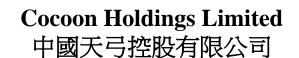
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(the "Company") (Incorporated in the Cayman Islands with limited liability and continued in Bermuda with limited liability) (Stock Code: 428)

NET ASSET VALUE

As at 31 January 2025, the unaudited consolidated net asset value per share of the Company was approximately:

HK\$1.25

The calculation of the unaudited consolidated net asset value per share is based on 89,269,814 shares of the Company in issue as at 31 January 2025.

Hong Kong, 15 February, 2025

As at the date hereof, the Board of directors of the Company comprises two executive directors, namely Mr. Chau Wai Hing and Mr. Wu Ming Gai; and three independent non-executive directors, namely Ms. Leung Yin Ting, Mr. Wong Sze Lok and Ms. Lin Hsiu Mei.