就轉換為信貸等值數額作出的調整	Less: Adjustments for conversion to credit equivalent amounts	(29,520)	(38,491)
21	扣減: 從一級資本扣減的與資產負債表外風險承擔相關的特定準備金及集體準備金	Less: Specific and collective provisions associated with off-balance sheet exposures that are deducted from Tier 1 capital	-	-
22	資產負債表外項目 (第19至21行的總和)	Off-balance sheet items (sum of rows 19 to 21)	3,280	4,277
資本及風險承擔總額 Capital and total exposures				
23	一級資本	Tier 1 capital	401,439	401,353
24	風險承擔總額 (第7、13、18及22行的總和)	Total exposures (sum of rows 7, 13, 18 and 22)	829,929	837,216
槓桿比率 Leverage ratio				
25 & 25a	槓桿比率	Leverage ratio	48.37%	47.94%
26	最低槓桿比率規定	Minimum leverage ratio requirement	3.00%	3.00%
27	適用槓桿緩衝	Applicable leverage buffers	N/A 不適用	N/A 不適用

11 槓桿比率之披露(根據監管綜合基礎)(續)

(ii) 模板LR2：2025年12月31日之槓桿比率
(未經審核 - 根據法定綜合基礎)

Leverage Ratio Disclosures (on Regulatory Consolidated Basis) (Continued)

(ii) Template LR2 : Leverage Ratio ("LR") as at 31 December 2025
(Unaudited - on Regulatory Consolidated Basis)

項目	Item	(a)	(b)
		槓桿比率框架 Leverage ratio framework 港幣'000 HK\$'000	槓桿比率框架 Leverage ratio framework 港幣'000 HK\$'000
		2025年12月31日 31/12/2025	2025年9月30日 30/09/2025
平均值披露 Disclosure of mean values			
28	SFT資產總額平均值(該總額是經調整出售會計交易及相關的現金應付額及現金應收額淨額後的數額)	Mean value of gross assets of SFTs, after adjustment for sale accounting transactions and netted of amounts of associated cash payables and cash receivables	-
29	SFT資產總額季度終結值(該總額是經調整出售會計交易及相關的現金應付額及現金應收額淨額後的數額)	Quarter-end value of gross amount of SFT assets, after adjustment for sale accounting transactions and netted of amounts of associated cash payables and cash receivables	-
30 & 30a	根據第28行填報的SFT資產總額平均值(該總額是經調整出售會計交易及相關的現金應付額及現金應收額淨額後的數額)得出的風險承擔總額	Total exposures based on mean values from row 28 of gross assets of SFTs (after adjustment for sale accounting transactions and netted amounts of associated cash payables and cash receivables)	-
31 & 31a	根據第28行填報的SFT資產總額平均值(該總額是經調整出售會計交易及相關的現金應付額及現金應收額淨額後的數額)得出的槓桿比率	Leverage ratio based on mean values from row 28 of gross assets of SFTs (after adjustment for sale accounting transactions and netted amounts of associated cash payables and cash receivables)	-

12 流動性風險披露

(i) 表格LIQA：流動性風險管理

流動資金風險管理的管治

銀行對流動資金風險有低承受程度，並確保當有債務承擔到期時一定有資金可供其全數繳付承擔，特別是以高流動性之國庫資金作為對客戶存款之全力支持。

董事局對銀行之流動資金管理政策之審批有最終之決策權。銀行流動資金狀況之日常管理乃授權予高級管理層，其運作由資產負債委員會嚴密監控。內部流動資金狀況之報告由銀行之會計部整理，並於每日向高級管理層匯報，亦於每次資產負債委員會開會時向該會報告。內部觸發限額當被設定用作對流動資金狀況之有效管理。於資產負債委員會審視流動資金狀況後，其當同時考慮該時期之市場情況，並決定銀行之流動資金管理政策或指引有否需要作出改動。

由董事局批准之銀行之流動資金風險管理政策及由資產負債委員會決定之每期流動資金管理策略當於各部門間及與高級管理層定期開會時向各有關運作部門作出通報。

Liquidity Disclosures

(i) Table LIQA: Liquidity Risk Management

Governance of Liquidity Risk Management

The Bank has a low liquidity risk tolerance and ensures that funds are always available to meet obligations fully as they come due, particularly for customers' deposits which should be fully covered by highly liquid treasury funds.

The Board of Directors assumes the ultimate authority in the approving the liquidity management policy of the Bank. Day-to-day management of the Bank's liquidity position is delegated to senior management, whose operation is closely monitored by ALCO. Internal liquidity position reporting is prepared by the Bank's accounting department and reported to senior management on a daily basis and to ALCO at every ALCO meeting. Internal trigger limits are set for the effective monitoring of the liquidity position. Upon review by ALCO of the liquidity positions, it assesses in light of prevailing market condition, if the Bank's liquidity management strategy or guidelines are required to be amended.

The Liquidity Risk Management Policy of the Bank as approved by the Board and liquidity management strategy as determined by ALCO from time to time are communicated to relevant operational departments within the Bank during periodic meetings held among the departments and senior management.

12 流動資金披露(續)

(i) 表格LIQA：流動資金風險之管理(續)

資金提供政策

於銀行盡力提升存款客戶之忠誠度以及保持源自客戶存款所能有之資金提供穩定性之同時，銀行管理層當時刻檢視市場情況及研究例如定期存款產品之類之合適資金提供來源，並與其他本地及海外金融機構建立代理銀行關係，用以提供相互資金提供安排或備用資金提供信用額。

流動資金風險之減少

銀行保持足夠程度之隔夜同業資金用作減低流動資金風險。銀行亦儘管保持足夠寬裕之高質素流動資產。

流動資金風險之壓力測試

流動資金狀況之壓力測試於每季進行並向資產負債委員會呈報以作檢視。流動資金之壓力測試包括一個相對銀行之特別應對該機構之危機情況及另一個相對整體市場之危機情況。資產負債委員會檢視流動資金壓力測試之結果從而決定銀行用以安排緊急資金供應之最少日數相對銀行之需要是否符合要求，並製定能對應壓力情況分析所反映之現金流量需要之所要政策。資產負責委員會亦根據壓力測試之結果去決定銀行所持流動資產之比重有否需作調整。

應急資金提供計劃

在發現有流動資金危機憂慮時，資產負債委員會及董事長局會之緊急會議當被召開，用以決定銀行之流動資金狀況能被改善之方法，其中包括，但不限制於以下之可能方法：取消客戶透支未用額，要求客戶償還透支/貸款金額，有否同業資金貸款可被應用，與主要存款客戶商討其於銀行增加其存款，用銀行所持之合適資產作借貸抵押及說服主要股東存款於銀行或增加注資。資產負債委員會及董事局當作出快速及時之決定。應急資金模擬練習當被定期舉行，從而測試本行能否獲得應急資金。

資產負債表之到期分析

集團於2025年12月31日資產負債表內項目之到期分析已於綜合財務報表附註3.3.1內列表。

- (ii) 由於銀行乃被指定為於流動資金監控方面之第2類別機構，因此並無須披露模板LIQ1流動性覆蓋比率及模板LIQ2穩定資金淨額比率。

Liquidity Disclosures (Continued)

(i) Table LIQA: Liquidity Risk Management (Continued)

Funding Strategy

While efforts have been made to promote depositors' loyalty to maintain funding stability from customers' deposits, bank management constantly reviews market situation and explores suitable funding sources such as term depository products and establishing correspondent banking relationships with other financial institutions, both locally and overseas, with an aim to provide reciprocal funding arrangements or standby funding lines.

Liquidity Risk Mitigation

To mitigate its liquidity risk, the Bank maintains an adequate level of overnight interbank funds. It also aims to maintain an adequate cushion of high quality liquid assets.

Stress Testing on Liquidity Risk

Stress testing on liquidity positions are performed on a quarterly basis and presented to ALCO for review. The liquidity stress testing exercise includes scenarios covering an institution-specific crisis scenario for the Bank and a general market crisis scenario. ALCO examines the liquidity stress testing results to decide if the minimum number of days necessary for the Bank to arrange emergency funding support is satisfactory to the needs of the Bank and formulate the necessary strategies to address the cash flow needs reflected from the scenario analysis. ALCO also determines if the mix of the Bank's holding in liquefiable assets has to be adjusted based on the outcome of the stress testing.

Contingency Funding Plan

Upon the awareness of liquidity crisis concerns, emergency ALCO and Board meetings would be called to decide on the ways that the Bank's liquidity position can be improved, including, but not limited to the following possible means: cancellation of undrawn customers' overdrafts facilities, calling back of customers' overdrafts / loans outstanding, availability of un-used interbank funds that could be utilized, negotiating with major depositors for increasing their deposits with the Bank, pledging of appropriate assets of the Bank for funding facilities, convincing major shareholders to place deposits with the Bank or making additional capital injection. Prompt decisions are to be made by ALCO and the Board. Contingency funding drills are carried out periodically to test the availability of funds available for the Bank.

Maturity Profile of Balance Sheet

The maturity profile of the items in the balance sheet of the Group as at 31 December 2025 has been disclosed in note 3.3.1 to the consolidated financial statements.

- (ii) As the Bank is designated as a Category 2 institution for liquidity monitoring purposes, Template LIQ1 on liquidity coverage ratio and Template LIQ2 on net stable funding ratio are not required to be disclosed.

13 非證券化類別風險承擔之信用風險

(i) 表CRA：信用風險之一般資料

銀行於接納信貸客戶時十分嚴格，並只會與管理層熟知其背景及財務狀況之客戶交易，而且會堅決要求有形資產抵押及/或強力擔保人作為信貸服務之支撐。銀行亦因此而擁有高質素之貸款組合並錄得數十年之零貸款虧損。

董事局已將信貸批准，檢視及監管之功能授權與貸款委員會。新貸款之審批及現有貸款之延續均跟從董事局所批准之信貸政策所指引。貸款最初之引入及評估過程均需要信貸職員處理，其職責為資料採集、分析及報告製作。新貸款在其款項或信貸額被發放與貸款者前需經預先之合規批准。信貸風險之管理及行政工作會於每年被內部核數組作審查，而調查結果則報告至監核委員會。

信貸政策於每年或因法例或商業環境有所改變而導致需作政策修改時有更頻密之複審。政策之修訂需經貸款委員會之同意及董事局之批准才可生效。政策內之限額乃經過參照法例規定，市場常規及集團本身之風險容忍度而製定。

高級管理層舉行每週例會作檢討每個現有信貸風險承擔之表現及處理新信貸申請。貸款委員會成員則每月召開會議以便檢討整體組合，市場趨勢及有關合規之問題。由非有關連人士之貸款委員會成員所批核之有關連貸款承擔資料於每個董事局會議上均被提供與每位董事局成員。

Credit Risk for Non-Securitization Exposures

(i) Table CRA: General Information about Credit Risk

The Bank is stringent in accepting credit customers and would only deal with customers whose background and financial conditions are known to our management. Tangible securities and/or strong guarantors to support credit facilities are insisted. This has given rise to a high quality credit portfolio with decades of zero loan loss.

The credit approval, review and monitoring functions are delegated by the Board to Credit Committee. Granting of new credits and renewals of existing credit are guided by Credit Policy as approved by the Board. The credit initiation and review process involve the Credit Officer who is responsible for information gathering, analysis and report preparation. New credits are subject to prior compliance clearance before the loan or credit limit would be made available to borrowers. Credit risk management and administration are examined by Internal Auditors once a year, with results reported to Audit Committee.

Credit Policy is reviewed annually, or more frequently as changes in regulatory or business environment necessitate a policy change. Revisions to Policy require concurrence of the Credit Committee and approval of the Board before taking effect. Policy limits are established upon referencing the regulatory requirements, market practice and our own risk tolerance.

Weekly meetings are held among senior management to review the performance of each existing credit exposure and new credit applications. Members of Credit Committee meet monthly to examine the overall portfolio, market trend and compliance-related issues. Information on connected exposures, as approved by Credit Committee members who are not connected parties, are provided to Board members at each Board meeting.

13 非證券化類別風險承擔之信用風險(續)

Credit Risk for Non-Securitization Exposures (Continued)

(ii) 模板CR1：風險承擔之信用質素

(ii) Template CR1: Credit Quality of Exposures

		(a)	(b)	(c)	(d)	(e)	(f)	(g)
		以下項目之總帳面數額 Gross carrying amounts of		備抵/減值 Allowances /impairments	其中：為STC計算法下的風險承擔的信用損失而作出的預期信用損失會計準備金 Or which ECL accounting provisions for credit losses on STC approach exposures		其中：為IRB計算法下的風險承擔的信用損失而作出的預期信用損失會計準備金 Or which ECL accounting provisions for credit losses on IRB approach exposures	淨值 Net values (a+b-c)
		違責風險的 風險承擔 Defaulted exposures	非違責風險的 風險承擔 Non- defaulted exposures		分配於監管類別的 特定準備金 Allocated in regulatory category of specific provision	分配於監管類別的 集體準備金 Allocated in regulatory category of collective provision		
於2025年12月31日 As at 31 December 2025		HKS'000	HKS'000	HKS'000	HKS'000	HKS'000	HKS'000	HKS'000
1	貸款 Loans	-	170,969	-	-	-	-	170,969
2	債務證券 Debt securities	-	209,035	-	-	-	-	209,035
3	資產負債表 外風險承擔 Off-balance sheet exposures	-	32,800	-	-	-	-	32,800
4	總計 Total	-	412,804	-	-	-	-	412,804

		(a)	(b)	(c)	(d)	(e)	(f)	(g)
		以下項目之總帳面數額 Gross carrying amounts of		備抵/減值 Allowances /impairments	其中：為STC計算法下的風險承擔的信用損失而作出的預期信用損失會計準備金 Or which ECL accounting provisions for credit losses on STC approach exposures		其中：為IRB計算法下的風險承擔的信用損失而作出的預期信用損失會計準備金 Or which ECL accounting provisions for credit losses on IRB approach exposures	淨值 Net values (a+b-c)
		違責風險的 風險承擔 Defaulted exposures	非違責風險的 風險承擔 Non- defaulted exposures		分配於監管類別的 特定準備金 Allocated in regulatory category of specific provision	分配於監管類別的 集體準備金 Allocated in regulatory category of collective provision		
於2025年6月30日 As at 30 June 2025		HKS'000	HKS'000	HKS'000	HKS'000	HKS'000	HKS'000	HKS'000
1	貸款 Loans	-	199,578	-	-	-	-	199,578
2	債務證券 Debt securities	-	-	-	-	-	-	-
3	資產負債表 外風險承擔 Off-balance sheet exposures	-	19,582	-	-	-	-	19,582
4	總計 Total	-	219,160	-	-	-	-	219,160

附註：集團於2025年12月31日及2025年6月30日間之貸款水平有所下降。於2025年12月31日持有之債務證券為香港政府外匯基金票據之投資。集團於2025年12月31日及2025年6月30日之所有信用風險承擔均為未違約風險承擔。

Note: There was a decrease in the level of loans of the Group between the positions as at 31 December 2025 and 30 June 2025. The debt securities held as at 31 December 2025 were investments in Hong Kong Government exchange fund bills. All credit exposures of the Group as at both 31 December 2025 and 30 June 2025 were non-defaulted exposures.

13 非證券化類別風險承擔之信用風險(續)

Credit Risk for Non-Securitization Exposures (Continued)

(iii) 模板CR2：違責貸款及債務證券之改變

(iii) Template CR2: Changes in Defaulted Loans and Debt Securities

				(a)
				數額
				Amount
				HKS'000
	於2025年12月31日	As at 31 December 2025		
1	於上一個報告期末違責貸款及債務證券結餘	Defaulted loans and debt securities at end of the previous reporting period		-
2	期內發生的違責貸款及債務證券	Loans and debt securities that have defaulted since the last reporting period		-
3	轉回至非違責狀況	Returned to non-defaulted status		-
4	撥帳額	Amounts written off		-
5	其他變動	Other changes		-
6	於現行報告期末違責貸款及債務證券結餘	Defaulted loans and debt securities at end of the current reporting period		-

				(a)
				數額
				Amount
				HKS'000
	於2025年6月30日	As at 30 June 2025		
1	於上一個報告期末違責貸款及債務證券結餘	Defaulted loans and debt securities at end of the previous reporting period		-
2	期內發生的違責貸款及債務證券	Loans and debt securities that have defaulted since the last reporting period		-
3	轉回至非違責狀況	Returned to non-defaulted status		-
4	撥帳額	Amounts written off		-
5	其他變動	Other changes		-
6	於現行報告期末違責貸款及債務證券結餘	Defaulted loans and debt securities at end of the current reporting period		-

附註：於2025年12月31日及2025年6月30日，本銀行並無任何未能履行債務之貸款及債務證券。

Note: Our Bank does not have any defaulted loans and debt securities as at 31 December 2025 and 30 June 2025.

(iv) 表CRB：關於風險承擔信用質素之額外披露

(iv) Table CRB: Additional Disclosure Related to Credit Quality of Exposures

當風險承擔之償還已過期3個月，當被集團視作過期。已減值風險承擔乃指該些以原有實際利率作貼現之未來現金流量貼現值低於現有賬面值之風險承擔。當有客觀證據顯示以下所包括但不限於之事項發生時減值當被考慮：

Exposures are considered by the Group to be past due when repayments are overdue by 3 months. Impaired exposures are those of which the discounted future cash flows using the original effective interest rate are lower than their existing carrying values. Impairment is considered when there is objective evidence of the happening of the following events, including, but not limited to:

- 貸款者有重大財政困難；
- 利息或本金之支付被拖欠或違約；
- 集團因貸款者之財政困難上之經濟上或法律理由而給予貸款者一個銀行於其他情況下不會考慮之讓步；或
- 貸款者很可能破產或進行其他債務重組。

- significant financial difficulty of the borrower;
- default or delinquency in interest or principal payments;
- the Group, for economic or legal reasons relating to the borrower's financial difficulty, grants to the borrower a concession that the Bank would not otherwise consider; or
- it becomes probable that the borrower will enter bankruptcy or other financial reorganization.

13 非證券化類別風險承擔之信用風險(續)

(iv) 表CRB：關於風險承擔信用質素之額外披露(續)

會計用途上及監管用途上之過期風險承擔及被拖欠風險承擔之定義並無不同。

經重組之風險承擔乃集團曾給予一些相比原有承擔有還款優惠之風險承擔，例如，較長還款期及或較低分期還款額。

風險承擔於2025年12月31日及2024年12月31日以地理區域，行業及剩餘到期日之分類已分別顯示在綜合財務報表之附註3.1.11(a)，附註3.1.11(b)及附註3.3.1內。

於2025年12月31日及2024年12月31日集團並無任何已減值風險承擔，過期風險承擔，違約風險承擔或重組風險承擔。

(v) 表CRC：關於減低信用風險措施的描述披露

集團接受第1法定物業按揭及上市證券作有抵押貸款之抵押品。抵押物業之更新估值最少每年獲取1次作信貸評核之用，又或於信貸額被提出需有改變時獲取。已按予集團之上市證券於每日作出重估以保證審慎之貸款與抵押品價值比率能被維持。

於2025年12月31日，以物業按揭及上市證券作抵押之貸款分別為港幣163,076,418元及港幣7,892,255元，而有關用作抵押之物業及上市公司股票之公平價值分別為港幣297,800,000元及港幣15,885,929元。於全部抵押物業當中，住宅物業佔該等物業總值之25.6%，而商用物業則佔其74.4%。所有按予集團作貸款抵押之上市證券均為藍籌上市證券。

集團不抵銷其資產負債表內及外之風險承擔。

Credit Risk for Non-Securitization Exposures (Continued)

(iv) Table CRB: Additional Disclosure Related to Credit Quality of Exposures (Continued)

There are no differences between the definitions of past due exposures and defaulted exposures for accounting purposes and those for regulatory purposes.

Restructured exposures are those exposures that the Group has granted concession in its repayment, such as, a longer repayment period and/or lower installment amounts, when compared to the original exposures.

The breakdown of exposures by geographical areas, industry and residual maturity as at 31 December 2025 and 31 December 2024 are given in Note 3.1.11 (a), Note 3.1.11(b) and Note 3.3.1 of the consolidated financial statements respectively.

The Group does not have any impaired exposures, past due exposures, defaulted exposures nor restructured exposures as at 31 December 2025 and 31 December 2024.

(v) Table CRC: Qualitative Disclosures Related to Credit Risk Mitigation

The Group accepts first legal property mortgages and listed securities as collateral for secured loans. Updated valuation of properties under mortgages are obtained at least annually for credit review purposes or when changes to the credit facility lines are proposed. Listed securities pledged to the Group are revalued on a daily basis to ensure the prudent loan-to-security value ratios have been preserved.

The carrying amounts of loans secured by mortgaged properties and listed securities amounted to HK\$163,076,418 and HK\$7,892,255 while the fair value of these mortgaged properties and shares in listed companies were HK\$297,800,000 and HK\$15,885,929 respectively as at 31 December 2025. Of the total mortgaged properties, residential properties accounted for 25.6% of the total value of such properties while commercial properties were 74.4% of total mortgaged properties. All listed securities pledged to the Group as loan collaterals were blue-chip listed equities.

The Group does not net its on- and off-balance sheet exposures.

13 非證券化類別風險承擔之信用風險(續)

Credit Risk for Non-Securitization Exposures (Continued)

(vi) 模版CR3：認可減低信用風險措施概覽

(vi) Template CR3: Overview of Recognized Credit Risk Mitigation

		(a)	(b)	(c)	(d)	(e)
		無保證 風險承擔： 帳面數額 Exposures unsecured: carrying amount	有保證 風險承擔 Exposures to be secured	以認可抵押 品作保證的 風險承擔 Exposures secured by recognized collateral	以認可擔保 作保證的 風險承擔 Exposures secured by recognized guarantees	以認可信用 衍生工具合 約作保證的 風險承擔 Exposures secured by recognized credit derivative contracts
於2025年12月31日		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
1	貸款	Loans	170,969	-	-	-
2	債務證券	Debt securities	209,035	-	-	-
3	總計	Total	380,004	-	-	-
4	其中違責部分	Of which defaulted	-	-	-	-

		(a)	(b)	(c)	(d)	(e)
		無保證 風險承擔： 帳面數額 Exposures unsecured: carrying amount	有保證 風險承擔 Exposures to be secured	以認可抵押 品作保證的 風險承擔 Exposures secured by recognized collateral	以認可擔保 作保證的 風險承擔 Exposures secured by recognized guarantees	以認可信用 衍生工具合 約作保證的 風險承擔 Exposures secured by recognized credit derivative contracts
於2025年6月30日		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
1	貸款	Loans	199,578	-	-	-
2	債務證券	Debt securities	-	-	-	-
3	總計	Total	199,578	-	-	-
4	其中違責部分	Of which defaulted	-	-	-	-

附註：

在以上模版CR3內(a)列所報告於2025年12月31日及2025年6月30日之全部貸款數據乃為完全有以非認可信貸風險減輕品作抵押之貸款。債務證券乃香港政府發行之無抵押外匯基金票據。

Note:

All loan amounts reported in Column (a) in Template CR3 above as at 31 December 2025 and 30 June 2025 are fully secured by collaterals other than recognised Credit Risk Mitigation. Debt securities represent exchange fund bills issued by the Hong Kong government which are unsecured.

13 非證券化類別風險承擔之信用風險(續)

Credit Risk for Non-Securitization Exposures (Continued)

(vii) 模版CR4：信用風險承擔及認可減低信用風險措施之影響—BSC計算法

(vii) Template CR4: Credit Risk Exposures and Effects of Recognized Credit Risk Mitigation - for BSC Approach

於2025年12月31日		As at 31 December 2025		(a)	(b)	(c)	(d)	(e)	(f)	
風險承擔類別		Exposure classes		HK\$'000						
				未將CCF及減低信用風險措施計算在內的風險承擔 Exposures pre-CCF and pre-CRM	資產負債表內數額 On-balance sheet amount	已將CCF及減低信用風險措施計算在內的風險承擔 Exposures post-CCF and post-CRM	資產負債表外數額 Off-balance sheet amount	風險加權數額及風險加權數額密度 RWA and RWA density	風險加權數額 RWA	風險加權數額密度 RWA density
1	官方實體風險承擔	Sovereign exposures		212,682	-	212,682	-	20,904	9.83%	
2	公營單位風險承擔	Public sector entity exposures		-	-	-	-	-	0.00%	
3	多邊發展銀行風險承擔	Multilateral development bank exposures		-	-	-	-	-	0.00%	
4	非指明多邊組織風險承擔	Unspecified multilateral body exposures		-	-	-	-	-	0.00%	
5	銀行風險承擔	Bank exposures		247,151	-	247,151	-	49,430	20.00%	
6	合資格資產覆蓋債券風險承擔	Eligible covered bond exposures		-	-	-	-	-	0.00%	
7	因IPO融資而產生的風險承擔	Exposures arising from IPO financing		-	-	-	-	-	0.00%	
8	地產風險承擔	Real estate exposures		163,307	32,792	163,307	3,279	203,340	122.06%	
8a	其中：監管住宅地產風險承擔（並非在關鍵程度上有賴於按揭物業所產生的現金流）	Of which: regulatory residential real estate exposures (not materially dependent on cash flows generated by mortgaged properties)		41,948	3,601	41,948	360	16,923	40.00%	
8b	其中：監管住宅地產風險承擔（在關鍵程度上有賴於按揭物業所產生的現金流）	Of which: regulatory residential real estate exposures (materially dependent on cash flows generated by mortgaged properties)		-	-	-	-	-	0.00%	
8c	其中：其他地產風險承擔	Of which: other real estate exposures		121,359	29,191	121,359	2,919	186,417	150.00%	
9	股權風險承擔	Equity exposures		11,041	-	11,041	-	27,603	250.00%	
10	對商業實體的重大資本投資	Significant capital investments in commercial entities		-	-	-	-	-	0.00%	
11	持有由金融業實體發行的資本票據及該等實體的非資本LAC負債	Holdings of capital instruments issued by, and non-capital LAC liabilities of, financial sector entities		9,801	-	9,801	-	24,503	250.00%	
12	由銀行及法團發行的後償債項	Subordinated debts issued by banks and corporates		-	-	-	-	-	0.00%	
13	現金及黃金	Cash and gold		3,809	-	3,809	-	-	0.00%	
14	處於結算或交收過程中的項目	Items in the process of clearing or settlement		-	-	-	-	-	0.00%	
15	其他風險承擔	Other exposures		498,761	8	498,761	1	498,759	100.00%	
16	總計	Total		1,146,552	32,800	1,146,552	3,280	824,539	71.91%	

13 非證券化類別風險承擔之信用風險(續)

Credit Risk for Non-Securitization Exposures (Continued)

(vii) 模板CR4：信用風險承擔及認可減低信用風險措施之影響—BSC計算法(續)

(vii) Template CR4: Credit Risk Exposures and Effects of Recognized Credit Risk Mitigation - for BSC Approach (Continued)

		(a)	(b)	(c)	(d)	(e)	(f)
		未將CCF及減低信用風險措施計算在內的風險承擔 Exposures pre-CCF and pre-CRM		已將CCF及減低信用風險措施計算在內的風險承擔 Exposures post-CCF and post-CRM		風險加權數額及風險加權數額密度 RWA and RWA density	
		資產負債表內數額 On-balance sheet amount	資產負債表外數額 Off-balance sheet amount	資產負債表內數額 On-balance sheet amount	資產負債表外數額 Off-balance sheet amount	風險加權數額 RWA	風險加權數額密度 RWA density
於2025年6月30日 As at 30 June 2025		HKS'000					
風險承擔類別	Exposure classes						
1	官方實體風險承擔	119,244	-	119,244	-	-	0.00%
2	公營單位風險承擔	-	-	-	-	-	0.00%
3	多邊發展銀行風險承擔	-	-	-	-	-	0.00%
4	非指明多邊組織風險承擔	-	-	-	-	-	0.00%
5	銀行風險承擔	290,721	-	290,721	-	58,144	20.00%
6	合資格資產覆蓋債券風險承擔	-	-	-	-	-	0.00%
7	因IPO融資而產生的風險承擔	-	-	-	-	-	0.00%
8	地產風險承擔	183,865	19,495	183,865	-	226,010	122.92%
8a	其中：監管住宅地產風險承擔（並非在關鍵程度上有賴於按揭物業所產生的現金流）	45,261	684	45,261	-	18,104	40.00%
8b	其中：監管住宅地產風險承擔（在關鍵程度上有賴於按揭物業所產生的現金流）	-	-	-	-	-	0.00%
8c	其中：其他地產風險承擔	138,604	18,811	138,604	-	207,906	150.00%
9	股權風險承擔	11,732	-	11,732	-	29,330	250.00%
10	對商業實體的重大資本投資	-	-	-	-	-	0.00%
11	持有由金融業實體發行的資本票據及該等實體的非資本LAC負債	8,712	-	8,712	-	21,780	250.00%
12	由銀行及法團發行的後償債項	-	-	-	-	-	0.00%
13	現金及黃金	4,480	-	4,480	-	-	0.00%
14	處於結算或交收過程中的項目	-	-	-	-	-	0.00%
15	其他風險承擔	504,922	87	504,922	-	504,919	100.00%
16	總計	1,123,676	19,582	1,123,676	-	840,183	74.77%

13 非證券化類別風險承擔之信用風險(續)

(vii) 模版CR4：信用風險承擔及認可減低信用風險措施之影響—BSC計算法(續)

附註：

於2025年下半年，資產負債表內之整體風險承擔略有增加。但是，不同風險承擔類別之間之組合發生了變化。於2025年12月31日，更多資金被存放於官方實體風險之外匯基金票據。

於2025年12月31日錄得較低水平之資產負債表內住宅按揭貸款承擔及其他風險承擔。住宅按揭貸款承擔包括根據資本充足報表之完成指引內所定義之住宅物業按揭作抵押之貸款及透支。客戶提取更低貸款金額，相對地增加已撥出而未被提取信貸額度，而該未被提取額度，已反映於下降的資產負債表外金額。

本集團年末之風險加權數額自2025年6月30日起有所下降。這是由於2025年12月31日之其他物業按揭風險承擔有較低高之水平，而該等風險承擔計算150%之信用風險權重，相比於銀行風險承擔20%之信用風險權重為高。以上因素，令風險加權數額密度從2025年6月30日之74.77%，下跌至2025年12月31日之71.91%。

Credit Risk for Non-Securitization Exposures (Continued)

(vii) Template CR4: Credit Risk Exposures and Effects of Recognized Credit Risk Mitigation - for BSC Approach (Continued)

Note :

In the second half of 2025, overall on-balance sheet exposures experienced a slight increase. However, the composition among various exposure classes has shifted. A great portion of funds has been allocated to sovereign exposures through investments in exchange fund bills.

Additionally, the levels of on-balance sheet residential mortgage loans and other exposures have also decreased due to customer repayments as at year end. Residential mortgage loans in the above templates include loans and overdrafts secured by residential property mortgages, as defined by the completion instruction of the Capital Adequacy Return. The lower drawdown by customers on these loans has contributed to a higher level of off-balance sheet amounts, representing the undrawn line amounts.

As at 31 December 2025, the Group's RWA have decreased compared to 30 June 2025. This decline is primarily attributed to a reduction in other real estate exposures, which carry a credit risk weighting of 150%. In comparison, the credit risk weighting for sovereign exposures is significantly lower at 10%. As a result, the RWA density has decreased from 74.77% as at 30 June 2025 to 71.91% as at 31 December 2025.

13 非證券化類別風險承擔之信用風險(續)

Credit Risk for Non-Securitization Exposures (Continued)

(viii) 模版CR5：按風險承擔類別和按風險權重劃分的信用風險承擔—BSC計算法

(viii) Template CR5: Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach

於2025年12月31日

As at 31 December 2025

(港幣'000) (HK\$'000)

		0%	10%	20%	100%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
1	官方實體風險承擔 Sovereign exposures	3,647	209,035	-	-	-	212,682
2	公營單位風險承擔 Public sector entity exposures		20%		100%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
3	多邊發展銀行風險 承擔 Multilateral development bank exposures		0%			其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
4	非指明多邊組織風 險承擔 Unspecified multilateral body exposures		50%			其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
5	銀行風險承擔 Bank exposures		20%		100%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
6	合資格資產覆蓋債 券風險承擔 Eligible covered bond exposures		10%		50%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
7	因IPO融資而產生 的風險承擔 Exposures arising from IPO financing			0%		其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)

13 非證券化類別風險承擔之信用風險(續)

Credit Risk for Non-Securitization Exposures (Continued)

(viii) 模板CR5：按風險承擔類別和按風險權重劃分的信用風險承擔—BSC計算法
(續)

(viii) Template CR5: Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach (Continued)

於2025年12月31日

As at 31 December 2025

(港幣'000) (HK\$'000)

			40%	50%	70%	100%	120%	150%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
8	地產風險承擔	Real estate exposures	42,308	-	-	-	-	124,278	-	166,586
8a	其中：監管住宅地產風險承擔（並非在關鍵程度上有賴於按揭物業所產生的現金流）	Of which: regulatory residential real estate exposures (not materially dependent on cash flows generated by mortgaged properties)	42,308	-	-	-	-	-	-	42,308
8b	其中：監管住宅地產風險承擔（在關鍵程度上有賴於按揭物業所產生的現金流）	Of which: regulatory residential real estate exposures (materially dependent on cash flows generated by mortgaged properties)	-	-	-	-	-	-	-	-
8c	其中：其他地產風險承擔	Of which: other real estate exposures	-	-	-	-	-	124,278	-	124,278
				250%		400%			其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
9	股權風險承擔	Equity exposures			11,041		-		-	11,041
				250%		400%		1250%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
10	對商業實體的重大資本投資	Significant capital investments in commercial entities			-		-		-	-
				150%		250%		400%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
11	持有由金融業實體發行的資本票據及該等實體的非資本LAC負債	Holdings of capital instruments issued by, and non-capital LAC liabilities of, financial sector entities			-	9,801			-	9,801
				150%					其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
12	由銀行及法團發行的後償債項	Subordinated debts issued by banks and corporates							-	-

13 非證券化類別風險承擔之信用風險(續)

Credit Risk for Non-Securitization Exposures (Continued)

(viii) 模板CR5：按風險承擔類別和按風險權重劃分的信用風險承擔—BSC計算法(續)

(viii) Template CR5: Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach (Continued)

於2025年12月31日

As at 31 December 2025

(港幣'000) (HK\$'000)

			0%	100%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
13	現金及黃金 Cash and gold		3,809	-	-	3,809

			0%	20%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
14	處於結算或交收過 程中的項目 Items in the process of clearing or settlement		-	-	-	-

			100%	1250%	99.65%	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
15	其他風險承擔 Other exposures		497,895	-	867	498,762

風險承擔數額及應用於資產負債表外風險承擔的CCF (根據經轉換風險承擔的風險組別分類)

Exposure amounts and CCFs applied to off-balance sheet exposures, categorised based on risk bucket of converted exposures

於2025年12月31日

As at 31 December 2025

(港幣'000) (HK\$'000)

	風險權重# Risk Weight#	資產負債表內風險承擔 On-balance sheet exposure	(a)	(b)	(c)	(d)
			資產負債表外風險承擔 (未將CCF計算在內) Off-balance sheet exposure (pre-CCF)	加權平均CCF* Weighted average CCF*	風險承擔 (已將CCF 及減低信用風險 措施計算在內) Exposure (post-CCF and post-CRM)	
1	40%以下 Less than 40%	463,642	-	0.00%	463,642	
2	40至70%以下 40-less than 70%	41,948	3,601	10.00%	42,308	
3	70至100%以下 70-less than 100%	867	-	0.00%	867	
4	100%至120% 100%-120%	497,895	8	10.00%	497,896	
5	150% 150%	121,359	29,191	10.00%	124,278	
6	250% 250%	20,842	-	0.00%	20,842	
7	400% 400%	-	-	0.00%	-	
8	1250% 1250%	-	-	0.00%	-	
9	總風險承擔 Total exposures	1,146,553	32,800	10.00%	1,149,833	

13 非證券化類別風險承擔之信用風險(續)

Credit Risk for Non-Securitization Exposures (Continued)

(viii) 模板CR5：按風險承擔類別和按風險權重劃分的信用風險承擔—BSC計算法(續)

(viii) Template CR5: Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach (Continued)

於2025年6月30日

As at 30 June 2025

(港幣'000) (HK\$'000)

			0%	10%	20%	100%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
1	官方實體風險承擔 Sovereign exposures		119,244	-	-	-	-	119,244
2	公營單位風險承擔 Public sector entity exposures						其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
			20%			100%		
3	多邊發展銀行風險 承擔 Multilateral development bank exposures						其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
			0%					
4	非指明多邊組織風 險承擔 Unspecified multilateral body exposures						其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
			50%					
5	銀行風險承擔 Bank exposures		290,721				其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
			20%			100%		
6	合資格資產覆蓋債 券風險承擔 Eligible covered bond exposures						其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
			10%			50%		
7	因IPO融資而產生 的風險承擔 Exposures arising from IPO financing						其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
			0%					

13 非證券化類別風險承擔之信用風險(續)

Credit Risk for Non-Securitization Exposures (Continued)

(viii) 模版CR5：按風險承擔類別和按風險權重劃分的信用風險承擔—BSC算法(續)

(viii) Template CR5: Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach (Continued)

於2025年6月30日

As at 30 June 2025

(港幣'000) (HK\$'000)

		40%	50%	70%	100%	120%	150%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
8	地產風險承擔 Real estate exposures	45,261	-	-	-	-	138,604	-	183,865
8a	其中：監管住宅地產風險承擔（並非在關鍵程度上有賴於按揭物業所產生的現金流） Of which: regulatory residential real estate exposures (not materially dependent on cash flows generated by mortgaged properties)	45,261	-	-	-	-	-	-	45,261
8b	其中：監管住宅地產風險承擔（在關鍵程度上有賴於按揭物業所產生的現金流） Of which: regulatory residential real estate exposures (materially dependent on cash flows generated by mortgaged properties)	-	-	-	-	-	-	-	-
8c	其中：其他地產風險承擔 Of which: other real estate exposures	-	-	-	-	-	138,604	-	138,604
			250%		400%			其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
9	股權風險承擔 Equity exposures		11,732		-			-	11,732
			250%		400%		1250%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
10	對商業實體的重大資本投資 Significant capital investments in commercial entities		-		-		-	-	-
			150%		250%		400%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
11	持有由金融業實體發行的資本票據及該等實體的非資本LAC負債 Holdings of capital instruments issued by, and non-capital LAC liabilities of, financial sector entities		-		8,712		-	-	8,712
			150%					其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
12	由銀行及法團發行的後償債項 Subordinated debts issued by banks and corporates				-			-	-

13 非證券化類別風險承擔之信用風險(續)

Credit Risk for Non-Securitization Exposures (Continued)

(viii) 模板CR5：按風險承擔類別和按風險權重劃分的信用風險承擔—BSC計算法(續)

(viii) Template CR5: Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach (Continued)

於2025年6月30日

As at 30 June 2025

(港幣'000) (HK\$'000)

			0%	100%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
13	現金及黃金	Cash and gold	4,480	-	-	4,480

			0%	20%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
14	處於結算或交收過程中的項目	Items in the process of clearing or settlement	-	-	-	-

			100%	1250%	其他 Other	總信用風險承擔數額 (已將CCF及減低信用風險 措施計算在內) Total credit risk exposures amount (post CCF and post CRM)
15	其他風險承擔	Other exposures	504,922	-	-	504,922

附註：官方實體風險承擔於2025年12月31日較2025年6月30日顯著上升，這是由於投資於外匯基金票據之水平較高，其信用風險權重為10%。此配置調動基於住宅按揭及其他承擔的需求水平下降，而容許有多出資金投入於外匯基金票據當中所致。

Note: Sovereign exposures as at 31 December 2025 have seen a significant increase compared to 30 June 2025, driven by a higher level of investment in exchange fund bills, which attract a credit risk weighting of 10%. This shift is primarily due to a lower volume of residential mortgage loans and other exposures, allowing excess funds to be redirected into exchange fund bills.

風險承擔數額及應用於資產負債表外風險承擔的CCF (根據經轉換風險承擔的風險組別分類)

Exposure amounts and CCFs applied to off-balance sheet exposures, categorised based on risk bucket of converted exposures

於2025年6月30日

As at 30 June 2025

(港幣'000) (HK\$'000)

	風險權重#	Risk Weight#	(a)	(b)	(c)	(d)
			資產負債表內風險承擔 On-balance sheet exposure	資產負債表外風險承擔 (未將CCF計算在內) Off-balance sheet exposure (pre-CCF)	加權平均CCF* Weighted average CCF*	風險承擔 (已將CCF 及減低信用風險 措施計算在內) Exposure (post-CCF and post-CRM)
1	40%以下	Less than 40%	414,445	684	-	414,445
2	40至70%	40-70%	45,261	-	-	45,261
3	100%至120%	100%-120%	504,922	87	-	504,922
4	150%	150%	138,604	18,811	-	138,604
5	250%	250%	20,444	-	-	20,444
6	400%	400%	-	-	-	-
7	1250%	1250%	-	-	-	-
8	總風險承擔	Total exposures	1,123,676	19,582	-	1,123,676

14 銀行賬內之利率風險

(i) 表IRRBB銀行賬內之利率風險—風險管理目標及政策

銀行賬內之利率風險(“銀行賬利率風險”)乃集團因利率水平之可能變動從而影響集團銀行賬內利率敏感資產、利率敏感負債及資產負債表外項目而使集團承受虧損風險。

集團已建立一份經董事局批准作銀行賬利率風險管理之政策。該政策建基於由香港金融管理局所發出之監管政策手冊IR1“銀行賬內的利率風險”內所提倡之銀行賬利率風險管理架構之要素。董事局已委派風險委員會、資產負債委員會及銀行之高級管理層去監控集團之銀行賬利率風險。風險委員會主責監督集團之整體風險管理架構，而資產負債委員會則集中從其審視管理層所提交有關銀行賬利率風險影響之定期報告及其發出用以控制集團之銀行賬利率風險有關於集團利率敏感資產及利率敏感負債之水平及種類之必要指示從而對銀行賬利率風險直接監控。資產及負債委員會並會定期檢討利率趨勢，風險剖析及壓力測試結果。

董事局於批准集團之銀行賬利率風險政策時已全面地考慮到銀行賬利率風險之風險承受能力，並已反映於集團所制訂及正確地記載於銀行賬利率風險政策內之風險限額。該等風險限額將用作持續監控未來利率之可能變動對股權經濟價值(股權經濟價值)及淨利息收入(淨利息收入)之影響。

以目前集團港元利率敏感盤佔所有貨幣之利率敏感盤超過95%，銀行賬利率風險之監控透過製作及檢視每一個月尾時有關港元利率敏感盤之相關風險報告進行。此等報告乃以監管報表內為股權經濟價值及淨利息收入作影響分析之測試處作為基礎而編製，並於每個月舉行之資產負債委員會會議上遞交予該委員會作檢視及討論。

於內部監控及監管報告過程內所計量銀行賬利率風險之計量時，集團依據下列之假定及其利率情況之特質：

- (甲) 集團並無提供任何固定利率零售貸款。
- (乙) 集團之無限期存款，其包括往來及儲蓄存款被假設會延續至可見將來，該等存款之最早可調整利率日期被用作計算銀行賬利率風險對集團之影響。
- (丙) 集團之零售存款一般會承受存款客戶提早贖回之風險。但該風險可被定期存款到期前贖回之重大罰則所減低。集團於此方面之歷史模式顯示零售定期存款之提早取回率非常低。
- (丁) 集團以2個標準利率震盪情境作其以盈利分析法估算相對盈利之影響，並以恆定之資產負債表作為假設。

Interest Rate Risk in Banking Book

(i) Table IRRBB Interest Rate Risk in Banking Book - Risk Management and Objectives and Policies

Interest rate risk in the banking book ("IRRBB") is defined as the risk of loss to the Group due to possible changes in the level of interest rates impacting interest rates sensitive assets and liabilities and off-balance sheet items in the banking book of the Group.

The Group has established a Board approved policy on the risk governance management of IRRBB. The subject policy refers to elements of IRRBB management framework as advocated in the Supervisory Policy Manual IR-1 "Interest Rate Risk in the Banking Book" issued by the Hong Kong Monetary Authority. The monitoring of IRRBB of the Group is delegated by the Board to the Risk Committee, ALCO and senior management of the Bank. With Risk Committee overseeing the overall risk management framework of the Group, ALCO concentrates on direct monitoring of IRRBB via its reviews of periodic reports submitted by management on IRRBB impact and gives necessary instructions on the Group's level and type of interest rate sensitive assets and liabilities for the controlling of IRRBB of the Group. ALCO also conducts regular reviews of interest rate trends, risk profile and stress testing results.

Risk appetite in IRRBB has been thoroughly considered by the Board when approving the Group's IRRBB policy. The risk appetite has been reflected in the risk limits established by the Group and duly documented in the IRRBB policy. Such risk limits serve as the basis for on-going monitoring of the impact of possible future interest rate changes on the economic value of equity ("EVE") and net interest income ("NII").

With the current structure of the Group's HKD interest rate sensitive position being more than 95% of the total interest rate sensitive position in all currencies, the monitoring of IRRBB is effected through the compilation and review of related risk reports on the HKD interest rate sensitive positions as at the end of each calendar month. Such reports are compiled based on the same scenarios for the EVE and NII impact analysis as the regulatory returns and are submitted to ALCO at its monthly meeting for review and discussion.

In the measurement of IRRBB for both internal monitoring and regulatory reporting purposes, the Group relies on the following assumptions and characteristics of its interest rate position profile:

- (a) The Group does not provide any fixed rate retail loans.
- (b) The non-maturity deposits of the Group, including current and savings deposits, are assumed to continue into the foreseeable future. The earliest repricing date of such deposits is used to determine the impact of IRRBB on the Group.
- (c) The retail time deposits of the Group are normally subject to early redemption risk by the deposit customers. However, such risk is mitigated by a material penalty applied on time deposits for pre-maturity redemptions. The historical pattern of the Group in this regard reflects a very insignificant early withdrawal rate on retail time deposits.
- (d) The Group assesses the impact on earnings under the earnings perspective approach, based on the two standard interest rate shock scenarios while assuming a constant balance sheet.

14 銀行賬內之利率風險(續)

(i) 表IRRBB銀行賬內之利率風險—風險管理目標及政策(續)

集團亦進行有關銀行賬利率風險之定期壓力測試作為量度其於受壓市場情況下以其利率狀況可能招至損失之程度。壓力測試之結果由資產負債委員會審閱，並因應情況對利率盤之構成及水平作出特定之指示。

銀行賬利率風險之整體風險管理架構乃由集團之內部合規部門及內部核數師作定期檢查及審核。

(ii) 模板IRRBB1 銀行賬利率風險之數據資料

下列之表格提供集團以其於2025年12月31日及2024年12月31日之本期年度報告日期自銀行賬所產生之利率風險承擔於未來12個月因應每個指定利率震盪情境之股權經濟價值之不利影響變動及淨利息收入不利影響變動。

(港幣'000)		(in HK\$'000)		(a)		(b)		(c)		(d)	
項目	Item	不利影響 Δ 股權經濟價值 Adverse impact Δ EVE		不利影響 Δ 淨利息收入 Adverse impact Δ NII							
期間	Period	2025年12月31日 31-Dec-2025	2024年12月31日 31-Dec-2024	2025年12月31日 31-Dec-2025	2024年12月31日 31-Dec-2024						
1	平行向上 Parallel up	1	1	-	-						
2	平行向下 Parallel down	1,514	3,145	6,257	6,178						
3	較傾斜 Steeper	-	-	-	-						
4	較橫向 Flattener	1,071	609	-	-						
5	短率上升 Short rate up	648	2	-	-						
6	短率下降 Short rate down	-	284	-	-						
7	最高 Maximum	1,514	3,145	6,257	6,178						
8	一級資本 Tier 1 capital	2025年12月31日 31-Dec-2025		2024年12月31日 31-Dec-2024							
		401,439		399,294							

指定利率震盪情境由香港金融管理局於其監管政策手冊IR-1“銀行賬內的利率風險”內所提供，並描述如下：

- 1 平行向上:所有時間桶均有一個恆定平行利率上升震盪
- 2 平行向下:所有時間桶均有一個恆定平行利率下降震盪
- 3 較傾斜:短期利率下降而長期利率上升
- 4 較橫向:短期利率上升而長期利率下降
- 5 短率上升:利率於最短期時間桶上升最多，其升幅於較長期時間桶減少至現時利率
- 6 短率下降:利率於最短期時間桶下降最多，其降幅於較長期時間桶減少至現時利率

根據以上分析之結果，平行向下震盪情境會為集團之淨利息收入帶來最大之不利影響，即集團之淨利息收入會下降51.75%(2024年:平行向下震盪，40.40%)，亦為股權經濟價值帶來最大不利影響，綜合水平之一級資本將會有0.338%(2023年:0.79%)之減少。

Interest Rate Risk in Banking Book (Continued)

(i) Table IRRBB Interest Rate Risk in Banking Book - Risk Management and Objectives and Policies (Continued)

The Group also conducts periodic stress-tests on IRRBB for the measurement of its vulnerability to loss resulted from its interest rate positions under stressed market conditions. The results of the stress-tests performed are reviewed by ALCO, which gives specific instructions on the composition and level of interest rate positions when it sees fit.

The overall risk management framework on IRRBB is subject to periodic reviews and audits conducted by the internal compliance unit and the internal auditors of the Group.

(ii) Template IRRBB1 Quantitative Information on Interest Rate Risk in Banking Book

The table below provides information on the adverse change in the economic value of equity ("EVE") and also the adverse change in net interest income ("NII") over the next 12 months under each of the prescribed interest rate shock scenarios in respect of the Group's interest rate exposures arising from its banking book position for the current annual reporting date as at 31 December 2025 and 31 December 2024.

The prescribed interest rate shock scenarios are provided by the Hong Kong Monetary Authority in their Supervisory Policy Manual IR-1 "Interest Rate Risk in the Banking Book" and are described as follows:

- Parallel up: A constant parallel shock up across all time buckets
- Parallel down: A constant parallel shock down across all time buckets
- Steeper: Short rates down and long rates up
- Flattener: Short rates up and long rates down
- Short rate up: Rates up are greatest at shortest time bucket and diminish towards current rates in longer time buckets
- Short rate down: Rates down are greatest at shortest time bucket and diminish towards current rates in longer time buckets

Based on the results of the above analysis, the parallel down shock scenario would result in the most significant adverse impact on the Group's net interest income, i.e. a 51.75% (2024: parallel down shock, 40.40%) decrease in the Group's NII, as well as the largest adverse impact on economic value of equity, which would lead to 0.38% (2024: 0.79%) decrease in the Tier 1 Capital at the consolidated level.

15 薪酬披露

Disclosure on Remuneration

(i) 表格REMA：薪酬制度政策

本銀行制定一份用以監管成立一薪酬委員會及規劃其員工之薪酬決定原則之薪酬政策。銀行之薪酬政策促使其制定出一套能配合銀行之商業目標，風險容忍度及風險管理架構之全面性薪酬計劃。

集團薪酬委員會之組成委員及其責任已於附屬財務資料第5項內顯示。於2025年12月31日止年度所舉行之2次會議中，薪酬委員會根據本行之薪酬政策及董事會指示檢討及批核銀行高級管理層(此乃任職副/助理總經理或以上級別)及主要員工(此乃根據銀行條例第14附表所定之主要職務主管)之年度薪酬。委員會亦審批本行薪酬政策之每年例檢，該例檢並無對該政策提出微小改變。董事會所批准按工務員薪酬調整而訂之比較標準被用作決定銀行付與其高級管理層及主要員工之年度薪酬調整。因此，負責風險管理職務之員工所獲得之酬勞與其管理之業務並無關連。銀行之個別董事亦不會決定其自身之酬金。

於2025年12月31日止年度內，支付給薪酬委員會成員之總酬金為港幣1,200,000元(2024年：港幣1,200,000元)，作為其對董事局整體工作及承擔之報酬。

(i) Table REMA: Remuneration Policy

The Bank establishes a Remuneration Policy which governs the set up of a Remuneration Committee and formulates the principles of remuneration determination for its staff. The Remuneration Policy of the Bank promotes an overall scheme of remuneration that matches the Bank's business objectives, risk tolerance and risk management framework.

The composition and responsibility of the Group's Remuneration Committee has been set out in note 5 of the Supplementary Financial Information. During its two meetings held in the year ended 31 December 2025, the Remuneration Committee reviewed and approved the annual remuneration to be paid to the Bank's senior management (being those holding position as Deputy/Assistant General Manager or above) and key personnel (being heads of key functions as stipulated in Fourteenth Schedule of the Banking Ordinance) in accordance to the Bank's Remuneration Policy and Board instructions. It also approved the annual review of the Bank's Remuneration Policy where minor changes were made. The basis of determining the annual emolument adjustment payable by the Bank to its senior management and key personnel is by reference to Board approved benchmark based on public sector indicators in this area. Accordingly, employees who are responsible for risk control functions are remunerated independently of the businesses they oversee. No individual director of the Bank will be involved in decisions relating to his/her own remuneration.

The total fees paid to the members of Remuneration Committee during the year ended 31 December 2025 amounted to HK\$1,200,000 (2024: HK\$1,200,000) which were paid for their overall workloads and commitment to the Board as a whole.

(ii) 模版REM1：在財政年度內給予的薪酬

(ii) Template REM1: Remuneration Awarded During Financial Year

於2025年12月31日		At 31 December 2025		(a)	(b)
1	薪酬數據及量化資料 Remuneration amount and quantitative information			高級管理層 Senior management	主要員工 Key personnel
2		員工人數 Number of employees		2	4
3	固定薪酬 Fixed remuneration	總固定薪酬，其中： 現金為基礎(港幣) Total fixed remuneration of which: cash-based (HK\$)		3,181,000	2,754,780
4	總薪酬 Total remuneration			3,181,000	2,754,780

於2024年12月31日		At 31 December 2024		(a)	(b)
1	薪酬數據及量化資料 Remuneration amount and quantitative information			高級管理層 Senior management	主要員工 Key personnel
2		員工人數 Number of employees		2	6
3	固定薪酬 Fixed remuneration	總固定薪酬，其中： 現金為基礎(港幣) Total fixed remuneration of which: cash-based (HK\$)		3,081,529	4,371,002
4	總薪酬 Total remuneration			3,081,529	4,371,002

15 薪酬披露(續)

(ii) 模版REM1：在財政年度內給予的薪酬(續)

附註：

集團只給予其高級管理層及主要員工現金薪金及津貼之固定薪酬。集團並無付與其高級管理層及主要員工以現金、股票、股票掛鈎工具及其他工具形式發放之可變動薪酬。於2025年12月31日止之年度及2024年12月31日止之年度內，集團並無以員工表現作出調整支付或減少給予高級管理層及主要員工之既得或不既得利益之遞延薪酬。

於2025年12月31日止年度內，主要員工人數下降乃因與去年集團人事變動有關。該下降導致支付給這些人員之固定薪酬相應減少。

(iii) 模版REM2：特別付款

於2025年12月31日止年度及2024年12月31日止年度內，集團並無任何新聘、離職補償或保證花紅付與其高級管理層及主要員工。因此，本報表並無披露模版REM2特別付款，因此模版並非有關，並如果此模版被出版，只會披露零結餘。

(iv) 模版REM3：遞延薪酬

於2025年12月31日止年度及2024年12月31日止年度內，集團並無任何遞延薪酬付與其高級管理層及主要員工。因此，本報表並無披露模版REM3遞延薪酬，因此模版並非有關，並如果此模版被出版，只會披露零結餘。

16 對手信用風險、證券化類別風險及市場風險之披露模版

銀行於2025年12月31日止之年度內並無參與任何衍生工具交易，證券融資交易或證券化交易，亦無計劃於未來一年參與該等交易，因此並未刊載有關對手信用風險及證券化類別風險承擔之披露模版。該等披露模版被視為不相關，其列示只會顯示零結餘。

銀行獲豁免計算市場風險加權資產，亦因此獲豁免刊載市場風險披露模版。

Disclosure on Remuneration (Continued)

(ii) Template REM1: Remuneration Awarded During Financial Year (Continued)

Note:

The Group only provides fixed remuneration to its senior management and key personnel in the form of salary and allowance in cash. No variable remuneration, whether in the form of cash, shares and share-linked instruments and other instruments, has been provided by the Group to its senior management and key personnel. There were no deferred remuneration nor retained remuneration, whether vested or unvested, awarded, in the form of payment or reduction through performance adjustments, to the Group's senior management and key personnel during both the years ended 31 December 2025 and 31 December 2024.

The decrease in the number of key personnel in the year ended 31 December 2025 was resulted from personnel changes in the Group, which also led to a lower level of fixed remuneration paid to these staff.

(iii) Template REM2: Special Payments

During the years ended 31 December 2025 and 31 December 2024, the Group did not have any new sign-ons, severance payments or guaranteed bonuses awarded to its senior management and key personnel. It has therefore not included disclosure Template REM2 on special payments, which is considered not to be relevant and would carry nil balances in such template if published.

(iv) Template REM3: Deferred Remuneration

During the years ended 31 December 2025 and 31 December 2024, the Group did not have any outstanding deferred remuneration not pay out any deferred remuneration in any forms for its senior management and key personnel. It has therefore not included disclosure Template REM3 on deferred remuneration, which is considered not to be relevant and would carry nil balances in such template if published.

Disclosure Templates on Counterparty Credit Risk, Securitization Exposures and Market Risk

The Bank does not engage in any derivative transactions, securities financing transactions or securitization transactions as at and during the year ended 31 December 2025 nor has plan to engage in such transactions in the coming year, and has therefore not included any disclosure templates on counterparty credit risk and securitization exposures, which are considered not to be relevant and would carry nil balances on such templates if published.

The Bank has been exempted from the calculation of risk weighted assets for market risk and accordingly has been exempted from disclosing templates on market risk.

17 信貸、市場及業務操作風險之資本要求額

於財務報表附註3.5內所列示之資本比率乃銀行按銀行業（資本）規則以其數據所計算作監管用途於2025年12月31日及2024年12月31日之綜合比率。

每組風險承擔之資本要求概述如下：

(i) 信貸風險之資本要求額

官方實體風險承擔	銀行同業風險承擔	住宅按揭貸款風險承擔	其他物業按揭貸款風險承擔	股權風險承擔	非重大及大 LAC 投資的風險承擔	其他非過期的風險承擔	資產負債表內風險承擔的資本要求總額	直接信貸代替品	與貿易有關之或有負債	資產負債表外風險承擔之資本要求總額	信貸風險之資本要求總額
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銀行採用基本計算法計算信貸風險。此披露按集團自各相關計算所得之風險加權數額乘以8%，而並非銀行之實際「法定資本」。

(ii) 業務操作風險之資本要求額

業務操作風險之資本要求額

銀行採用基本指標計算法計算業務操作風險。

(iii) 市場風險之資本要求額

市場風險之資本要求額

於2016年3月22日，銀行獲香港金融管理局以符合銀行業（資本）規則第22(1)條之豁免條件被豁免計算市場風險。在該日期後及於2025年12月31日銀行在計算其資本比率時並無計入市場風險。

Capital Charge for Credit, Market and Operational Risks

The capital ratio in note 3.5 to the financial statements represents the consolidated ratio of the position of the Bank for regulatory purposes as at 31 December 2025 and 2024 computed in accordance with the Banking (Capital) Rules.

The capital requirements for each class of exposures are summarised as follows :

(i) Capital charge for credit risk

	資本要求	
	2025	2024
	HK\$'000	HK\$'000
Sovereign exposures	1,672	1,438
Bank exposures	3,954	2,673
Residential mortgage loans exposures	1,354	3,648
Other real estate exposures	14,913	不適用N/A
Equity exposures	2,208	不適用N/A
Significant and insignificant LAC exposures	1,960	不適用N/A
Other exposures which are not past due exposures	39,902	54,072
Total capital charge for on-balance sheet exposures	65,963	61,831
Direct credit substitutes	-	-
Trade-related contingencies	-	-
Total capital charge for off-balance sheet exposures	-	-
Total capital charge for credit risk	65,963	61,831

The Bank uses the Basic Approach for calculating credit risk. This disclosure is made by multiplying the Bank's risk-weighted amount derived from the relevant calculation approach by 8%, not the Bank's actual "regulatory capital".

(ii) Capital charge for operational risk

	2025	2024
	HK\$'000	HK\$'000
Capital charge for operational risk	4,458	5,648

The Bank uses the Basic Indicator Approach for calculating operational risk.

(iii) Market risk capital charge

	2025	2024
	HK\$'000	HK\$'000
Market risk capital charge	-	-

The Bank was granted by the HKMA an exemption from the calculation of market risk under the exemption criteria under section 22(1) of the Banking (Capital) Rules on 22 March 2016 and has excluded market risk in the calculation of capital ratio since then and as at 31 December 2025.

(iv) 表ORA：業務操作風險框架的一般資料

業務操作風險(或稱營運風險)

是指因內部流程、人員及系統不足或失效，或因外部事件所導致的損失風險。銀行依據其營運風險管理框架管理營運風險，該框架由董事會、執行委員會、風險委員會以及合規及風險控制部所管轄。第一道防線的主要責任由業務及職能部門的前線主管負責。彼等須確保所有重大風險均得到衡量，並在可量化的情況下，準確、及時地反映於管理資訊中；對於不可量化的風險，則須透過營運表現、事故報告或特定風險報告進行定期彙報。

合規及風險控制部作為第二道防線，負責制定營運風險管理政策及框架。該部門提供指引、培訓及工具，以支持各部門主管在日常營運中有效管理操作風險。內部審計則擔任第三道防線，對銀行的營運風險管理框架進行獨立評估，以確保其有效性並符合監管標準。

營運風險事件包括外部及內部欺詐、僱用行為及工作場所安全、客戶、產品及業務運作模式、實體資產損壞、業務中斷及系統故障，以及執行、交付及流程管理。透過定期報告確保資訊透明度，凡涉及重大事故、損失、合規問題及政策檢討，均須向高級管理層匯報；當達到重大門檻時，則須上報至風險委員會及董事會。

風險緩解策略包括全面性的政策、預防性及偵測性控制、持續業務運作與危機管理計畫，以及透過保險進行風險轉移。作為最終保障，銀行維持穩健的資本實力，以吸收剩餘風險敞口。

此框架使銀行能夠系統化地識別、評估、緩解及報告營運風險，從而在滿足監管規範與內部政策要求的同時，保障銀行的營運韌性。

(iv) Table ORA: Overview of risk

Operational risk refers to the risk of loss resulting from inadequate or failed internal processes, people and systems, or from external events. The Bank manages operational risk under its Operational Risk Management Framework, which is governed by the Board, the Executive Committee, the Risk Committees and the Compliance and Risk Control Department ("CRC"). Primary responsibility rests with the line management of business and functional units as the first line of defence. They are required to ensure that all material risks are measured and reflected in accurate and timely management information where quantifiable, and that non-quantifiable risks are regularly reported through operating performance, incident reporting, or specific risk reporting

CRC acts as the second line of defence, responsible for developing the operational risk management policy and framework. It provides guidance, training and tools to support the heads of departments to manage operational risk effectively during the daily operations. Internal audit serves as the third line of defence, conducting independent assessments of the Bank's operational risk management framework to ensure its effectiveness and compliance with regulatory standards

Operational risk events include external and internal fraud, employment practices and workplace safety, clients, products and business practices, damage to physical assets, business disruption and system failures, and execution, delivery and process management. Regular reporting ensures transparency, with significant incidents, losses, compliance issues, and policy reviews reported to senior management and escalated to the Risk Committee and the Board when material thresholds are met.

Risk mitigation strategies comprise comprehensive policies, preventative and detective controls, business continuity and crisis management plans, and risk transfer through insurance. As a final safeguard, the Bank maintains a strong capital position to absorb residual exposures.

This framework enables the Bank to systematically identify, assess, mitigate, and report operational risks, thereby safeguarding resilience while meeting both regulatory and internal policy requirements.

17 信貸、市場及業務操作風險之資本要求額 (續)

Capital Charge for Credit, Market and Operational Risks (Continued)

(v) 模版OR1：過往虧損

下表顯示於2025年12月31日起過去連續十個財政年度，以已招致損失之會計日期計算的累計操作風險虧損。

(v) Template OR1: Historical loss

The following table shows that aggregate operational risk losses incurred over the past ten consecutive financial years as at 31 December 2025, based on the accounting date of the incurred losses.

		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
		2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	平均 Average
港幣'000		HK\$'000										
使用20萬港元門檻 Using HKD200,000 threshold												
1	已扣除收回數額的業務操作虧損總額 (未作豁免)	Total amount of operational losses net of recoveries (no exclusions)	-	-	-	-	-	-	-	-	-	-
2	業務操作風險虧損總次數	Total number of operational risk losses	-	-	-	-	-	-	-	-	-	-
3	已豁免的業務操作風險虧損總額	Total amount of excluded operational risk losses	-	-	-	-	-	-	-	-	-	-
4	豁免總次數	Total number of exclusions	-	-	-	-	-	-	-	-	-	-
5	已扣除收回數額及已豁免的虧損的業務操作虧損總額	Total amount of operational losses net of recoveries and net of excluded losses	-	-	-	-	-	-	-	-	-	-
使用100萬港元門檻 Using HKD1 million threshold												
6	已扣除收回數額的業務操作虧損總額 (未作豁免)	Total amount of operational losses net of recoveries (no exclusions)	-	-	-	-	-	-	-	-	-	-
7	業務操作風險虧損總次數	Total number of operational risk losses	-	-	-	-	-	-	-	-	-	-
8	已豁免的業務操作風險虧損總額	Total amount of excluded operational risk losses	-	-	-	-	-	-	-	-	-	-
9	豁免總次數	Total number of exclusions	-	-	-	-	-	-	-	-	-	-
10	已扣除收回數額及已豁免的虧損的業務操作虧損總額	Total amount of operational losses net of recoveries and net of excluded losses	-	-	-	-	-	-	-	-	-	-
計算業務操作風險資本要求的詳情 Details of operational risk capital charge calculation												
11	是否使用虧損來計算內部損失倍率(ILM) (是 / 否) ?	Are losses used to calculate the ILM (yes/no)?	是 Yes									
12	若在第11行填「否」，內部虧損數據的豁免是否因不符合虧損數據的最低標準所致 (是 / 否) ?	If "no" in row 11, is the exclusion of internal loss data due to non-compliance with the minimum loss data standards (yes/no)?	不適用 N/A									
13	虧損事件門檻：就業務操作風險資本要求計算而言，20萬或100萬港元 (若適用)	Loss event threshold: HKD200,000 or HKD 1 million for the operational risk capital charge calculation if applicable	不適用 N/A									

17 信貸、市場及業務操作風險之資本要求額 (續)

Capital Charge for Credit, Market and Operational Risks
(Continued)

(vi) 模板OR2：業務指標及業務指標組成部分的細目分類

下表顯示於2025年12月31日起過去連續三個財政年度中，用作計算業務操作風險資本規定之業務指標 (BI) 及其組成部分：

(vi) Template OR2: Business indicator (BI) and business indicator components breakdown

The following table shows the BI and its components which are used in the calculation of the operational risk capital requirement over the past 3 consecutive financial years as at 31 December 2025:

		(a)	(B)	(C)
		2025年12月31日 31 December 2025	2024年12月31日 31 December 2024	2023年12月31日 31 December 2023
	BI及其子組成部分	港幣'000 HK\$'000	港幣'000 HK\$'000	港幣'000 HK\$'000
1	利息、租賃及股息組成部分	11,309		
1a	利息及租賃收入	16,226	20,393	19,702
1b	利息及租賃開支	9,051	10,136	6,566
1c	有息資產	538,463	539,149	531,704
1d	股息收入	950	1,291	1,112
2	服務組成部分	25,680		
2a	費用及佣金收入	210	234	224
2b	費用及佣金開支	76	43	8
2c	其他營運收入	29,569	24,784	22,018
2d	其他營運開支	-	-	-
3	金融組成部分	157		
3a	交易帳淨損益	-	-	-
3b	銀行帳淨損益	404	21	46
4	BI	37,146		
5	業務指標組成部分(BIC)	4,458		

(vii) 模板OR3：業務操作風險最低資本規定

下表顯示於2025年12月31日業務操作風險的資本規定：

(vii) Template OR3: Minimum operational risk capital requirement

The following table shows the operational risk regulatory capital requirements as at 31 December 2025:

		(a)
		港幣'000 HK\$'000
1	業務指標組成部分(BIC)	4,458
2	內部損失倍率(ILM)	1
3	業務操作風險最低資本規定	4,458
4	業務操作風險的總風險加權數額	55,725

18 因應香港金融管理局所發出CA-S-10金融工具公平價值之實行制度指引所作之披露

集團持有需要根據香港金融管理局所發出之CA-S-10指引作公平價值量度之以公平價值計量且其變動計入其他綜合收益之上市股票投資。集團對該等以公平價值計量且其變動計入其他綜合收益之上市股票投資所採用之估值方法已刊載於綜合財務報表附註內之附註3.4，而該等投資之敏感度分析亦已詳述於綜合財務報表附註之附註3.2.1內。

集團採用證券交易所為每一以公平價值計量且其變動計入其他綜合收益之上市股票投資所報之價值去定期為該等投資作公平價值重估。此公平價值量度及計算程序由不受風險承擔單位所控制之部門進行，並由集團高級管理層作嚴格之監控。以公平價值計量且其變動計入其他綜合收益之上市股票投資之公平價值由高級管理層及董事局作定期之審查。

19 氣候風險管理

香港金管局於2021年12月發布監管政策手冊GS-1“氣候風險管理”後，銀行需要披露應對氣候變化帶來之金融風險和機遇之氣候相關信息。

氣候風險大致分為實體風險及轉型風險。實體風險乃指氣候與天氣相關事件以及氣候之長期漸進變化之影響，這些事件通過財產損失和生產力下降等事宜直接影響集團。轉型風險乃指在向低碳經濟之調整過程中而產生之金融風險，其可能包括政府氣候政策之變化、技術進步或市場情緒之變化。

關於氣候風險，集團製定了氣候風險管理政策，該政策於2022年10月獲得董事會批准。董事會對集團之氣候風險管理及應變能力負有最終之責任。風險委員會被授權負責監督氣候風險政策和戰略的製定和實施之主要責任，而執行委員會則確保有足夠之資源、系統及控制措施來支持氣候風險策略之實施。氣候風險日常管理之其他參與者包括合規部門、各部門主管和內部審計部門。

本集團承諾採用以下策略來管理氣候風險：

- 將氣候風險考慮納入其策略規劃過程；
- 確保通過積極之董事會及管理層監督、適當之政策、程序與限制、有效之管理信息系統及全面審計來識別、衡量、監測、報告及控制氣候風險；
- 了解氣候風險之最新標準和發展，並採納行業相關建議；及
- 提高員工對碳中和和集團運營上碳足跡之意識，並採用環保之做法、產品及設備。

Disclosure on Fair Value Practices on Financial Instruments for CA-S-10 Guideline issued by the HKMA

The Group holds listed equity investments measured at FVOCI which are subject to fair value measurement as stipulated in the CA-S-10 Guideline issued by the HKMA. The valuation technique used by the Group to value the subject listed equity investments measured at FVOCI has been set out in note 3.4 of the Notes to the Consolidated Financial Statements while the sensitivity analysis of such investments are detailed in note 3.2.1 of the Notes to the Consolidated Financial Statements.

The Group uses prices quoted at the stock exchanges for each of the listed equity investments measured at FVOCI to mark the investments to their fair values on periodic basis. The fair value measurement and calculation process is performed by a department independent of the risk taking unit and is subject to stringent controls supervised by senior management of the Group. The fair values of the listed equity investments measured at FVOCI are reviewed regularly by senior management and the Board.

Climate Risk Management

Following to the issuance of Supervisory Policy Manual GS-1 “Climate Risk Management” by the HKMA in December 2021, banks are required to disclose climate-related information that addresses the financial risks and opportunities posed by climate change.

Climate risk is broadly classified into physical risk and transition risk. Physical risk refers to the impact of climate and weather-related events and long-term progressive shifts of climate that impact directly on the Group through events like property damage and reduced productivity. Transition risk refers to the financial risk that results from the process of adjustment towards a lower-carbon economy which may include changes in climate policy of governments, technologies advancements or changes in the market sentiment.

With regard to climate risk, the Group has put in place a Climate Risk Management Policy which was approved by the Board in October 2022. The Board has the ultimate responsibility for the Group’s climate risk management and resilience. Risk Committee has been delegated with the prime responsibility for overseeing the development and implementation of climate risk policy and strategy while the Executive Committee ensures adequate resources, systems and controls are in place to support the implementation of the climate risk strategy. Other parties that take part in the day-to-day management of climate risk include the compliance function, heads of various departments and the internal audit function.

The Group commits to the following strategies adopted for its management of climate risk:

- to integrate climate risk considerations into its strategic planning process;
- to ensure that climate risks are identified, measured, monitored, reported and controlled through active Board and management oversight, adequate policies, procedures and limits, efficient management information systems and comprehensive audits;
- to keep abreast of the latest standards and development on climate risk and adopts industry recommendations on the subject; and
- to promote staff awareness on carbon neutrality and the carbon footprint of the Group’s operation and adopts practices, products and equipment that are environmental friendly.

19 氣候風險管理(續)

本集團已確定其貸款組合、投資組合與業務之運營乃容易受到氣候相關風險潛在影響之三個途徑。對這些途徑之評估進一步確定了以下之潛在影響：

- (i) 信用風險—集團貸款組合之信用風險將因氣候相關損害或政策變化而導致貸款者信用溢價擴大及貸款抵押品價值下降之影響；
- (ii) 市場風險—持有之投資證券及投資物業將受到價格波動之影響；
- (iii) 運營風險—集團之運營將面臨業務中斷、與物業維修相關之成本與遵守新規則之風險；及
- (iv) 聲譽風險—氣候風險管理不善將對本集團之聲譽造成不利影響。

在開始階段，集團計劃採用簡單之指標來定期衡量和報告氣候風險。此類指標之例子包括對氣候敏感行業之貸款金額、暴露於氣候風險之抵押品貸款金額、本集團進行之股權投資之環境風險評級。被本集團用於衡量氣候風險，本集團之按地理分部劃分之資產持有及其運營地點，以及與氣候風險相關之事件和損失之數量。將定期以氣候變化導致銀行運營業務中斷之實體風險案例中對財務影響進行壓力測試。

Climate Risk Management (Continued)

The Group has identified that the lending portfolio, the investment portfolio and the business operations to be the three channels that are prone to potential impacts of climate-related risks. The assessment of these channels further identified the following potential impacts:

- (i) Credit risk – credit risk of the Group's lending portfolio will be affected via the widening of borrowers' credit premium and lowering of the value of loan collaterals due to climate-related damages or policy changes
- (ii) Market risk – investment securities and investment properties held will be affected through price fluctuations;
- (iii) Operational risk – operations of the Group will be subject to the risk of business disruption, costs associated with property repairs and compliance with new rules; and
- (iv) Reputation risk – poor management of climate risk will adversely affect the reputation of the Group.

At the initial stage, simple metrics are planned to be adopted by the Group to periodically measure and report climate risks. Examples of such metrics include the amount of loans exposed to climate sensitive sectors, the amount of loans with collaterals exposed to climate risk, environmental risk rating of the equity investments made by the Group, are adopted by the Group to measure climate risks, the Group's properties held and its operation location by geographic segments and the number of incident events and loss related to climate risk. Periodic stress-tests on financial impacts are to be performed on severe but plausible scenarios of physical risk cases where climate changes result in business disruption to the Bank's operations.

20 模版ENC：資產產權負擔

下表列出了監管綜合範圍內資產負債表上的具產權負擔及無產權負擔資產的期末值帳面數額：

		於2025年12月31日 At 31 December 2025			於2025年6月30日 At 30 June 2025		
		(a)	(c)	(d)	(a)	(c)	(d)
		具產權負擔資產 Encumbered assets	無產權負擔資產 Unencumbered assets	總計 Total	具產權負擔資產 Encumbered assets	無產權負擔資產 Unencumbered assets	總計 Total
		港幣'000 HK\$'000	港幣'000 HK\$'000	(港幣'000) (HK\$'000)	(港幣'000) (HK\$'000)	(港幣'000) (HK\$'000)	(港幣'000) (HK\$'000)
資產	Assets						
庫存現金及存放同業款項	Cash and balances with banks	-	244,559	244,559	-	372,792	372,792
定期拆放同業款項於1至12個月內到期	Placements with banks maturing between one and twelve months	-	9,481	9,481	-	40,885	40,885
客戶放款及其他賬項	Loans and advances to customers and other accounts	-	179,108	179,108	-	207,049	207,049
以公平價值計量且其變動計入其他綜合收益之投資證券	Investment securities measured at FVOCI	-	230,744	230,744	-	21,267	21,267
在附屬公司之投資	Investment in subsidiaries	-	10	10	-	10	10
其他資產	Other assets	-	472,070	472,070	-	471,599	471,599
資產總額	Total assets	-	1,135,972	1,135,972	-	1,113,602	1,113,602

本集團於報告期內並沒有具產權負擔資產。

20 Template ENC: Asset encumbrance

The following table provides the carrying amounts of encumbered and unencumbered assets on the balance sheet under regulatory scope of consolidation: further identified the following potential impacts:

The group has no encumbered assets for the reporting period.

獨立核數師報告
致大生銀行有限公司〔於香港註冊成立的有限公司〕全體成員

意見

我們已審計的內容

大生銀行有限公司(以下簡稱「貴銀行」)及其附屬公司(以下統稱「貴集團」)列載於第8至79頁的綜合財務報表，包括：

- 於2025年12月31日的綜合財務狀況表；
- 截至該日止年度的綜合全面收益表；
- 截至該日止年度的綜合權益變動表；
- 截至該日止年度的綜合現金流量表；及
- 綜合財務報表附註，包括重大會計政策信息及其他解釋信息。

我們的意見

我們認為，該等綜合財務報表已根據香港會計師公會頒布的《香港財務報告會計準則》真實而中肯地反映了貴集團於2025年12月31日的綜合財務狀況及其截至該日止年度的綜合財務表現及綜合現金流量，並已遵照香港《公司條例》妥為擬備。

意見的基礎

我們已根據香港會計師公會頒布的《香港審計準則》進行審計。我們在該等準則下承擔的責任已在本報告「核數師就審計綜合財務報表承擔的責任」部分中作進一步闡述。

我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

獨立性

根據香港會計師公會頒布的《專業會計師道德守則》(以下簡稱「守則」)中適用於公眾利益實體財務報表審計的相關要求，我們獨立於貴集團。我們亦已履行守則中的其他專業道德責任。

其他信息

貴公司董事須對其他信息負責。其他信息包括董事會報告書及補充財務資料內的信息，但不包括綜合財務報表及我們的核數師報告。

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

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

基於我們已執行的工作，如果我們認為其他信息存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

董事及監核委員會就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒布的《香港財務報告會計準則》及香港《公司條例》擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

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

監核委員會須負責監督貴集團的財務報告過程。

獨立核數師報告
致大生銀行有限公司〔於香港註冊成立的有限公司〕全體成員（續）

核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具包括我們意見的核數師報告。我們僅按照香港《公司條例》第405條向閣下（作為整體）報告我們的意見，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。合理保證是高水平的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或滙總起來可能影響綜合財務報表使用者依賴綜合財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

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

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部控制，以設計適當的審計程序，但目的並非對貴集團內部控制的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。
- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。
- 計劃和執行集團審計，以獲取關於貴集團內實體或業務單位財務信息的充足和適當的審計憑證，以對綜合財務報表形成審計意見提供基礎。我們負責指導、監督和覆核為集團審計而執行的審計工作。我們為審計意見承擔總體責任。

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

出具本獨立核數師報告的審計項目合夥人是陳兆豐（執業證書編號：P07983）。

羅兵咸永道會計師事務所
執業會計師

香港，2026年3月26日

**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF TAI SANG BANK LIMITED
(Incorporated in Hong Kong with limited liability)**

Opinion

What we have audited

The consolidated financial statements of Tai Sang Bank Limited (the "Bank") and its subsidiaries (the "Group") set out on pages 8 to 79, which comprise:

- the consolidated statement of financial position as at 31 December 2025;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

Our opinion

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the Hong Kong Companies Ordinance.

Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSA") as issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the "Code"), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Other Information

The directors of the Company are responsible for the other information. The other information comprises the information included in the director's report and supplementary financial information, but does not include the consolidated financial statements and our auditor's report thereon.

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

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

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

Responsibilities of Directors and the Audit Committee for the Consolidated Financial Statements

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

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

The Audit Committee is responsible for overseeing the Group's financial reporting process.

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF TAI SANG BANK LIMITED (CONTINUED)
(Incorporated in Hong Kong with limited liability)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, in accordance with Section 405 of the Hong Kong Companies Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

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

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

The engagement partner on the audit resulting in this independent auditor's report is CHAN, Siu Fung (practising certificate number: P07983).

PRICEWATERHOUSECOOPERS

Certified Public Accountants

HONG KONG, 26 March 2026