NAN FUNG INTERNATIONAL HOLDINGS LIMITED
(Incorporated in the British Virgin Islands with limited liability)

CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

FOR THE SIX MONTHS ENDED

30TH SEPTEMBER 2025

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION
TO THE BOARD OF DIRECTORS OF NAN FUNG INTERNATIONAL HOLDINGS LIMITED
(incorporated in the British Virgin Islands with limited liability)

Introduction

We have reviewed the interim financial information set out on pages 2 to 38, which comprises the condensed consolidated balance sheet of Nan Fung International Holdings Limited (the "Company") and its subsidiaries (together, the "Group") as at 30th September 2025 and the condensed consolidated income statement, the condensed consolidated statement of comprehensive income, the condensed consolidated statement of changes in equity and the condensed consolidated statement of cash flows for the six-month period then ended, and selected explanatory notes. The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with International Accounting Standard 34 "Interim Financial Reporting". Our responsibility is to express a conclusion on this interim financial information based on our review and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information of the Group is not prepared, in all material respects, in accordance with International Accounting Standard 34 "Interim Financial Reporting".

PricewaterhouseCoopers
Certified Public Accountants

Hong Kong, 2nd December 2025

NAN FUNG INTERNATIONAL HOLDINGS LIMITED
(Incorporated in the British Virgin Islands with limited liability)

CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2025

	Note	Unaudited For the six months ended 30th September 2025 HK$'000	2024 HK$'000
Revenue	5, 6	2,211,634	1,820,183
Cost of sales		(973,034)	(657,424)
Gross profit		1,238,600	1,162,759
Net gain on financial investments	7	3,584,894	1,750,277
Other income and gains/(losses), net	8	88	(68,052)
Net change in fair values of investment properties		(1,240,626)	(504,921)
Other operating expenses		(1,050,088)	(1,077,031)
Operating profit	9	2,532,868	1,263,032
Finance income		236,004	402,804
Finance expenses		(439,646)	(534,481)
Other finance charges and net exchange difference on financing activities		(107,720)	(59,915)
Finance expenses, net	10	(311,362)	(191,592)
Share of results of			
- Joint ventures		253,224	13,152
- Associates		(77,185)	(296,616)
Profit before income tax		2,397,545	787,976
Income tax credit/(expense)	11	16,741	(104,988)
Profit for the period		2,414,286	682,988
Profit for the period attributable to:			
- Owners of the Company		2,320,163	680,718
- Holders of perpetual capital securities		97,700	97,587
- Non-controlling interests		(3,577)	(95,317)
		2,414,286	682,988

NAN FUNG INTERNATIONAL HOLDINGS LIMITED
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CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2025

	Unaudited For the six months ended 30th September	
	2025	2024
	HK$'000	HK$'000
Profit for the period	2,414,286	682,988
Other comprehensive income		
Items that may be reclassified subsequently to profit or loss		
Share of other comprehensive profit/(loss) of joint ventures and associates	68,044	(52,399)
Release of exchange reserve upon disposal of interest in/liquidation of subsidiaries	2,842	(92,631)
Cash flow hedges:		
Fair value change	-	24,950
Cost of hedging	-	(551)
Hedging loss reclassified to profit or loss	-	(23,281)
Exchange translation differences	600,912	456,116
Other comprehensive income for the period	671,798	312,204
Total comprehensive income for the period	3,086,084	995,192
Total comprehensive income for the period attributable to:		
- Owners of the Company	2,972,834	973,511
- Holders of perpetual capital securities	97,700	97,587
- Non-controlling interests	15,550	(75,906)
	3,086,084	995,192

NAN FUNG INTERNATIONAL HOLDINGS LIMITED
(Incorporated in the British Virgin Islands with limited liability)

CONDENSED CONSOLIDATED BALANCE SHEET
AS AT 30TH SEPTEMBER 2025

	Note	Unaudited As at 30th September 2025 HK$'000	Audited As at 31st March 2025 HK$'000
ASSETS			
Non-current assets			
Property, plant and equipment	12	1,802,339	1,834,180
Investment properties	13	80,235,531	80,440,720
Right-of-use assets		417,071	420,552
Joint ventures	14	4,576,261	4,172,647
Associates	15	2,822,108	2,750,328
Financial assets at fair value through profit or loss		18,592,590	16,504,678
Loans and other receivables	16	3,522,978	3,757,933
Amounts due from investee companies		36,375	37,357
Deferred income tax assets		978,190	912,709
		112,983,443	110,831,104
Current assets			
Properties for sale		9,489,372	9,688,129
Trade and other receivables, deposits and prepayments	17	3,492,758	3,856,610
Financial assets at fair value through profit or loss		15,331,346	12,464,464
Prepaid tax		129,638	144,166
Cash and bank balances		10,461,843	10,722,302
		38,904,957	36,875,671
Assets classified as held-for-sale	18	492,248	-
		39,397,205	36,875,671
Total assets		152,380,648	147,706,775
EQUITY			
Equity attributable to the owner's of the Company			
Share capital	19	62,743,532	62,743,532
Reserves		44,077,215	41,104,381
		106,820,747	103,847,913
Perpetual capital securities	19	3,886,700	3,886,693
		110,707,447	107,734,606
Non-controlling interests		426,021	322,973
Total equity		111,133,468	108,057,579

NAN FUNG INTERNATIONAL HOLDINGS LIMITED
(Incorporated in the British Virgin Islands with limited liability)

CONDENSED CONSOLIDATED BALANCE SHEET (CONTINUED)
AS AT 30TH SEPTEMBER 2025

	Note	Unaudited As at 30th September 2025 HK$'000	Audited As at 31st March 2025 HK$'000
LIABILITIES			
Non-current liabilities			
Deferred income tax liabilities		3,320,852	3,378,541
Bank and other borrowings	20	26,193,145	24,678,084
Lease liabilities		83,007	77,915
Other long-term liabilities		22,054	22,728
		29,619,058	28,157,268
Current liabilities			
Trade and other payables, deposits and accruals	21	9,406,409	8,985,426
Contract liabilities		18,859	34,416
Financial liabilities at fair value through profit or loss		432,627	286,647
Lease liabilities		11,401	10,829
Bank and other borrowings	20	1,658,373	2,146,583
Tax payable		100,453	28,027
		11,628,122	11,491,928
Total liabilities		41,247,180	39,649,196
Total equity and liabilities		152,380,648	147,706,775

On behalf of the Board

Cheung Vincent Sai Sing
Director

Cheung Pui Kuen
Director

NAN FUNG INTERNATIONAL HOLDINGS LIMITED
(Incorporated in the British Virgin Islands with limited liability)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2025

	Unaudited							
	Attributable to equity holders of the Company							
	Share capital HK$'000	Retained earnings HK$'000	Merger reserve HK$'000	Other reserves HK$'000 (note (a))	Total HK$'000	Perpetual capital securities HK$'000	Non-controlling interests HK$'000	Total equity HK$'000
At 1st April 2025	62,743,532	77,178,798	(33,060,444)	(3,013,973)	103,847,913	3,886,693	322,973	108,057,579
Comprehensive income								
Profit for the period	-	2,320,163	-	-	2,320,163	97,700	(3,577)	2,414,286
Other comprehensive income	-	-	-	652,671	652,671	-	19,127	671,798
Total comprehensive income	-	2,320,163	-	652,671	2,972,834	97,700	15,550	3,086,084
Capital injection of non-controlling interests	-	-	-	-	-	-	87,524	87,524
Acquisition of non-controlling interests	-	-	-	-	-	-	(26)	(26)
Transfer of statutory reserve of an associate	-	(3,284)	-	3,284	-	-	-	-
Distribution paid to holders of perpetual capital securities	-	-	-	-	-	(97,693)	-	(97,693)
	-	(3,284)	-	3,284	-	(97,693)	87,498	(10,195)
At 30th September 2025	62,743,532	79,495,677	(33,060,444)	(2,358,018)	106,820,747	3,886,700	426,021	111,133,468

Note (a): Other reserves mainly comprise exchange reserve, investment revaluation reserve and hedging reserve.

NAN FUNG INTERNATIONAL HOLDINGS LIMITED
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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (CONTINUED)
FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2025

	Unaudited							
	Attributable to equity holders of the Company							
	Share capital HK$'000	Retained earnings HK$'000	Merger reserve HK$'000	Other reserves HK$'000 (note (a))	Total HK$'000	Perpetual capital securities HK$'000	Non-controlling interests HK$'000	Total equity HK$'000
At 1st April 2024	62,743,532	79,098,383	(33,060,444)	(2,531,293)	106,250,178	3,886,762	476,336	110,613,276
Comprehensive income/(loss)								
Profit/(loss) for the period	-	680,718	-	-	680,718	97,587	(95,317)	682,988
Other comprehensive income	-	-	-	292,793	292,793	-	19,411	312,204
Total comprehensive income/(loss)	-	680,718	-	292,793	973,511	97,587	(75,906)	995,192
Capital injection of non-controlling interests	-	-	-	-	-	-	11,634	11,634
Dividend paid to non-controlling interest	-	-	-	-	-	-	(74,592)	(74,592)
Distribution paid to holders of perpetual capital securities	-	-	-	-	-	(97,663)	-	(97,663)
	-	-	-	-	-	(97,663)	(62,958)	(160,621)
At 30th September 2024	62,743,532	79,779,101	(33,060,444)	(2,238,500)	107,223,689	3,886,686	337,472	111,447,847

Note (a): Other reserves mainly comprise exchange reserve, investment revaluation reserve and hedging reserve.

NAN FUNG INTERNATIONAL HOLDINGS LIMITED
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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2025

		Unaudited For the six months ended 30th September	
		2025	2024
	Note	HK$'000	HK$'000
Cash flows from operating activities			
Net cash (used in)/generated from operations	22(a)	(214,867)	938,106
Profits tax paid		(73,622)	(430,035)
Net cash (used in)/generated from operating activities		(288,489)	508,071
Cash flows from investing activities			
Interest received		210,843	405,023
Purchase of property, plant and equipment		(12,449)	(158,550)
Proceeds from disposal of property, plant and equipment		361	1,420
Additions to investment properties		(749,560)	(214,915)
Acquisition of investment properties		-	(108,984)
Decrease in amounts due from investee companies		982	414
Decrease in amounts due to investee companies		-	(40)
Dividends received from joint ventures		10,000	26,500
Dividends received from an associate		2,500	3,000
Increase in investment in and amounts due from joint ventures		(135,792)	(8,093)
Decrease in investment in and amounts due from associates		44,793	16,354
Increase in amounts due to joint ventures		223,450	450,525
Net proceeds from disposal of interests in subsidiaries	22(b)	-	950,384
Decrease in loans and other receivables		96,153	21,807
Decrease in amounts due from fellow subsidiary companies		2,674	2,174
Decrease in amounts due from related companies		1,093	1,759
Increase in amounts due from ultimate holding company		(167)	(18)
Increase in short term bank deposits with original maturities more than three months		(1,852,465)	(388,569)
Net cash (used in)/generated from investing activities		(2,157,584)	1,000,191

NAN FUNG INTERNATIONAL HOLDINGS LIMITED
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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)
FOR THE SIX MONTHS ENDED 30TH SEPTEMBER 2025

		Unaudited For the six months ended 30th September	
		2025	2024
	Note	HK$'000	HK$'000
Cash flows from financing activities			
Interest paid		(467,854)	(599,268)
Increase in amounts due to related companies and individuals		33,567	81,404
Increase in amount due to a fellow subsidiary company		-	35,287
Increase/(decrease) in amounts due to immediate holding company		5,756	(18)
(Decrease)/increase in amounts due to ultimate holding company		(24,862)	121,046
Capital injection of non-controlling interests		87,524	11,634
Increase in amounts due to non-controlling interests		5,866	2,674
Principal elements of lease payments		(7,265)	(7,389)
Drawdown of bank and other borrowings		13,218,416	3,766,498
Repayment of bank and other borrowings		(12,296,172)	(3,394,987)
Dividend paid to non-controlling interest		-	(74,592)
Repayment of medium term notes		(113,771)	(1,991,038)
Distribution paid to holders of perpetual capital securities		(97,693)	(97,663)
Acquisition of non-controlling interests		(26)	-
Net cash generated from/(used in) financing activities		343,486	(2,146,412)
Net decrease in cash and cash equivalents		(2,102,587)	(638,150)
Cash and cash equivalents at the beginning of period		10,553,052	13,397,392
Currency translation differences		(10,337)	28,115
Cash and cash equivalents at the end of period		8,440,128	12,787,357
Analysis of the balance of the cash and cash equivalents:			
Bank balances and cash		6,095,019	9,626,165
Short-term bank deposits		4,366,824	3,563,527
		10,461,843	13,189,692
Less: bank deposits with original maturities more than three months		(2,021,715)	(402,335)
Cash and cash equivalents at the end of period		8,440,128	12,787,357

NAN FUNG INTERNATIONAL HOLDINGS LIMITED
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NOTES TO THE INTERIM FINANCIAL INFORMATION

1 General information

Nan Fung International Holdings Limited (the "Company") is a limited liability company incorporated in the British Virgin Islands on 24th September 1999 and is wholly and beneficially owned by Dr. Chen Din Hwa ("Dr. Chen"). In June 2012, Dr. Chen had deceased.

The Company and its subsidiaries are collectively referred to as the "Group". The ultimate holding company of the Company is Chen's Group International Limited ("CGIL"). CGIL is wholly owned by Dr. Chen's estates.

The address of the Company's registered office is Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands.

The Company's principal activity is investment holding. The principal activities of the Group are property investment and development, hotel operation, investment holding and trading, building management, provision of construction contracting services and provision of properties related services.

The condensed consolidated interim financial information is presented in thousands of Hong Kong dollar ("HK$'000") unless otherwise stated. The condensed consolidated interim financial information was approved for issue by the Board of Directors on 2nd December 2025.

2 Basis of preparation and summary of material accounting policies

This condensed consolidated interim financial information for the six months ended 30th September 2025 has been prepared in accordance with the International Accounting Standard ("IAS") 34 "Interim Financial Reporting" issued by the International Accounting Standard Board.

The condensed consolidated interim financial information should be read in conjunction with the Group's consolidated financial statements for the year ended 31st March 2025, which were prepared in accordance with IFRS Accounting Standards. The accounting policies and disclosures applied are consistent with those of the Group's consolidated financial statements for the year ended 31st March 2025.

(i) Amendments to standards adopted by the Group

The Group has adopted the following amendments to standards which are mandatory for the financial year beginning 1st April 2025 and are relevant to its operation.

IAS 21 and IFRS 1 (Amendments)	Lack of Exchangeability

The Group has assessed the impact of the adoption of these amendments to standards and considered there is no significant impact on the Group's results, financial position or the Group's accounting policies and presentation of the interim financial information.

2 Basis of preparation and summary of material accounting policies (Continued)

(ii) New standards and amendments to standards which are not yet effective for this financial period and have not been early adopted by the Group

The Group has not early adopted the following new standards and amendments to standards that have been issued but are not yet effective for the period and are relevant to its operation:

		Effective for accounting periods beginning on or after
IFRS 9 and IFRS 7 (Amendments)	Classification and Measurement of Financial Instruments	1st January 2026
IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7 (Amendments)	Annual Improvement to IFRS Accounting Standards – Volume 11	1st January 2026
IFRS 9 and IFRS 7 (Amendments)	Contracts Referencing Nature-dependent Electricity	1st January 2026
IFRS 18	Presentation and Disclosure in Financial Statements	1st January 2027
IFRS 19	Subsidiaries without Public Accountability: Disclosures	1st January 2027
IFRS 10 and IAS 28 (Amendments)	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	1st January 2027

The Group will adopt the above new standards and amendments to standards and is in the process of assessing the impact on the consolidated financial statements.

3 Financial risk management

(a) Financial risk factors

The Group's activities expose it to various types of financial risk which include equity price risk, credit risk, interest rate risk, foreign exchange risk and liquidity risk. The Group's overall risk management programme seeks to minimise the potential adverse effects it may have on the Group's financial performance.

The condensed consolidated interim financial information does not include all financial risk management information and should be read in conjunction with the Group's consolidated financial statements for the year ended 31st March 2025. There have been no changes in the Group's financial risk management programme and policies since last year end.

3 Financial risk management (Continued)

(b) Fair value estimation

Financial instruments carried at fair value

The financial instruments are measured in the condensed consolidated balance sheet at fair value in accordance with IFRS 13. This requires disclosure of fair value measurements by level of the following fair value measurement hierarchy:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).

- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).

- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

The following table represents the Group's financial instruments measured at fair value:

	Valuation Hierarchy			
	Level 1 HK$'000	Level 2 HK$'000	Level 3 HK$'000	Total HK$'000
At 30th September 2025				
Assets				
Amounts due from joint ventures at fair value through profit or loss	-	-	124,825	124,825
Loans receivable at fair value through profit or loss	-	-	331,701	331,701
Financial assets at fair value through profit or loss				
- listed	16,739,583	-	-	16,739,583
- unlisted	-	371,978	16,812,375	17,184,353
Total	16,739,583	371,978	17,268,901	34,380,462
Liabilities				
Amounts due to non-controlling interests at fair value through profit or loss	-	(686,018)	-	(686,018)
Financial liabilities at fair value through profit or loss				
- unlisted	-	(432,627)	-	(432,627)
Total	-	(1,118,645)	-	(1,118,645)

3 Financial risk management (Continued)

(b) Fair value estimation (Continued)

Financial instruments carried at fair value (Continued)

	Valuation Hierarchy			
	Level 1 HK$'000	Level 2 HK$'000	Level 3 HK$'000	Total HK$'000
At 31st March 2025				
Assets				
Amounts due from joint ventures at fair value through profit or loss	-	-	140,447	140,447
Loans receivable at fair value through profit or loss	-	-	448,878	448,878
Financial assets at fair value through profit or loss				
- listed	12,736,212	-	-	12,736,212
- unlisted	-	1,034,228	15,198,702	16,232,930
Total	12,736,212	1,034,228	15,788,027	29,558,467
Liabilities				
Amounts due to non-controlling interests at fair value through profit or loss	-	(575,846)	-	(575,846)
Financial liabilities at fair value through profit or loss				
- listed	(4,255)	-	-	(4,255)
- unlisted	-	(282,392)	-	(282,392)
Total	(4,255)	(858,238)	-	(862,493)

The fair value of financial instruments traded in active markets is based on quoted market prices at the end of the reporting period. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1.

Unlisted investments are stated at fair values which are estimated using other prices observed in recent transactions or valuation techniques when the market price is not readily available. If all significant inputs required to estimate the fair value of an instrument are observable, the instrument is included in level 2. If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

3 Financial risk management (Continued)

(b) Fair value estimation (Continued)

Financial instruments carried at fair value (Continued)

Specific valuation techniques used to value financial instruments include:

- Quoted market prices or dealer quotes for similar instruments.
- The fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves.
- The fair value of forward foreign exchange contracts is determined using forward exchange rates at the balance sheet date, with the resulting value discounted back to present value.
- Other techniques, such as multiple approach, discounted cash flow analysis and option pricing models, are used to determine fair value for the remaining financial instruments.

At 30th September 2025, financial assets at fair value through profit or loss of HK$16,812,375,000 (31st March 2025: HK$15,198,702,000) are measured with valuation techniques using significant unobservable inputs (level 3). It mainly included private equity funds, unquoted direct investments, fixed income fund, venture capital funds and others level 3 investments.

Fair values of the unlisted funds are mainly determined based on the net asset values of the unlisted funds from fund statements, representing the fair values of the funds reported by respective fund administrators. The higher the net assets value of underlying investments and the market index, the higher the fair values of the unlisted fund.

Fair values of unquoted direct investment are determined by the Group using various valuation techniques. Such valuation techniques may consider market multiple of comparable type of investments, original transaction price and take into account relevant developments since the acquisition of the investments and other factor pertinent to the valuation of the investments such as preferential rights of the shares held, market volatility and initial public offering probability, with reference to recent third party transactions of comparable type of instruments and reliable indicative offers from potential buyers. The higher the market multiples and comparable transaction prices, the higher the fair values of unquoted direct investment.

The determination of fair value is subject to the valuation policies and procedures formulated by the Group’s Investment Department and the oversight of senior management committees. These policies and procedures facilitate the exercise of judgement in determining the risk characteristics of various financial instruments, discount rates, estimates of future cash flows and other factors used in the valuation process. Judgement may also be applied in adjusting prices of less readily observable external parameters. The management considers the appropriateness of the valuation model inputs, as well as the valuation result using various valuation methods and techniques generally accepted within the industry.

There is no transfer between level 1, level 2 and 3 during the period.

3 Financial risk management (Continued)

(b) Fair value estimation (Continued)

Financial instruments carried at fair value (Continued)

The following represents the changes in level 3 instruments for the six months ended 30th September 2025:

	Amounts due from joint ventures at fair value through profit or loss HK$'000	Loans receivable at fair value through profit or loss HK$'000	Financial assets at fair value through profit or loss HK$'000
At 1st April 2025	140,447	448,878	15,198,702
Additions	-	237,300	1,687,787
Repayment	(15,622)	(357,359)	-
Disposal	-	-	(61,848)
Return of capital	-	-	(384,573)
Total realised gain recognised in income statement	-	804	54,914
Total unrealised gain recognised in income statement	-	2,078	305,650
Exchange translation differences	-	-	11,743
At 30th September 2025	124,825	331,701	16,812,375
At 1st April 2024	181,354	469,816	15,328,195
Additions	-	7,005	887,398
Repayment	(14,957)	(30,374)	-
Disposal	-	-	(289,089)
Return of capital	-	-	(439,370)
Total realised gain recognised in income statement	-	582	50,948
Total unrealised loss recognised in income statement	-	(5,247)	(259,160)
Exchange translation differences	-	-	(98,714)
At 30th September 2024	166,397	441,782	15,180,208

4 Critical accounting estimates and judgements

The preparation of interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

In preparing this condensed consolidated interim financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31st March 2025.

5 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Executive Directors who make strategic decisions.

Management has determined the operating segments based on these reports and analysed from a business perspective, including subsidiaries, joint ventures and associates:

- Hong Kong properties (including construction services)
- Mainland China and overseas properties
- Financial investment (including investments exempt for equity accounting)
- Corporate, treasury and others

Segment assets consist primarily of property, plant and equipment, investment properties, right-of-use assets, joint ventures, associates, financial assets at fair value through profit or loss, loans and other receivables, amounts due from investee companies, properties for sale, trade and other receivables, deposits and prepayments and cash and bank balances. Other assets comprise mainly prepaid tax and deferred income tax assets.

Segment liabilities comprise operating liabilities. Other liabilities include amounts due to immediate holding company and ultimate holding company, tax payable, bank and other borrowings and deferred income tax liabilities.

Segment results represent profit before income tax and exclude item which is not specifically attributable to individual reportable segments, such as finance income, finance expenses, other finance charges and net exchange difference on financing activities.

The chief operating decision maker consider dividend income and interest income from debt and convertible securities included in "Net gain on financial investments" as "Revenue" under financial investment segment for making strategic decision. Therefore, dividend income of HK$606,339,000 (for the six months ended 30th September 2024: HK$407,363,000) and interest income from debt and convertible securities of HK$29,312,000 (for the six months ended 30th September 2024: HK$45,603,000) are grouped under "Revenue" under financial investment segment for segment results presentation.

Capital expenditure comprises additions to non-current assets other than the financial instruments and deferred income tax assets.

5 Segment reporting (Continued)

The segment results for the six months ended 30th September 2025 are as follows:

	The Company and its subsidiaries		Joint ventures		Associates		Total	
	Revenue HK$'000	Results HK$'000	Share of revenue HK$'000	Share of results HK$'000	Share of revenue HK$'000	Share of results HK$'000	Segment revenue HK$'000	Segment results HK$'000
Hong Kong properties	1,480,341	4,525	305,860	144,225	119,591	(113,905)	1,905,792	34,845
Mainland China properties	459,487	(545,424)	-	-	71,739	36,720	531,226	(508,704)
Overseas properties	283,750	(70,625)	111,158	108,999	-	-	394,908	38,374
Financial investment	623,707	3,324,857	-	-	-	-	623,707	3,324,857
Corporate, treasury and others	-	(180,465)	-	-	-	-	-	(180,465)
	2,847,285	2,532,868	417,018	253,224	191,330	(77,185)	3,455,633	2,708,907

Segment results	2,708,907
Finance expenses, net	(311,362)
Profit before income tax	2,397,545
Income tax credit	16,741
Profit for the period	2,414,286

The segment results for the six months ended 30th September 2024 are as follows:

	The Company and its subsidiaries		Joint ventures		Associates		Total	
	Revenue HK$'000	Results HK$'000	Share of revenue HK$'000	Share of results HK$'000	Share of revenue HK$'000	Share of results HK$'000	Segment revenue HK$'000	Segment results HK$'000
Hong Kong properties	996,943	(145,301)	19,848	(6,331)	154,389	(296,239)	1,171,180	(447,871)
Mainland China properties	530,806	(177,816)	-	-	76,631	(377)	607,437	(178,193)
Overseas properties	292,435	217,696	167,986	19,483	-	-	460,421	237,179
Financial investment	452,966	1,591,788	-	-	-	-	452,966	1,591,788
Corporate, treasury and others	-	(223,335)	-	-	-	-	-	(223,335)
	2,273,150	1,263,032	187,834	13,152	231,020	(296,616)	2,692,004	979,568

Segment results	979,568
Finance expenses, net	(191,592)
Profit before income tax	787,976
Income tax expenses	(104,988)
Profit for the period	682,988

5 Segment reporting (Continued)

The segment assets and liabilities at 30th September 2025 are as follows:

	The Company and its subsidiaries HK$'000	Joint ventures HK$'000	Associates HK$'000	Total assets HK$'000	Total liabilities HK$'000
Hong Kong properties	60,294,642	5,012,515	2,996,408	68,303,565	(5,839,923)
Mainland China properties	21,389,989	-	2,391,734	23,781,723	(1,771,975)
Overseas properties	15,419,359	839,887	-	16,259,246	(430,907)
Financial investment	37,957,963	-	-	37,957,963	(1,141,116)
Corporate, treasury and others	4,970,323	-	-	4,970,323	(515,398)
	140,032,276	5,852,402	5,388,142	151,272,820	(9,699,319)
Deferred income tax assets				978,190	-
Prepaid tax				129,638	-
Bank and other borrowings				-	(27,851,518)
Amount due to immediate holding company				-	(151,362)
Amount due to ultimate holding company				-	(123,676)
Deferred income tax liabilities				-	(3,320,852)
Tax payable				-	(100,453)
Consolidated total assets/(liabilities)				152,380,648	(41,247,180)

5 Segment reporting (Continued)

The segment assets and liabilities at 31st March 2025 are as follows:

	The Company and its subsidiaries HK$'000	Joint ventures HK$'000	Associates HK$'000	Total assets HK$'000	Total liabilities HK$'000
Hong Kong properties	61,019,344	5,007,257	3,123,471	69,150,072	(5,612,956)
Mainland China properties	21,786,711	-	2,321,059	24,107,770	(1,761,848)
Overseas properties	14,514,368	467,913	-	14,982,281	(465,787)
Financial investment	33,606,373	-	-	33,606,373	(943,144)
Corporate, treasury and others	4,803,404	-	-	4,803,404	(340,082)
	135,730,200	5,475,170	5,444,530	146,649,900	(9,123,817)
Deferred income tax assets				912,709	-
Prepaid tax				144,166	-
Bank and other borrowings				-	(26,824,667)
Amount due to immediate holding company				-	(145,606)
Amounts due to ultimate holding company				-	(148,538)
Deferred income tax liabilities				-	(3,378,541)
Tax payable				-	(28,027)
Consolidated total assets/(liabilities)				147,706,775	(39,649,196)

The Group's depreciation and amortisation, additions to non-current assets other than the financial instruments and deferred income tax assets are as follows:

	Depreciation and amortisation For the six months ended 30th September		Additions to non-current assets For the six months ended 30th September	
	2025 HK$'000	2024 HK$'000	2025 HK$'000	2024 HK$'000
Hong Kong properties	41,055	46,456	5,435	55,677
Mainland China properties	2,443	20,713	51,660	120,270
Overseas properties	1,337	298	865,780	187,652
Financial investment	6,366	5,926	11,908	-
Corporate and treasury	6,809	6,354	5,714	144,204
	58,010	79,747	940,497	507,803

5 Segment reporting (Continued)

The following is an analysis of the Group's revenue by geographical areas in which the customer/operations are located, irrespective of the origin of the goods/services:

	For the six months ended 30th September	
	2025	2024
	HK$'000	HK$'000
Hong Kong	2,104,048	1,449,909
Mainland China	459,486	530,806
Overseas	283,751	292,435
	2,847,285	2,273,150

The following is an analysis of the Group's non-current assets other than financial instruments and deferred income tax assets by areas in which the business operations/assets are located.

	As at 30th September 2025	As at 31st March 2025
	HK$'000	HK$'000
Hong Kong	51,705,725	52,356,769
Mainland China	22,927,749	23,181,442
Overseas	15,219,836	14,080,217
	89,853,310	89,618,428

6 Revenue

	For the six months ended 30th September	
	2025	2024
	HK$'000	HK$'000
Recognised at a point in time		
- sale of properties	528,998	167,865
- hotel revenue – food and beverage sales	29,774	56,991
Recognised over time		
- construction revenue	187,543	135,359
- hotel revenue – room rental	72,277	113,972
- property management fee income	249,515	212,765
From other sources		
- gross rental income	1,131,479	1,113,698
- interest income from loans receivable classified as financial assets at fair value through profit or loss	12,048	19,533
	2,211,634	1,820,183

NAN FUNG INTERNATIONAL HOLDINGS LIMITED
(Incorporated in the British Virgin Islands with limited liability)

NOTES TO THE INTERIM FINANCIAL INFORMATION

7 Net gain on financial investments

	For the six months ended 30th September 2025 HK$'000	2024 HK$'000
Dividend income (note (a))	606,339	407,363
Interest income from debt and convertible securities	29,312	45,603
Net gain on financial assets at fair value through profit or loss (note (b))	2,937,293	1,447,394
Net gain/(loss) on derivatives (note (c))	11,950	(150,083)
	3,584,894	1,750,277

Notes:

(a) Amounts mainly include cash distribution and share distribution in kind (of the underlying investment held by the fund) from fund investments during the period.

(b) The amount comprises realised gain of HK$542,261,000 (for the six months ended 30th September 2024: HK$711,774,000) and unrealised gain of HK$2,395,032,000 (for the six months ended 30th September 2024: HK$735,620,000) on financial assets at fair value through profit or loss.

(c) The amount comprises realised gain of HK$206,917,000 (for the six months ended 30th September 2024: HK$103,706,000) and unrealised loss of HK$194,967,000 (for the six months ended 30th September 2024: HK$253,789,000) on derivatives.

8 Other income and gains/(losses), net

	For the six months ended 30th September 2025 HK$'000	2024 HK$'000
Unrealised gain/(loss) on loans receivable at fair value through profit or loss (note 16(b))	2,078	(5,247)
Net gain on disposal of loan receivable at fair value through profit or loss	804	582
Unrealised loss on amount due to non-controlling interest at fair value through profit or loss (note 21(d))	(82,250)	(101,076)
Net loss on disposal of interests in/liquidation of subsidiaries	-	(65,231)
Net gain on disposal of property, plant and equipment	361	1,026
Write-off of property, plant and equipment	(65)	(1,331)
Net loss on disposal of investment properties	(759)	-
Net provision of loss allowances of financial assets (note)	(3,982)	(1,357)
Net exchange (loss)/gain	(3,679)	8,846
Management fee income	11,568	11,948
Ancillary service fee income of leasing	44,158	35,281
Net gain on repurchases of medium term notes	6,990	30,772
Others	24,864	17,735
	88	(68,052)

8 Other income and gains/(losses), net (Continued)

Note:

The amount comprises net provision of loss allowances of trade receivables of HK$3,659,000 (for the six months ended 30th September 2024: net write-back of HK$2,836,000) and net provision for loss allowances of other receivables of HK$323,000 (for the six months ended 30th September 2024: HK$4,193,000).

9 Operating profit

Operating profit is arrived at after charging:

	For the six months ended 30th September	
	2025	2024
	HK$'000	HK$'000
Cost of properties sold	387,930	125,793
Hotel direct costs (note)	54,816	81,316
Outgoings in respect of rental income	367,440	319,502
Depreciation of		
- property, plant and equipment (note 12)	44,435	61,187
- right-of-use assets	13,575	18,560
Staff costs (net of amount capitalised in properties under construction of HK$19,335,000 (for the six months ended 30th September 2024: HK$10,399,000))	587,228	577,092
Marketing and selling expenses	56,324	58,100
Short-term and low-value leases expenses	612	621

Note:

The amount comprised staff cost of HK$31,013,000 (for the six months ended 30th September 2024: HK$40,634,000).

10 Finance expenses, net

	For the six months ended 30th September 2025 HK$'000	2024 HK$'000
Interest income on		
- amounts due from		
- joint ventures	15,680	11,747
- associates	35,102	73,904
- an investee company	560	943
- bank deposits	164,062	303,004
- loans and other receivables	20,281	13,093
- others	319	113
	236,004	402,804
Interest expenses on		
- bank borrowings	(287,394)	(396,492)
- guaranteed notes	(191,779)	(225,670)
- amounts due to related companies and individuals	(12,286)	(5,732)
- amounts due to non-controlling interest	(21,087)	(21,087)
- lease liabilities	(1,520)	(1,637)
- others	(373)	(25)
Total finance costs incurred	(514,439)	(650,643)
Less: amount capitalised to investment properties and properties for sale under development	74,793	116,162
Total finance costs expensed during the period	(439,646)	(534,481)
Interest expenses, net	(203,642)	(131,677)
Other finance charges	(17,524)	(14,441)
Net exchange loss on financing activities	(90,196)	(45,474)
Finance expenses, net	(311,362)	(191,592)

11 Income tax (credit)/expense

Taxes on income in the interim period are accrued using the tax rate that would be applicable to expected total annual earnings. Hong Kong profits tax has been provided at the rate of 16.5% (for the six months ended 30th September 2024: 16.5%) on the estimated assessable profits for the period. Subsidiaries established and operated in the Mainland China are subject to corporate income tax at the rate of 25% (for the six months ended 30th September 2024: 25%). Taxation on overseas profits has been calculated on the estimated assessable profits for the period at the rates of taxation prevailing in the countries in which the Group operates.

Withholding tax is levied on profit distribution or dividend income upon declaration or remittance at the rates of taxation prevailing in the Mainland China and overseas countries.

11 Income tax (credit)/expense (Continued)

The amount of income tax (credited)/charged to the condensed consolidated income statement represents:

	For the six months ended 30th September	
	2025	2024
	HK$'000	HK$'000
Current income tax		
Hong Kong profits tax	78,315	34,734
Mainland China income tax	1,166	9,769
Overseas profits tax	36,142	17,739
Withholding tax	47,775	26,566
Deferred income tax	(180,139)	16,180
	(16,741)	104,988

The Group's share of tax charge of joint ventures and associates for the six months ended 30th September 2025 totalling HK$45,568,000 (for the six months ended 30th September 2024: HK$4,005,000) is included in the condensed consolidated income statement as share of results of joint ventures and associates.

The Group is within the scope of the Organisation for Economic Co-operation and Development Pillar Two model rules ("Pillar Two"). Pillar Two legislation has been enacted in certain jurisdictions where the Group operates, effective from 1st January 2024. Based on the assessment for the period ended 30th September 2025, the Group does not expect to have material Pillar Two exposure (including current tax) arising in these jurisdictions.

For other jurisdictions that the Pillar Two was not effective from the beginning of the financial year, the Group is in process of assessing its exposure when it comes into effect.

The Group applies the exception to recognising and disclosing information about deferred tax assets and liabilities related to Pillar Two income taxes, as provided in the amendments to IAS 12 issued in May 2023.

12 Property, plant and equipment

	2025	2024
	HK$'000	HK$'000
Net book amount:		
At 1st April	1,834,180	2,860,022
Additions	12,259	158,550
Write-off and disposals	(72)	(3,056)
Disposal of subsidiaries	-	(1,072,646)
Charge for the period	(44,435)	(61,187)
Exchange differences	407	(8,140)
At 30th September	1,802,339	1,873,543

13 Investment properties

	2025 HK$'000	2024 HK$'000
At 1st April	80,440,720	81,785,011
Additions and cost adjustments	788,335	444,210
Disposals	(6,101)	-
Disposal of subsidiaries	-	(780,842)
Net change in fair values	(1,240,626)	(504,921)
Transfer to assets classified as held-for-sale	(492,248)	-
Exchange differences	745,451	827,116
At 30th September	80,235,531	81,770,574

The analysis of valuation of the above investment properties at 30th September 2025 and 31st March 2025 are as follows:

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
At external professional valuation	80,235,531	80,440,720

14 Joint ventures

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Share of net assets	4,576,261	4,172,647

Note: The amounts due to joint ventures are unsecured, interest free and repayable on demand.

Amounts due from joint ventures disclosed in note 16 form part of net investments in joint ventures. As at 30th September 2025, amounts due from joint ventures included share of losses of joint ventures of HK$183,681,000 (31st March 2025: HK$152,402,000).

As at 30th September 2025 and 31st March 2025, the Company provided financial guarantee to certain joint ventures (proportionate to the Group's effective interest in the joint ventures) for bank loans related to Hong Kong and overseas property development projects. Those underlying bank loans are secured by other assets of the respective joint ventures, which mainly includes investment properties and cash and bank balances held under the joint ventures.

15 Associates

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Share of net assets	2,822,108	2,750,328

Note: The amounts due to associates are unsecured, interest free and repayable on demand.

Amounts due from associates disclosed in note 16 form part of net investments in associates. As at 30th September 2025, amounts due from associates included share of losses of associates of HK$510,996,000 (31st March 2025: HK$391,167,000).

16 Loans and other receivables

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Loans receivable at amortised cost		
- secured loans	1,655	1,081
- unsecured loans (note (a))	152,119	128,900
Loans receivable at fair value through profit or loss (note (b))	331,701	448,878
Amounts due from joint ventures		
- at amortised cost (note (c))	1,151,316	1,162,076
- at fair value through profit or loss (note (d))	124,825	140,447
Amounts due from associates at amortised cost (note (e))	2,566,033	2,694,201
Amount due from non-controlling interests at amortised cost (note (f))	42,145	42,145
	4,369,794	4,617,728
Less: current portion of		
- loans receivable		
- at amortised cost (note 17)	(35,375)	(12,224)
- at fair value through profit or loss (note 17)	(23,004)	(102,119)
- amounts due from joint ventures (note (c) and note 17)	(309,589)	(258,046)
- amounts due from associates (note 17)	(436,703)	(445,261)
amounts due from non-controlling interests at amortised cost (note (f) and note 17)	(42,145)	(42,145)
	3,522,978	3,757,933

16 Loans and other receivables (Continued)

Notes:

(a) As at 30th September 2025, the balance includes an amount of HK$116,744,000 (31st March 2025: HK$116,676,000) which carries interest at 12% (31st March 2025: 12%) per annum, is repayable in July 2029 and an amount of HK$35,375,000 (31st March 2025: HK12,224,000) which carries interest at 20% (31st March 2025: 20%) per annum and is repayable before June 2026. The balances are denominated in US dollar.

(b) As at 30th September 2025, loans receivable at fair value through profit or loss are interest free for the initial two or three years and subsequently bear interest at variable interest rate. The fair value is calculated based on cash flows discounted using prevailing market rates and the repayment date estimated by the Group. Interest income from the loans receivable at fair value through profit or loss of HK$12,048,000 (for the six months ended 30th September 2024: HK$19,533,000) (note 6) and unrealised gain on loans receivable of HK$2,078,000 (for the six months ended 30th September 2024: unrealised loss of HK$5,247,000) (note 8) are recognised in the condensed consolidated income statement.

(c) As at 30th September 2025, except for HK$664,756,000 (31st March 2025: HK$258,046,000) which is interest free, an amount of HK$133,865,000 (31st March 2025: HK$nil) carries interest at 5.28% (31st March 2025: nil) per annum and an amount of HK$536,376,000 (31st March 2025: HK$536,376,000) carries interest at 2% (31st March 2025: 2%) per annum. The balances are unsecured, repayable on demand and denominated in HK dollar. The balance also includes amounts of share of losses of joint ventures of HK$183,681,000 (31st March 2025: HK$152,402,000).

(d) The fair value of amounts due from joint ventures at fair value through profit or loss is determined based on cash flows discounted using prevailing market rates and the repayment dates estimated by the Group.

The balance includes an amount of HK$57,051,000 (31st March 2025: HK$61,154,000) which carries interest at prevailing market rates and an amount of HK$67,774,000 (31st March 2025: HK$79,293,000) which carries interest at 4.5% (31st March 2025: 2.9% to 2.95%) per annum.

(e) As at 30th September 2025, except for HK$1,317,629,000 (31st March 2025: HK$1,326,368,000) which is interest free, HK$1,759,400,000 (31st March 2025: HK$1,759,000,000) carries interest at fixed rate of 3.78% (31st March 2025: 4.19%) per annum. The balances are unsecured, repayable on demand and denominated in HK dollar. The balance also includes an amount of share of losses of associates of HK$510,996,000 (31st March 2025: HK$391,167,000).

(f) As at 30th September 2025, the balance includes an amount of HK$42,145,000 (31st March 2025: HK$42,145,000) which is unsecured, interest free and repayable on demand.

17 Trade and other receivables, deposits and prepayments

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Trade receivables	637,357	656,796
Less: Provision for loss allowance of trade receivables	(5,148)	(26,352)
Trade receivables, net of provision	632,209	630,444
Other receivables and deposits	1,521,020	1,875,245
Interest receivable	163,702	138,541
Stakeholders' accounts	13,961	14,861
Prepayments	200,161	173,925
Contract cost assets	15,456	15,594
Contract assets	80,388	125,792
Loans receivable at amortised cost (note 16)	35,375	12,224
Loans receivable at fair value through profit or loss (note 16)	23,004	102,119
Amounts due from fellow subsidiary companies (note)	4,565	8,892
Amounts due from joint ventures (note 16)	309,589	258,046
Amounts due from associates (note 16)	436,703	445,261
Amounts due from investee companies (note)	1,088	856
Amounts due from non-controlling interests (note 16)	42,145	42,145
Amounts due from related companies (note)	4,917	4,357
Amounts due from ultimate holding company (note)	8,475	8,308
	3,492,758	3,856,610

Note: The balances are unsecured, interest free and repayment on demand.

18 Assets classified as held-for-sale

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Investment properties (note 13)	492,248	-

As at 30th September 2025, the Group entered into sale and purchase agreements with independent third parties to dispose the residential units held in Hong Kong at total consideration of HK$492 million. As a result, the respective investment properties of HK$492 million are re-classified as assets classified as held-for-sale in the condensed consolidated interim financial information. As at 30th September 2025, HK$49 million was received as deposit.

19 Share capital and perpetual capital securities

Share capital

	Number of shares (Thousands)	Amount HK$'000
Authorised:		
Ordinary shares of 1 US dollar each		
At 31st March 2025 and 30th September 2025	1,000,000,000	1,000,000,000
Issued and fully paid:		
Ordinary shares of 1 US dollar each		
At 31st March 2025 and 30th September 2025	62,743,532	62,743,532

Perpetual capital securities

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
US$500 million issued in 2020	3,886,700	3,886,693

On 10th September 2020, a wholly owned subsidiary of the Group (the "Issuer") issued 5% perpetual capital securities with an aggregate principal of US$500 million for cash. The perpetual capital securities are guaranteed by Company.

These securities are perpetual and the coupon payment can be deferred at the discretion of the Issuer and there is no limit as to the number of times of deferral of coupon payment. When the Company or the Issuer elects to declare dividends to their ordinary shareholders, the Issuer shall make distribution to the holders of perpetual securities at the distribution rates as defined in the subscription agreement.

20 Bank and other borrowings

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Long-term bank borrowings (note (a))		
- secured	4,338,338	3,424,315
- unsecured	13,181,053	11,576,090
Long-term medium term notes (note (b))		
- listed	9,381,121	9,480,602
- unlisted	499,528	499,413
Less: current portion of long-term bank borrowings	(1,206,895)	(302,336)
	26,193,145	24,678,084
Current portion of long-term bank borrowings (note (a))		
- secured	1,206,895	302,336
Other short-term bank borrowings (note (a))		
- secured	140,092	169,180
- unsecured	311,386	1,675,067
	1,658,373	2,146,583
Total bank and other borrowings	27,851,518	26,824,667

As at 30th September 2025 and 31st March 2025, the Group's bank and other borrowings are repayable as follows:

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Within one year	1,658,373	2,146,583
Between one and two years	3,697,430	4,476,459
Between two and three years	11,083,855	11,459,815
Between three and four years	1,023,801	3,402,713
Between four and five years	9,718,087	1,047,372
Over five years	669,972	4,291,725
	27,851,518	26,824,667

20 Bank and other borrowings (Continued)

Notes:

(a) These bank borrowings are secured by property, plant and equipment, investment properties, right-of-use assets and financial assets at fair value through profit or loss (note 25).

The effective interest rate based on the prevailing market rates on the bank borrowings as at 30th September 2025 is 3.30% (31st March 2025: 4.26%) per annum.

(b) Nan Fung Treasury Limited, a subsidiary of the Group has established a Medium Term Note Programme ("MTN"). The aggregate principal amount of US$3 billion. As at 30th September 2025 and 31st March 2025, the Group has drawdown of HK$500 million (31st March 2025: HK$500 million) which is unlisted and US$1,212.72 million (31st March 2025: US$1,227.35 million) which is listed on Singapore Exchange Securities Trading Limited. The details of the drawdown are as follows:

Issue dates	Principal loan drawdown amounts	Maturity date	Interest yield per annum	Interests in arrear
13th September 2017	HK$500 million	13th September 2027	3.65%	Quarterly
3rd October 2017	US$348.84 million	3rd October 2027	3.875%	Semi-annually
5th September 2018	US$414.33 million (note 1)	5th September 2028	5%	Semi-annually
27th August 2020	US$449.55 million (note 2)	27th August 2030	3.625%	Semi-annually

The MTN is guaranteed unconditionally and irrevocably by the Company. As at 30th September 2025, the fair values of the MTN are HK$9,639,603,000 (31st March 2025: HK$9,583,066,000). Of which, US$1,175,579,000 equivalent to HK$9,149,413,000 (31st March 2025: US$1,169,947,000 equivalent to HK$9,100,316,000) is within level 1 of fair value hierarchy and the remaining HK$490,190,000 (31st March 2025: HK$482,750,000) is within level 2 of fair value hierarchy which is estimated using other comparable prices observed in the market. Total remaining capacity of the MTN amounted to US$1,723,035,000 (31st March 2025: US$1,708,360,000).

Notes:

(1) During the period ended 30th September 2025, the Group repurchased US$6.4 million MTN from third party and subsequently cancelled, resulting in a decrease in drawdown balance from US$420.73 million to US$414.33 million.

(2) During the period ended 30th September 2025, the Group repurchased US$8.23 million MTN from third party and subsequently cancelled, resulting in a decrease in drawdown balance from US$457.78 million to US$449.55 million.

(c) As at 30th September 2025, the Group had HK$19,794,802,000 (31st March 2025: HK$16,087,458,000) undrawn banking facilities.

21 Trade and other payables, deposits and accruals

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Trade and other payables and accruals	1,153,979	1,133,587
Accruals for construction work	1,555,236	1,578,915
Rental and other deposits received	805,434	747,336
Deferred income	5,957	7,986
Amounts due to joint ventures (note 14)	1,658,760	1,435,310
Amounts due to associates (note 15)	19	19
Amounts due to investee companies (note (a))	9,118	9,118
Amounts due to related companies and individuals (note (b))	656,726	602,072
Amounts due to immediate holding company (note (a))	151,362	145,606
Amounts due to ultimate holding company (note (a))	123,676	148,538
Amounts due to non-controlling interests at amortised cost (note (c))	2,600,124	2,601,093
Amounts due to non-controlling interests at fair value through profit or loss (note (d))	686,018	575,846
	9,406,409	8,985,426

Notes:

(a) Amounts due to investee companies, immediate holding company and ultimate holding company are unsecured, interest free and repayable on demand.

(b) As at 30th September 2025, the balance includes an amount of HK$5,017,000 (31st March 2025: HK$5,017,000) bear interest at 1% (31st March 2025: 1%) per annum and an amount of HK$550,420,000 (31st March 2025: HK$550,420,000) bears interest at 4.5% and remaining balances are interest free. The balances are unsecured and repayable on demand. The balances are denominated in HK dollar.

(c) As at 30th September 2025, amounts due to non-controlling interests of HK$839,153,000 (31st March 2025: HK$839,153,000) bear interest at 5% (31st March 2025: 5%). The remaining balance is interest free. The balances are unsecured and repayable on demand.

(d) The amounts due to non-controlling interests at fair value through profit or loss represented redeemable preference shares with a par value of US$0.01 per share. The amount is redeemable at the net asset value of a subsidiary of the Group at any time by the holder. The fair value is estimated based on the net asset value of the subsidiary.

NAN FUNG INTERNATIONAL HOLDINGS LIMITED
(Incorporated in the British Virgin Islands with limited liability)

NOTES TO THE INTERIM FINANCIAL INFORMATION

22 Notes to condensed consolidated statement of cash flows

(a) Reconciliation of profit before income tax to net cash (used in)/generated from operations:

	For the six months ended 30th September 2025 HK$'000	2024 HK$'000
Profit before income tax	2,397,545	787,976
Depreciation of property, plant and equipment	44,435	61,187
Amortisation of right-of-use assets	13,575	18,560
Net change in fair values of investment properties	1,240,626	504,921
Net (gain)/loss on disposal of property, plant and equipment	(361)	305
Write-off of property, plant and equipment	65	1,331
Net loss on disposal of investment properties	759	-
Net loss on disposal of interests in/liquidation of subsidiaries	-	65,231
Unrealised gain on financial assets at fair value through profit or loss and derivatives	(2,200,065)	(481,831)
Net (gain)/loss on loans receivable at fair value through profit or loss	(2,882)	4,665
Unrealised loss on amount due to non-controlling interest at fair value through profit or loss	82,250	101,076
Net provision of loss allowances of financial assets	3,982	1,357
Finance expenses, net	311,362	191,592
Share of results of joint ventures	(253,224)	(13,152)
Share of results of associates	77,185	296,616
Net cash generated from operating profit before working capital changes	1,715,252	1,539,834
Decrease/(increase) in:		
Properties for sale	240,117	81,340
Trade and other receivables, deposits and prepayments	368,458	169,061
Financial assets at fair value through profit or loss	(2,724,327)	(1,112,196)
Increase/(decrease) in:		
Trade and other payables, deposits and accruals	55,210	124,972
Contract liabilities	(15,557)	4,761
Financial liabilities at fair value through profit or loss	145,980	130,334
Net cash (used in)/generated from operations	(214,867)	938,106

22 Notes to condensed consolidated statement of cash flows (Continued)

(b) Disposal of interests in subsidiaries

(i) Disposal of Capita Enterprises Limited ("Capita")

On 13th June 2024, the Group entered into a sale and purchase agreement with a 50% joint venture of the Group for sale of entire interests in a wholly owned subsidiary, Capita Enterprises Limited, and its subsidiary, which holds an investment property in Hong Kong at consideration of HK$510,145,000, settled through amounts due from joint ventures. The disposal was completed on the same day. Since the consideration was the same as the net assets disposed of as of the completion date, no gain or loss on disposal was recognised. Details of the disposal are as follows:

	HK$'000
Net assets disposed of:	
Investment properties	510,000
Cash and cash equivalents	226
Trade and other payables	(81)
Net assets disposed of	510,145
Net cash outflow on disposal of interests in subsidiaries:	
Cash and cash equivalents disposed of	(226)
	(226)

22 Notes to condensed consolidated statement of cash flows (Continued)

(b) Disposal of interests in subsidiaries (Continued)

(ii) Disposal of 廣州市展豐房地產開發有限公司 (“廣州市展豐”)

On 3rd July 2024, the Group entered into a sale and purchase agreement with an independent third party for sale of entire interests in a wholly owned subsidiary, 廣州市展豐房地產開發有限公司, and its subsidiary, which holds an investment property and a hotel property in Mainland China at consideration of RMB1,425 million (equivalent to HK$1,538 million). The Group had to settle the bank borrowings as at the completion date according to the sale and purchase agreement. The disposal was completed on 25th July 2024. Details of the disposal are as follows:

	HK$'000
Net assets disposed of:	
Property, plant and equipment	1,072,646
Right-of-use assets	364,787
Investment properties	270,842
Trade and other receivables	21,300
Cash and cash equivalents	51,272
Trade and other payables	(74,611)
Bank borrowings	(402,351)
Deferred income tax liabilities	(9,626)
Net assets disposed of	1,294,259
Net loss on disposal of interests in subsidiaries:	
Total consideration	1,538,100
Bank borrowings borne by the Group	(402,351)
Net assets disposed of	(1,294,259)
Release of exchange reserves	93,279
	(65,231)
Net cash inflow on disposal of interests in subsidiaries:	
Total consideration	1,538,100
Bank borrowings borne by the Group	(402,351)
Consideration receivable	(133,867)
Cash consideration received during the year	1,001,882
Cash and cash equivalents disposed of	(51,272)
	950,610

23 Commitments

Other than those disclosed elsewhere in the condensed consolidated interim financial information, the Group has significant capital commitments as follows:

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Contracted but not provided for		
Investment properties (note (i))	685,323	1,324,635
Other investments (note (ii))	3,480,735	3,087,009
	4,166,058	4,411,644
Capital contribution to Joint ventures (note (iii))	167,529	169,694
	4,333,587	4,581,338

(i) As at 30th September 2025 and 31st March 2025, the Group has capital commitments for investment properties under development and completed investment properties.

(ii) As at 30th September 2025 and 31st March 2025, the Group has uncalled capital commitments to invest in the funds and direct investments. The commitments are subject to certain conditions described in the contracts.

(iii) As at 30th September 2025, the Group has an outstanding commitment to contribute capital of US$nil (31st March 2025: US$87,000) and HK$167,529,000 (31st March 2025: HK$169,020,000) to joint ventures for jointly developing residential, manufacturing and office properties and parking lot located in New York and Hong Kong.

The aggregate lease payments under short-term leases and low-value leases are as follows:

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Third parties		
- not later than one year	360	453
- later than one year and not later than five years	18	149
	378	602

24 Future operating lease receivables

At 30th September 2025 and 31st March 2025, the Group had future aggregate minimum lease receivables under non-cancellable operating leases in respect of the Group's investment properties and properties for sale as follows:

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Within one year	1,957,301	1,875,025
Between one and two years	1,538,890	1,438,666
Between two and three years	1,178,543	1,042,401
Between three to four years	919,120	846,965
Between four to five years	636,088	636,253
Later than five years	912,928	719,438
	7,142,870	6,558,748

25 Pledge of assets

At 30th September 2025 and 31st March 2025, the Group had pledged certain assets to secure borrowings of the Group. Their carrying values were as follows:

	As at 30th September 2025 HK$'000	As at 31st March 2025 HK$'000
Investment properties	15,755,138	17,374,759
Financial assets at fair value through profit or loss	448,677	250,764
	16,203,815	17,625,523

26 Significant related party transactions

Other than those disclosed elsewhere in the interim financial information, significant related party transactions which were carried out in the normal course of the Group's business during the period were as follows:

	For the six months ended 30th September	
	2025	2024
	HK$'000	HK$'000
Income:		
From related companies which are held by a close family member of directors of the Company		
- construction revenue (note (a))	191,936	110,846
- rental income (note (b))	-	13,549
Key management compensation	76,801	75,315

Notes:

(a) Construction revenue from a related company for construction service provided. The terms were determined by and agreed between both parties.

(b) Rental income from related companies for premises rented to related companies. The terms were determined by and agreed between both parties.