

# INTERIM REPORT 2025



大唐西市  
DA TANG XI SHI

**DTXS SILK ROAD INVESTMENT HOLDINGS  
COMPANY LIMITED**

**大唐西市絲路投資控股有限公司**

(Incorporated in Bermuda with limited liability)

(Stock Code: 620)





# Contents

Corporate Information	2
Management Discussion and Analysis	3
Other Information	7
Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	14
Condensed Consolidated Statement of Financial Position	16
Condensed Consolidated Statement of Changes in Equity	18
Condensed Consolidated Statement of Cash Flows	19
Notes to Condensed Interim Financial Information	20

# Corporate Information

## BOARD OF DIRECTORS

### Executive Directors

Mr. Lu Jianzhong (*Chairman*)  
Mr. Yang Xingwen  
Mr. Huang Dahai  
Mr. Wong Kwok Tung Gordon Allan  
(*Co-Chief Executive Officer*)  
Mr. Lin Xiaoling (*appointed on 8 August 2025*)

### Independent Non-executive Directors

Mr. Choi Victor Wang Tao  
(*appointed on 6 June 2025*)  
Ms. Hau Amy Wing Gee  
Mr. Dai Zhijie (*appointed on 8 August 2025*)  
Mr. Kwok Chi Shing  
(*tenure expired on 6 June 2025*)  
Prof. Wang Guiguo (*resigned on 31 May 2025*)

## AUDIT COMMITTEE

Mr. Choi Victor Wang Tao (*Chairman*)  
(*appointed on 6 June 2025*)  
Ms. Hau Amy Wing Gee  
Mr. Dai Zhijie (*appointed on 8 August 2025*)  
Mr. Kwok Chi Shing (*Chairman*)  
(*tenure expired on 6 June 2025*)  
Prof. Wang Guiguo (*resigned on 31 May 2025*)

## NOMINATION COMMITTEE

Mr. Lu Jianzhong (*Chairman*)  
Ms. Hau Amy Wing Gee  
Mr. Choi Victor Wang Tao (*Chairman*)  
(*appointed on 6 June 2025*)  
Mr. Kwok Chi Shing  
(*tenure expired on 6 June 2025*)

## REMUNERATION COMMITTEE

Mr. Choi Victor Wang Tao (*Chairman*)  
(*appointed on 6 June 2025*)  
Prof. Wang Guiguo (*Chairman*)  
(*resigned on 31 May 2025*)  
Mr. Huang Dahai  
Mr. Kwok Chi Shing  
(*tenure expired on 6 June 2025*)  
Mr. Dai Zhijie (*appointed on 8 August 2025*)

## INVESTMENT COMMITTEE

Mr. Huang Dahai (*Chairman*)  
Mr. Yang Xingwen  
Mr. Wong Kwok Tung Gordon Allan

## COMPANY SECRETARY

Mr. Wong Hong Tak Hagan

## REGISTERED OFFICE

Crawford House  
4th Floor  
50 Cedar Avenue  
Hamilton HM11  
Bermuda

## HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 2507, 25/F,  
Bank of America Tower,  
12 Harcourt Road,  
Central, Hong Kong

## PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN BERMUDA

Ocorian Management (Bermuda) Limited  
Victoria Place, 5th Floor, 31 Victoria Street  
Hamilton HM 10  
Bermuda

## BRANCH SHARE REGISTRAR AND TRANSFER OFFICE IN HONG KONG

Tricor Investor Services Limited  
17/F, Far East Finance Centre  
16 Harcourt Road  
Hong Kong

## AUDITOR

Forvis Mazars CPA Limited

## LEGAL ADVISERS

Jeffrey Mak Law Firm  
Anchorite and Sage Law Office (Xian)

## PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited  
Bank of Communications Co., Ltd.  
Hong Kong Branch  
China Construction Bank Hong Kong Branch  
CMB Wing Lung Bank Limited

## WEBSITE

[www.dtxs.com](http://www.dtxs.com)

## STOCK CODE

620

# Management Discussion and Analysis

## FINANCIAL AND BUSINESS REVIEW, AND PROSPECT

DTXS Silk Road Investment Holdings Company Limited (the “Company”) and its subsidiaries (the “Group”) recorded revenue of approximately HK\$15.1 million (30 June 2024: HK\$25.9 million) for the six months ended 30 June 2025. Loss for the period was approximately HK\$10.4 million (Loss for the period ended 30 June 2024: HK\$15.4 million).

### Arts and Cultural Division

This division, comprising the auction business and Art Central Business District business (“ACBD Business”), contributed a segment revenue of approximately HK\$14.7 million (30 June 2024: HK\$20.4 million) and a segment profit before tax of approximately HK\$15.0 million (30 June 2024: segment profit before tax of HK\$14.9 million) for the six months ended 30 June 2025.

#### Auction Business

During the period, due to the current uncertain PRC economy, the arts and antique market is greatly affected. The Company has not held any large scale auction. Instead, the Company has made certain adjustments to the operation of this business unit. The management will continue monitoring the market condition and sentiment on the arts and antique market. Once there is sign on recovery, we will resume hosting large scale auction.

#### ACBD Business

The Company has established an ACBD center in Xi’an. The main business functions of the center is to provide a venue with integrated functions such as storage, exhibition, auction, promotion and trading of arts and collections. The center aims to create a strong network with other art and culture partners for hosting events and building relationship. Also, the center is expected to create a synergy effect with the operations of Silk Road International Culture Center.

#### Winery Division

This division contributed a segment revenue of approximately HK\$0.4 million (30 June 2024: HK\$1.9 million) and with a segment loss before tax of approximately HK\$0.2 million (segment profit before tax for the period ended 30 June 2024: HK\$0.7 million) for the six months ended 30 June 2025.





# Management Discussion and Analysis

## Property Development Division

This division contributed no segment revenue (30 June 2024: HK\$3.5 million) and a segment loss before tax of approximately HK\$18.9 million (segment loss before tax for the period ended 30 June 2024: HK\$25.9 million) for the period ended 30 June 2025. The decrease in segment loss before tax was mainly attributable to the costs saving measurements applied.

The properties are located in Da Tang West Market, Lianhu District in Xi'an City (the "Da Tang West Market"), the People's Republic of China (the "PRC"). Based on the current business plan, the properties have been planned to develop into the Silk Road International Culture Center with comprehensive cultural artworks operations, cultural artwork financing and Silk Road international cultural entertainment complex. The Silk Road International Culture Center is designed with three major features, namely (i) the headquarter of Silk Road Chamber of International Commerce; (ii) Artwork Central Business District; and (iii) the European section of Silk Road Culture Street. Silk Road International Culture Center comprises three office buildings, a shopping mall and a five-star hotel. The three office buildings are estimated to have an aggregate gross floor area of approximately 260,000 square meters.

Tower B and Tower C were completed and sold in 2022. The Group has been actively developing Tower A. The presale certificate for Tower A was obtained in 2023, and several potential buyers have already indicated their interests in the property. The Group has been actively preselling Tower A, yet no definite contract has been entered into. As at 30 June 2025, the Group had completed the structural work up to the 24th floor (as at 31 December 2024: 19th floor) of Tower A. It is expected Tower A will be completed during 2026.

During the period ended 30 June 2025, the properties under development has not yet completed. Therefore, revenue and related costs are not recognized during the period.

## OUTLOOK

The economic recovery in the PRC is underway and is still facing certain uncertainties in the short term, in particular, the traditional Chinese economy remains under huge pressure. However, we believe the fundamentals of China economy remain strong. The Chinese government is making huge efforts to improve the situation. We believe there will be a rebound and recovery of the arts and cultural market soon. The management will seek to add value to the properties through consolidation of resources, strategic repositioning and repackaging, and enhanced marketing efforts in collaboration with third party(ies).

# Management Discussion and Analysis

## LIQUIDITY AND FINANCIAL RESOURCES

During the period, the Group's operations were mainly financed by internal resources.

As at 30 June 2025, the Group's total bank balances and cash amounted to approximately HK\$8.7 million, representing a decrease of approximately HK\$7.5 million as compared with the bank balances and cash of approximately HK\$16.2 million as at 31 December 2024. The decrease was mainly attributable to the cash resources consumed in the daily operation during the period.

As at 30 June 2025, the Group had outstanding secured borrowings of approximately HK\$1,434.3 million (31 December 2024: HK\$1,392.1 million) and are repayable within one year to three years (31 December 2024: within one year to three years).

## GEARING

The Group monitors capital using a gearing ratio, which is net debt divided by the equity attributable to equity holders of the Company. Net debt includes total borrowings less cash and cash equivalents. The gearing ratio of the Group was approximately 167.5% as at 30 June 2025 (31 December 2024: 161.2%).

## FOREIGN EXCHANGE EXPOSURE

The Group's assets and liabilities are mainly denominated in Hong Kong Dollars and RMB, representing the functional currency of respective group companies. Income and expenses derived from the operations in the PRC are mainly denominated in RMB.

For the purposes of presenting condensed interim financial information, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong Dollars) using exchange rates prevailing at 30 June 2025. Income and expense items are translated at the average exchange rates for the period ended 30 June 2025. Exchange gain on translation of foreign operations of approximately HK\$10.3 million (for the six months period ended 30 June 2024: Exchange loss of HK\$8.8 million) for the six months ended 30 June 2025 are recognised in other comprehensive income and accumulated in equity under the heading of "Exchange differences on translation of foreign operations".



# Management Discussion and Analysis

## **HUMAN RESOURCES**

As at 30 June 2025, other than outsourcing vendors but including contract workers, the Group has approximately 93 employees (31 December 2024: 93) in Hong Kong and the PRC. The Group encourages high productivity and remunerates its employees based on their qualification, work experiences, prevailing market prices and contribution to the Group. Incentives in the form of bonuses and share options may also be offered to eligible employees based on individual performance.

## **CONTINGENT LIABILITIES AND FINANCIAL GUARANTEES**

As at 30 June 2025, the Group had contingent liabilities in respect of guarantees to banks in respect of loans provided by the banks to the customers from Property Development division and to a related party in the aggregate amount of approximately HK\$353.8 million (31 December 2024: HK\$343.2 million).

## **HEDGING, ACQUISITION AND DISPOSAL AND SIGNIFICANT INVESTMENTS**

The Group did not (i) employ any financial instruments for hedging purposes; (ii) undertake any material acquisitions or disposals of assets, business or subsidiaries; or (iii) make any significant investments during the period under review.

## **CAPITAL COMMITMENT**

At 30 June 2025, the Group has capital commitments amounted to approximately HK\$578.5 million (31 December 2024: HK\$627.6 million).

## **INTERIM DIVIDEND**

The board of directors (the “Board”) does not recommend payment of an interim dividend for the six months ended 30 June 2025 (30 June 2024: Nil).

## DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 June 2025, the interests and short positions of the directors and chief executive(s) of the Company or any of their associates in the shares, underlying shares or debentures of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")), which were required (i) to be notified to the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions in which they were taken or deemed to have under such provisions of the SFO); or (ii) to be recorded into the register kept by the Company pursuant to section 352 of the SFO; or (iii) to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix C3 of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"), were as follows:

### (a) Interests in shares and underlying shares of the Company

Name of director	Number of ordinary shares of HK\$0.50 each and nature of interests			Number of share options <sup>(4)</sup>		Approximate percentage of shareholding <sup>(5)</sup>
	Personal interests	Corporate interests	Number of underlying shares held	Personal interests	Total interests	
Directors						
Mr. Lu Jianzhong	4,996,000	383,473,032 <sup>(1) (2)</sup>	111,187,538 <sup>(3)</sup>	3,500,000	503,156,570	75.38%
Mr. Yang Xingwen	—	—	—	2,500,000	2,500,000	0.37%
Mr. Wong Kwok Tung						
Gordon Allan	—	—	—	2,500,000	2,500,000	0.37%

Note:

- 383,473,032 shares were held by Da Tang Xi Shi International Holdings Limited ("DTXS International Holdings"). DTXS International Holdings was wholly-owned by Da Tang Xi Shi International Group Limited, which was wholly-owned by Da Tang Xi Shi Investments Group Limited\* (大唐西市文化產業投資集團有限公司) ("DTXS Investments"). Mr. Lu Jianzhong, being the controlling shareholder of DTXS Investments, was interested in approximately 50.60% of the issued registered capital of DTXS Investments. As such, Mr. Lu Jianzhong was deemed to be interested in 383,473,032 shares.

\* For identification purpose only



## Other Information

2. 339,616,000 shares held by DTXS International Holdings were pledged in favour of the third party lenders as security.
3. 111,187,538 underlying shares represent the number of option shares that may be sold by Ion Tech Limited ("Ion Tech") as grantee to DTXS International Holdings as grantor pursuant to the exercise of the put option or the triggered put option (as the case may be) pursuant to the put option deed dated 16 July 2019 (the "Put Option Deed").
4. Particulars of share options of the Company are set out in the following section headed "Share Option Scheme".
5. The total number of issued shares of the Company was 667,525,230 as at 30 June 2025.

### (b) Interests in shares of DTXS Investments, an associated corporation of the Company

Name of director	Number of shares	Approximate percentage of issued registered capital of DTXS Investments
Mr. Lu Jianzhong	110,000,000	50.60%
Mr. Yang Xingwen	30,000,000	13.80%

Save as disclosed above, as at 30 June 2025, none of the directors and chief executive(s) of the Company and any of their associates had or was deemed to have any interests or short positions in any shares, underlying shares or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO), which had been recorded in the register required to be kept by the Company pursuant to section 352 of the SFO, or which had been notified to the Company and the Stock Exchange pursuant to the Model Code.

## Other Information

### SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 June 2025, the persons or corporations (not being a director or chief executive(s) of the Company) who had an interests or short positions in the shares and underlying shares of the Company which would fall to be disclosed to the Company under Divisions 2 and 3 of Part XV of the SFO as recorded in the register required to be kept by the Company under section 336 of the SFO, were as follows:

Name of shareholder	Nature of interests/capacity	Number of ordinary shares of HK\$0.50 each <sup>(1)</sup>	Approximate percentage of shareholding <sup>(14)</sup>
DTXS International Holdings <sup>(2)</sup>	Beneficial owner	494,660,570 (L) <sup>(12, 13)</sup>	74.10%
Da Tang Xi Shi International Group Limited <sup>(2)</sup>	Interests in controlled corporation	494,660,570 (L) <sup>(12, 13)</sup>	74.10%
DTXS Investments <sup>(2)</sup>	Interests in controlled corporation	494,660,570 (L) <sup>(12, 13)</sup>	74.10%
Ms. Zhu Ronghua <sup>(3)</sup>	Interests of spouse	503,156,570 (L)	75.38%
Ion Tech	Beneficial owner	111,187,538 (L)	16.66%
		111,187,538 (S) <sup>(11)</sup>	
Citiplus Investment Limited <sup>(4)</sup>	Interests in controlled corporation	111,187,538 (L)	16.66%
		111,187,538 (S) <sup>(11)</sup>	
New World Development Company Limited <sup>(5)</sup>	Interests in controlled corporation	111,187,538 (L)	16.66%
		111,187,538 (S) <sup>(11)</sup>	
Chow Tai Fook Enterprises Limited <sup>(6)</sup>	Interests in controlled corporation	111,187,538 (L)	16.66%
		111,187,538 (S) <sup>(11)</sup>	
Chow Tai Fook (Holding) Limited <sup>(7)</sup>	Interests in controlled corporation	111,187,538 (L)	16.66%
		111,187,538 (S) <sup>(11)</sup>	
Chow Tai Fook Capital Limited <sup>(8)</sup>	Interests in controlled corporation	111,187,538 (L)	16.66%
		111,187,538 (S) <sup>(11)</sup>	
Cheng Yu Tung Family (Holdings II) Limited <sup>(9)</sup>	Interests in controlled corporation	111,187,538 (L)	16.66%
		111,187,538 (S) <sup>(11)</sup>	
Cheng Yu Tung Family (Holdings) Limited <sup>(10)</sup>	Interests in controlled corporation	111,187,538 (L)	16.66%
		111,187,538 (S) <sup>(11)</sup>	



# Other Information

## Notes:

1. The letters “L” and “S” denote a long positions and a short positions in the shares respectively.
2. DTXS International Holdings was wholly-owned by Da Tang Xi Shi International Group Limited, which was wholly-owned by DTXS Investments, which was owned as to approximately 50.60% by Mr. Lu Jianzhong and approximately 13.80% by Mr. Yang Xingwen.
3. Ms. Zhu Ronghua was deemed to be interested in 503,156,570 shares through the interests held by her spouse, Mr. Lu Jianzhong.
4. Citiplus Investment Limited (“Citiplus”) held 100% direct interest in Ion Tech and was accordingly deemed to have an interest in the shares held by Ion Tech.
5. New World Development Company Limited (“NWD”) held 100% direct interest in Citiplus and was accordingly deemed to have an interest in the shares deemed to be interested by Citiplus.
6. Chow Tai Fook Enterprises Limited (“CTFE”), together with its subsidiaries, held more than one third of the issued shares of NWD and was accordingly deemed to have an interest in the shares deemed to be interested by NWD.
7. Chow Tai Fook (Holding) Limited (“CTFH”) held 100% direct interest in CTFE and was accordingly deemed to have an interest in the shares deemed to be interested by CTFE.
8. Chow Tai Fook Capital Limited (“CTFC”) held approximately 81.03% direct interest in CTFH and was accordingly deemed to have an interest in the shares deemed to be interested by CTFC.
9. Cheng Yu Tung Family (Holdings II) Limited held approximately 46.65% direct interest in CTFC and was accordingly deemed to have an interest in the shares deemed to be interested by CTFC.
10. Cheng Yu Tung Family (Holdings) Limited held approximately 48.98% direct interest in CTFC and was accordingly deemed to have an interest in the shares deemed to be interested by CTFC.
11. Ion Tech entered into the subscription agreement dated 16 July 2019 to conditionally subscribe for 111,187,538 shares, and in connection therewith, DTXS International Holdings conditionally granted a put option to Ion Tech to require DTXS International Holdings to purchase all or part of the option shares pursuant to the Put Option Deed.
12. Comprises 383,473,032 shares held by DTXS International Holdings and 111,187,538 underlying shares representing the number of option shares that may be sold by Ion Tech to DTXS International Holdings pursuant to the exercise of the put option or the triggered put option (as the case may be) pursuant to the Put Option Deed.
13. 339,616,000 shares held by DTXS International Holdings were pledged in favour of the third party lenders as security.
14. The total number of issued shares of the Company was 667,525,230 as at 30 June 2025.



## Other Information

Save as disclosed above, as at 30 June 2025, the directors of the Company were not aware of any other person or corporation having an interests or short positions in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company pursuant to section 336 of the SFO.

### SHARE OPTION SCHEME

The following table sets out the movements of the number of share options granted under the share option scheme adopted by the shareholders of the Company on 6 December 2012 (the “2012 Scheme”) during the six months ended 30 June 2025 and the outstanding share options at the beginning and end of the period:

Eligible participants	Date of grant	Exercise price per share (HK\$)	Exercise period	Number of share options				
				At 1 January 2025	Granted during the period	Exercised during the period	Cancelled/ Lapsed during the period	At 30 June 2025
(a) Directors								
Mr. Lu Jianzhong	28/01/2016	3.000	28/01/2017 to 27/01/2026	3,500,000	—	—	—	3,500,000
Mr. Yang Xingwen	28/01/2016	3.000	28/01/2017 to 27/01/2026	2,500,000	—	—	—	2,500,000
Mr. Wong Kwok Tung Gordon Allan	28/01/2016	3.000	28/01/2017 to 27/01/2026	2,500,000	—	—	—	2,500,000
Sub-total				8,500,000	—	—	—	8,500,000
(b) Employees in aggregate	28/01/2016	3.000	28/01/2017 to 27/01/2026	1,500,000	—	—	—	1,500,000
Total				10,000,000	—	—	—	10,000,000

# Other Information

Note:

1. Share options granted under the 2012 Scheme on 28 January 2016 shall vest in the grantees in accordance with the timetable below for this purpose, the date or each such date on which the share options are to vest and the consideration paid by each grantee for each grant of options was HK\$1.00:

Vesting date	Percentage of share options to vest
First anniversary of the date of grant	40% of the total number of share options granted
Second anniversary of the date of grant	30% of the total number of share options granted
Third anniversary of the date of grant	30% of the total number of share options granted

## PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

During the six months ended 30 June 2025, the Company and its subsidiaries had not purchased, sold or redeemed any of the listed securities of the Company.

## REVIEW OF INTERIM RESULTS

The Company's unaudited interim results for the six months ended 30 June 2025 have not been reviewed by external auditor, but have been reviewed by the audit committee of the Company.

## SUBSEQUENT EVENTS

On 8 July 2025, the Company and a placing agent entered into a placing agreement in relation to the placing of 66,752,523 shares at a price of HK\$0.5 per share. 30,000,000 and 36,700,000 shares have been placed at a price of HK\$0.5 per share on 1 August 2025 and 6 August 2025, respectively. The Company received net proceeds of approximately HK\$32.0 million.

On 8 August 2025, the Company and a placing agent entered into a placing agreement in relation to the placing of 66,800,000 shares at a price of HK\$0.6 per share. The share placement is still in progress as at the date of this report.

## Other Information

### CORPORATE GOVERNANCE

Upon the resignation of Prof. Wang Guiguo with effect from 1 June 2025 as an Independent Non-executive Director of the Company, the Company was not in compliance with (i) Rule 3.10(1) of the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”), which stipulates that the Board must include at least three independent non-executive directors; (ii) Rule 3.21 of the Listing Rules, which stipulates that the audit committee must comprise a minimum of three members; and (iii) Rule 3.25 of the Listing Rules, which stipulates that the remuneration committee chaired by an independent non-executive director and comprising a majority of independent non-executive directors.

Following the appointments of Mr. Dai Zhijie as an independent non-executive Director, with effect from 8 August 2025, the Company is in compliance with aforementioned Listing Rules since 8 August 2025.

Save as disclosed above, throughout the period under review, the Company has complied with the code provisions (the “Code”) of the Corporate Governance Code as set out in Part 2 of Appendix C1 of the Listing Rules.

### MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as its own code of conduct regarding securities transactions by the directors and senior management of the Company. Having made specific enquiries to all the directors, who confirmed their compliance with the required standards as set out in the Model Code during the six months ended 30 June 2025.

Senior management who, because of their offices in the Company, are likely to be in possession of inside information in relation to the Company’s securities, have also been represented to comply with the provision of the Model Code when dealing in the securities of the Company.

By order of the Board

**Lu Jianzhong**

*Chairman*

Hong Kong, 31 August 2025



# Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 June 2025

		Six months ended 30 June	
		2025	2024
	Notes	HK\$'000	HK\$'000
		(Unaudited)	(Unaudited)
REVENUE			
Revenue from contracts with customers	4	454	5,463
Interest income from advances to consignors	4	14,687	19,200
Gross rental income	4	–	1,222
		15,141	25,885
Other income	5	6,352	5,600
Cost of inventories sold		(359)	(1,170)
Staff costs	7(a)	(9,006)	(10,144)
Depreciation expenses	7(b)	(2,556)	(2,930)
Other operating expenses		(2,433)	(4,394)
Other gains		3,346	137
Reversal of impairment losses on trade and other receivables		54	190
Finance costs	6	(18,923)	(25,913)
LOSS BEFORE TAX	7	(8,384)	(12,739)
Income tax expenses	8	(2,015)	(2,687)
LOSS FOR THE PERIOD		(10,399)	(15,426)

# Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 June 2025

	Note	Six months ended 30 June	
		2025	2024
		HK\$'000	HK\$'000
		(Unaudited)	(Unaudited)
<b>OTHER COMPREHENSIVE INCOME (EXPENSES)</b>			
<i>Items that may be reclassified subsequently to profit or loss in subsequent periods:</i>			
Exchange differences on translation of foreign operations		10,269	(8,811)
<b>TOTAL COMPREHENSIVE EXPENSES FOR THE PERIOD</b>		<b>(130)</b>	<b>(24,237)</b>
(Loss) Profit for the period attributable to:			
Equity holders of the Company		(10,407)	(7,556)
Non-controlling interests		8	(7,870)
		<b>(10,399)</b>	<b>(15,426)</b>
Total comprehensive (expenses) income for the period attributable to:			
Equity holders of the Company		(2,419)	(14,429)
Non-controlling interests		2,289	(9,808)
		<b>(130)</b>	<b>(24,237)</b>
<b>LOSS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY</b>	10		
Basic and diluted loss per share		<b>HK(1.56) cents</b>	<b>HK(1.13) cents</b>

# Condensed Consolidated Statement of Financial Position

At 30 June 2025

		30 June 2025 HK\$'000 (Unaudited)	31 December 2024 HK\$'000 (Audited)
	Notes		
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment		47,428	47,203
Investment properties		30,674	29,770
Intangible assets		–	–
Goodwill		–	–
Financial assets at fair value through profit or loss		6,902	6,698
Deferred tax assets		43,587	42,309
Properties under development		10,365	9,981
		<b>138,956</b>	135,961
<b>CURRENT ASSETS</b>			
Properties under development		1,620,673	1,535,789
Completed properties held for sale		1,121,140	1,084,783
Inventories		27,669	27,245
Trade and other receivables	12	762,242	709,072
Loans receivable		–	–
Restricted bank deposits		2,417	3,899
Cash and cash equivalents		8,704	16,175
		<b>3,542,845</b>	3,376,963
<b>CURRENT LIABILITIES</b>			
Trade and other payables	13	1,005,259	690,751
Interest-bearing borrowings		438,638	223,591
Tax liabilities		314,200	305,947
		<b>1,758,097</b>	1,220,289
<b>NET CURRENT ASSETS</b>		<b>1,784,748</b>	2,156,674
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>1,923,704</b>	2,292,635



# Condensed Consolidated Statement of Financial Position

At 30 June 2025

		30 June 2025 HK\$'000 (Unaudited)	31 December 2024 HK\$'000 (Audited)
	Note		
<b>NON-CURRENT LIABILITIES</b>			
Interest-bearing borrowings		995,613	1,168,478
Other payables	13	–	195,936
		<b>995,613</b>	<b>1,364,414</b>
<b>NET ASSETS</b>			
		<b>928,091</b>	<b>928,221</b>
<b>CAPITAL AND RESERVES</b>			
Share capital		333,763	333,763
Reserves		517,256	519,675
Equity attributable to equity holders of the Company		851,019	853,438
Non-controlling interests		77,072	74,783
<b>TOTAL EQUITY</b>		<b>928,091</b>	<b>928,221</b>

# Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 June 2025

	Attributable to equity holders of the Company									Total HK\$'000	Non-controlling interests HK\$'000	Total HK\$'000
	Share capital HK\$'000	Share premium HK\$'000	Share option reserve HK\$'000	Capital redemption reserve HK\$'000	Exchange fluctuation reserve HK\$'000	Revaluation reserve HK\$'000	Merge reserve HK\$'000	Other reserve HK\$'000	Accumulated losses HK\$'000			
At 1 January 2025 (audited)	333,763	1,569,891*	15,272*	1,264*	(34,954)*	2,818*	(179,433)*	6,116*	(861,299)*	853,438	74,783	928,221
Loss for the period	—	—	—	—	—	—	—	—	(10,407)	(10,407)	8	(10,399)
<b>Other comprehensive expenses:</b> <i>Items that may be reclassified subsequently to profit or loss in subsequent periods:</i>												
Exchange differences on translation of foreign operations	—	—	—	—	7,988	—	—	—	—	7,988	2,281	10,269
Total comprehensive expenses for the period	—	—	—	—	7,988	—	—	—	(10,407)	(2,419)	2,289	(130)
At 30 June 2025 (unaudited)	333,763	1,569,891*	15,272*	1,264*	(26,966)*	2,818*	(179,433)*	6,116*	(871,706)*	851,019	77,072	928,091

  

	Attributable to equity holders of the Company									Total HK\$'000	Non-controlling interests HK\$'000	Total HK\$'000
	Share capital HK\$'000	Share premium HK\$'000	Share option reserve HK\$'000	Capital redemption reserve HK\$'000	Exchange fluctuation reserve HK\$'000	Revaluation reserve HK\$'000	Merge reserve HK\$'000	Other reserve HK\$'000	Accumulated losses HK\$'000			
At 1 January 2024 (audited)	333,763	1,569,891*	15,272*	1,264*	(24,706)*	2,818*	(179,433)*	6,116*	(837,568)*	887,417	87,265	974,682
Loss for the period	—	—	—	—	—	—	—	—	(7,556)	(7,556)	(7,870)	(15,426)
<b>Other comprehensive expenses:</b> <i>Items that may be reclassified subsequently to profit or loss in subsequent periods:</i>												
Exchange differences on translation of foreign operations	—	—	—	—	(6,875)	—	—	—	—	(6,875)	(1,938)	(8,813)
Total comprehensive expenses for the period	—	—	—	—	(6,875)	—	—	—	(7,556)	(14,331)	(9,808)	(24,239)
At 30 June 2024 (unaudited)	333,763	1,569,891*	15,272*	1,264*	(31,581)*	2,818*	(179,433)*	6,116*	(845,124)*	872,986	77,457	950,443

\* At 30 June 2025, these reserve accounts comprise the consolidated reserves of approximately HK\$517,256,000 (31 December 2024: HK\$519,675,000) in the condensed consolidated statement of financial position.

# Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2025

	Six months ended 30 June	
	2025	2024
	HK\$'000 (Unaudited)	HK\$'000 (Unaudited)
Net cash flows used in operating activities	(2,161)	(82,091)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Proceeds from disposal of subsidiaries	–	5,000
<b>Net cash flows from investing activities</b>	–	5,000
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Drawdown of interest-bearing borrowings	–	97,142
Interest paid	(5,283)	(31,713)
Principal portion of lease payments	(278)	(351)
<b>Net cash flows from (used in) financing activities</b>	(5,561)	65,078
<b>Net decrease in cash and cash equivalents</b>	(7,722)	(12,013)
<b>Cash and cash equivalents at beginning of period</b>	<b>16,175</b>	<b>23,079</b>
Effect of foreign exchange rate changes, net	251	(1,924)
<b>Cash and cash equivalents at end of period</b>	<b>8,704</b>	<b>9,142</b>



# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 1. CORPORATE AND GROUP INFORMATION

DTXS Silk Road Investment Holdings Company Limited (the “Company”) was incorporated in Bermuda as an exempted company with limited liability and its shares are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

The Company and its subsidiaries (collectively referred to as the “Group”) were involved in the following principal activities:

- provision of auction and related services
- sale of wines
- properties investment and development

## 2. BASIS OF PREPARATION AND ACCOUNTING POLICIES

The unaudited condensed interim financial information for the six months ended 30 June 2025 has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 Interim Financial Reporting issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”) and the applicable disclosure requirements of Appendix D2 of the Rules Governing the Listing of Securities on the Stock Exchange.

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

The unaudited condensed interim financial information for the six months ended 30 June 2025 does not include all the information and disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Group’s annual consolidated financial statements for the year ended 31 December 2024.

The unaudited condensed interim financial information has been prepared on the historical cost basis, except for investment properties and unlisted equity investment which are measured at fair value.

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 2. BASIS OF PREPARATION AND ACCOUNTING POLICIES *(Continued)*

The accounting policies adopted in the preparation of the unaudited condensed interim financial information for the six months ended 30 June 2025 are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2024 which have been prepared in accordance with HKFRS Accounting Standards (which include all applicable Hong Kong Financial Reporting Standards, HKASs and Interpretations) issued by the HKICPA, except for the adoption of the following new/revised HKFRS Accounting Standards for the first time for the current period's financial information:

Amendments to HKAS 21 and HKFRS 1	Lack of Exchangeability
-----------------------------------	-------------------------

The adoption of the above amendments does not have any significant impact on the Group's unaudited condensed interim financial information.

### Going concern

In preparing the condensed interim financial information, the directors of the Company have given careful consideration to the future liquidity of the Group in light of the fact that (1) the Group incurred a net loss of approximately HK\$10,399,000 for the six months period ended 30 June 2025, (2) at 30 June 2025, the Group had total interest-bearing borrowings of approximately HK\$1,434,251,000 of which the current interest-bearing borrowings amounted to approximately HK\$438,638,000, and (3) current portion of other payable of approximately HK\$678,218,000 of which included a refund deposit of approximately HK\$454,777,000 and related settlement charge of approximately HK\$26,165,000, while cash and cash equivalents of only approximately HK\$8,704,000 at 30 June 2025.

At and subsequent to 30 June 2025, the Group is subject to a number of legal actions related to delay or failure of settlements of trade and other payables.

The above events or conditions indicate the existence of multiple material uncertainties which may cast significant doubt on the Group's ability to continue as a going concern in next twelve months from the approval of these condensed interim financial information and, therefore, the Group may be unable to realise its assets and discharge its liabilities in the normal course of business.

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 2. BASIS OF PREPARATION AND ACCOUNTING POLICIES *(Continued)* **Going concern** *(Continued)*

In view of these circumstances, the directors of the Company have given careful consideration to the future liquidity and performance of the Group and its available sources of finance in assessing whether the Group will have sufficient financial resources to continue as a going concern. Certain plans and measures have been taken or will be taken by the directors of the Company to mitigate the liquidity pressure and to improve its financial position which include, but are not limited to, the following:

- i) the completion of new share placement in August 2025 and another new share placement in progress in August 2025;
- ii) the Group has been actively negotiating with the banks for further extension of interest-bearing borrowings and reducing related interest rates;
- iii) the Group has been actively negotiating with various financial institutions and potential lenders or investors to identify various options for financing the Group's working capital and commitments in the foreseeable future;
- iv) the Group has accelerated or will accelerate the pre-sale and sales of the properties under development and completed properties held for sale, and will seek to add value to such properties through consolidation of resources, strategic repositioning and repackaging, and enhanced marketing efforts in collaboration with third party(ies);
- v) the Group has been actively negotiating with the consignors regarding the settlement of advance to consignors and related interest receivables; and
- vi) the ultimate controlling party, Mr. Lu Jianzhong, has committed to provide continuous financial support to the Group as is necessary to enable the Group to meet its day-to-day operations and its financial obligations as they fall due.

The directors of the Company are of the opinion that, taking into account the above-mentioned plans and measures, the Group will have sufficient working capital to finance its operations and meet its financial obligations as and when they fall due in the foreseeable future. Accordingly, the directors of the Company believe it is appropriate to prepare the condensed interim financial information of the Group for the period ended 30 June 2025 on a going concern basis.



# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 3. OPERATING SEGMENT INFORMATION

The Group manages its businesses by division. Segment information is disclosed in a manner consistent with the way in which information is reported internally to the Group's Chief Operating Decision Maker ("CODM"), being the executive directors of the Company, for the purposes of performance assessment and resources allocation. No operating segments identified by the CODM have been aggregated in arriving at the reportable segments of the Group.

- Arts and Cultural Division — mainly represents auction business and sale of antiques, art financing business and Art Central Business District business
- Winery Division — mainly represents sale of wines and related business
- Property Development Division — mainly represents the property investment and property development business

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 3. OPERATING SEGMENT INFORMATION (Continued)

### (a) Segment results

During the six months ended 30 June 2025, for performance assessment and resource allocation, the CODM focused on segment revenue and results attributable to each segment, which is measured by reference to respective segments' results before tax. No analysis of the Group's assets and liabilities is regularly provided to the CODM for review.

The accounting policies of the operating segments are the same as the Group's accounting policies. Segment results represent the profit/loss of each segment without allocation of central administration costs, directors' remuneration, and certain finance costs.

For the six months ended 30 June 2025

	Arts and Cultural Division HK\$'000 (Unaudited)	Winery Division HK\$'000 (Unaudited)	Property Development Division HK\$'000 (Unaudited)	Consolidated HK\$'000 (Unaudited)
<b>Segment revenue</b>				
Revenue from external customers				
– Revenue from contracts with customers under HKFRS 15	54	400	–	454
– Interest income from advances to consignors	14,687	–	–	14,687
Revenue from external customers	14,741	400	–	15,141
<b>Segment results*</b>	15,021	(212)	(18,857)	(4,049)
<i>Reconciliation:</i>				
Unallocated other gains and losses, net				(392)
Unallocated corporate and other expenses				(3,943)
Loss before tax for the period				(8,384)

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 3. OPERATING SEGMENT INFORMATION (Continued)

### (a) Segment results (Continued)

For the six months ended 30 June 2024

	Arts and Cultural Division HK\$'000 (Unaudited)	Winery Division HK\$'000 (Unaudited)	Property Development Division HK\$'000 (Unaudited)	Consolidated HK\$'000 (Unaudited)
<b>Segment revenue</b>				
Revenue from external customers				
– Revenue from contracts with customers under HKFRS 15	–	1,930	3,533	5,463
– Interest income from advances to consignors	19,200	–	–	19,200
– Gross rental income from investment properties:				
Operating lease – with fixed lease payments	1,222	–	–	1,222
Revenue from external customers	20,422	1,930	3,533	25,885
<b>Segment results*</b>	14,943	744	(25,944)	(10,257)
Reconciliation:				
Unallocated other gains and losses, net				2,967
Unallocated corporate and other expenses				(5,449)
Loss before tax for the period				(12,739)

\* Segment results are before tax.

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 3. OPERATING SEGMENT INFORMATION *(Continued)*

### (b) Geographical information

The Group's operations are located in Hong Kong, Mainland China and France. The following table sets out information about the geographical locations of (i) the Group's revenue from external customers for the six months ended 30 June 2025 and 2024; and (ii) the Group's property, plant and equipment, investment properties, and properties under development ("Specified Non-Current Assets") at 30 June 2025 and 31 December 2024. The geographical location of customers is based on the location at which services were provided and goods are delivered and title has passed. The geographical location of property, plant and equipment, investment properties and properties under development is based on the physical location of the assets.

	Revenue from external customers		Specified Non-Current Assets	
	Six months ended		At	
	30 June	30 June	30 June	31 December
	2025	2024	2025	2024
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Hong Kong	12,425	13,979	1,002	415
Mainland China	2,716	11,896	87,465	96,403
France	—	10	—	—
	15,141	25,885	88,467	96,818



# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 4. REVENUE

An analysis of revenue is as follows:

	Six months ended 30 June	
	2025	2024
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
<i>Revenue from contracts with customers under HKFRS 15</i>		
Sale of wines	400	1,930
Sale of properties	–	3,533
Auction and related services	54	–
	<b>454</b>	5,463
<i>Revenue from other sources</i>		
Interest income from advances to consignors	14,687	19,200
Gross rental income from investment properties:		
Operating leases – with fixed lease payments	–	1,222
	<b>14,687</b>	20,422
Total revenue	<b>15,141</b>	25,885

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 4. REVENUE (Continued)

### (a) Disaggregation of revenue information

	Arts and Cultural Division HK\$'000 (Unaudited)	Winery Division HK\$'000 (Unaudited)	Property Development Division HK\$'000 (Unaudited)	Total HK\$'000 (Unaudited)
<b>For the six months ended 30 June 2025</b>				
<b>Types of goods or services</b>				
Sale of wines	—	400	—	400
Sale of properties	—	—	—	—
Total revenue from contracts with customers under HKFRS 15	—	400	—	400
<b>For the six months ended 30 June 2024</b>				
<b>Types of goods of services</b>				
Sale of wines	—	1,930	—	1,930
Sale of properties	—	—	3,533	3,533
Total revenue from contracts with customers under HKFRS 15	—	1,930	3,533	5,463

All revenue from contracts with customers is recognised at the point in time when the control of the assets is transferred or the services are provided to the customers.

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 5. OTHER INCOME

An analysis of other income is as follows:

	Six months ended 30 June	
	2025	2024
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Bank interest income	1	10
Gross rental income from completed properties held for sale	6,351	5,589
	<b>6,352</b>	<b>5,600</b>

## 6. FINANCE COSTS

An analysis of finance costs is as follows:

	Six months ended 30 June	
	2025	2024
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Interest on interest-bearing borrowings	41,948	43,963
Interest on lease liabilities	17	29
Total borrowing costs	<b>41,965</b>	<b>43,992</b>
Less: Borrowing costs capitalised into properties under development	<b>(23,042)</b>	<b>(18,079)</b>
	<b>18,923</b>	<b>25,913</b>

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 7. LOSS BEFORE TAX

Loss before tax has been carried at after charging:

	Six months ended 30 June	
	2025	2024
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
(a) Staff costs (including the directors' remuneration)		
Salaries, bonus, allowances and other benefits in kind	8,080	9,387
Contributions to defined contribution retirement plans	926	757
	<b>9,006</b>	10,144
(b) Depreciation expenses		
Depreciation of owned assets	715	395
Less: Amount included in inventory overheads	–	(36)
	<b>715</b>	359
Depreciation of right-of-use assets	<b>1,841</b>	2,571
	<b>2,556</b>	2,930
(c) Other items (included in other operating expenses and other gains and losses)		
Legal and professional fees	715	1,304
Secretarial and registration fees	52	332



# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 8. INCOME TAX

For the six months ended 30 June 2025 and 2024, Hong Kong Profits Tax has not been provided as the subsidiaries of the Group in Hong Kong incurred losses for taxation purposes, have no assessable profits, or the estimated assessable profits for the period are wholly absorbed by unrelieved tax losses brought forward from previous years.

The Group's entities established in the People's Republic of China (the "PRC") are subject to Enterprise Income Tax ("EIT") of the PRC at a statutory rate of 25% (six months ended 30 June 2024: 25%) for the six months ended 30 June 2025.

The PRC Land Appreciation Tax ("LAT") was provided in accordance with the requirements set forth in the relevant PRC laws and regulations. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions.

Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries in which the Group operates.

	Six months ended 30 June	
	2025	2024
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
PRC EIT	2,011	2,271
PRC LAT	—	554
	2,011	2,825
Deferred tax	4	(138)
Income tax expenses for the period	2,015	2,687

## 9. DIVIDENDS

The board of directors (the "Board") does not recommend the payment of an interim dividend for the six months ended 30 June 2025 (six months ended 30 June 2024: Nil).

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 10. LOSS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY

The calculation of the basic loss per share is based on the loss for the period attributable to equity holders of the Company, and the weighted average number of ordinary shares of 667,525,230 (six months ended 30 June 2024: 667,525,230) in issue during the six months ended 30 June 2025.

Diluted loss per share is the same as basic loss per share as the effect of potential ordinary shares is anti-dilutive during the six months ended 30 June 2025 and 2024.

The calculation of the basic and diluted loss per share attributable to equity holders of the Company are based on:

	Six months ended 30 June	
	2025	2024
	HK\$'000 (Unaudited)	HK\$'000 (Unaudited)
<b>Loss</b>		
Loss for the period attributable to equity holders of the Company, used in the basic and diluted loss per share calculation	(10,407)	(7,556)
	Number of shares at 30 June	
	2025	2024
<b>Shares</b>		
Weighted average number of ordinary shares in issue during the period used in the basic and diluted loss per share calculation	667,525,230	667,525,230

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 11. PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 June 2025, no acquisition of property, plant and equipment (excluding right-of-use assets) was made by the Group (six months ended 30 June 2024: Nil).

## 12. TRADE AND OTHER RECEIVABLES

		30 June 2025 HK\$'000 (Unaudited)	31 December 2024 HK\$'000 (Audited)
	Notes		
Trade receivables			
– Receivables from customers		6,540	10,820
– Interest receivables		204,015	166,208
Loss allowances		(14,854)	(14,904)
	(a)	195,701	162,124
Other receivables	(b)	593,845	574,252
Loss allowances		(27,304)	(27,304)
		566,541	546,948
		762,242	709,072

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 12. TRADE AND OTHER RECEIVABLES (Continued)

- (a) An ageing analysis of the trade receivables at the end of the reporting period, based on the invoice date and net of loss allowances, is as follows:

	30 June 2025 HK\$'000 (Unaudited)	31 December 2024 HK\$'000 (Audited)
Unbilled	20,655	7,127
0–30 days	6,675	21,158
31–90 days	214	252
91–180 days	1,146	6,445
181–360 days	21,560	34,634
Over 360 days	145,451	92,508
	<b>195,701</b>	<b>162,124</b>

- (b) At 30 June 2025, advances to consignors for auction business, net of loss allowances, amounted to approximately HK\$384,501,000 (31 December 2024: HK\$386,658,000). The balance is secured by pledged auction items (Chinese art collectibles and antiques) from consignors and bears interest at fixed interest rates ranging from 8% to 15% per annum (31 December 2024: 8% to 15%). These advances to consignors for art financing business are generally repayable within a period of 1 year from the draw-down date or 60 days after the pledged auction items are listed in auction.



# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 13. TRADE AND OTHER PAYABLES

		30 June 2025 HK\$'000 (Unaudited)	31 December 2024 HK\$'000 (Audited)
	Note		
Trade payables	(a)	123,826	119,650
Accruals		30,277	32,200
Lease liabilities		1,011	1,011
Interest payables		158,718	112,528
Other payables		678,218	608,448
Deposits received		6,176	5,063
Contract liabilities		6,494	6,406
Receipt in advance		539	1,381
		<b>1,005,259</b>	<b>886,687</b>
Analysed into:			
– Current portion		1,005,259	690,751
– Non-current portion		–	195,936
		<b>1,005,259</b>	<b>886,687</b>

- (a) An ageing analysis of the trade payables at the end of the reporting period, based on the invoice date, is as follows:

	30 June 2025 HK\$'000 (Unaudited)	31 December 2024 HK\$'000 (Audited)
0–30 days	437	–
31–90 days	874	–
91–180 days	2,865	154
181–360 days	154	4,529
Over 360 days	119,496	114,967
	<b>123,826</b>	<b>119,650</b>

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 14. INTEREST-BEARING BORROWINGS

		30 June 2025	31 December 2024
	Notes	HK\$'000 (Unaudited)	HK\$'000 (Audited)
Secured bank loans			
– Bank loans bear variable interest rate of 6.00% per annum (“Bank Loans I”)	(a), (d)	613,458	595,371
– Bank loans bear variable interest rate of 5.85% per annum (“Bank Loans II”)	(b), (d)	655,986	636,750
– Bank loans bear variable interest rate of 6.00% per annum (“Bank Loans III”)	(c), (d)	164,807	159,948
		<b>1,434,251</b>	<b>1,392,069</b>
Analysed into:			
– Current portion		438,638	223,591
– Non-current portion		995,613	1,168,478
		<b>1,434,251</b>	<b>1,392,069</b>

Notes:

- (a) Bank Loans I bears variable interest rate of 6.00% per annum, which was the loan prime rate published by the People's Bank of China (the “PBC”) plus 3.15%, repayable within three years as at 30 June 2025 and is secured by:
- (i) properties under development held by the Group with a carrying amount of approximately HK\$1,591,252,000 (31 December 2024: HK\$1,535,789,000) at 30 June 2025;
  - (ii) completed properties held by the Group with a carrying amount of approximately HK\$18,652,000 (31 December 2024: HK\$18,219,000) at 30 June 2025;
  - (iii) properties held by Xi'an Da Tang Xi Shi Property Limited (“DTXS Property”), a company controlled by Mr. Lu Jianzhong, the ultimate controlling party of the Group, with estimated value of approximately HK\$1,194,683,000 on the date of inception of Bank Loans I;
  - (iv) corporate guarantee given by DTXS Property; and
  - (v) personal guarantees given by an executive director, Mr. Lu Jianzhong.

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 14. INTEREST-BEARING BORROWINGS (Continued)

Notes: (Continued)

- (b) Bank Loans II bears variable rate of 5.85% per annum, which was the lending rate quoted by the PBC plus 1.65%, repayable within three years as at 30 June 2025 and is secured by completed properties held for sale held by the Group with a carrying amount of approximately HK\$826,915,000 at 30 June 2025.
- (c) Bank Loans III bears effective variable interest rate of 6.00% per annum, which was the loan prime rate published by PBC plus 2.55%, repayable within three years as at 30 June 2025. The banking facilities is secured by:
- (i) completed properties held by the Group with a carrying amount of approximately HK\$210,237,000 at 30 June 2025;
  - (ii) properties held by DTXS Property;
  - (iii) corporate guarantee given by DTXS Property;
  - (iv) corporate guarantee given by the ultimate holding company, Da Tang Xi Shi Investment Group Limited; and
  - (v) personal guarantees given by executive directors, Mr. Lu Jianzhong, and Mr. Yang Xingwen and his spouse, and director of Xian Da Tang Xi Shi Enterprise Limited and his spouse.
- (d) The secured bank loans are denominated in Renminbi ("RMB").

## 15. SHARE CAPITAL

	30 June 2025 HK\$'000 (Unaudited)	31 December 2024 HK\$'000 (Audited)
Authorised:		
5,000,000,000 ordinary shares of HK\$0.5 each	2,500,000	2,500,000
Issued and fully paid:		
667,525,230 (31 December 2023: 667,525,230) ordinary shares of HK\$0.5 each	333,763	333,763

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 16. CAPITAL COMMITMENTS

The Group had the following capital commitments at the end of the reporting period:

	30 June 2025 HK\$'000 (Unaudited)	31 December 2024 HK\$'000 (Audited)
Construction contracts for properties under development	578,529	611,320
Capital injection to unlisted equity investment	–	16,263
	<b>578,529</b>	<b>627,583</b>

## 17. CONTINGENT LIABILITIES

The Group is a defendant in certain lawsuits as well as the named party in other proceedings arising in the normal course of business. While the outcomes of such contingencies, lawsuits or other proceedings cannot be determined at present, the directors of the Company believe that any resulting liabilities will not have a material adverse impact on the financial position, liquidity, or operating results of the Group.

As at 30 June 2025 and 31 December 2024 and up to the date of approving the condensed consolidated financial information, the Group is subjected to a number of legal proceedings which mainly in relation to disputes under construction contracts in respect of its property development projects, which arose during the normal course of business.

In the opinion of the directors of the Company, based on the best estimation on the possible outcomes of the disputes by the management in consideration of the development of negotiations with the creditors and advice sought from the independent legal advisors and internal legal counsel, the possible further obligations (other than those liabilities/provisions have been recognised in the consolidated financial statements) arose from litigations is immaterial to the consolidated financial statements of the Group.



# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 18. FINANCIAL GUARANTEES

At the end of the reporting period, the Group had granted the following financial guarantees:

		30 June 2025	31 December 2024
	Notes	HK\$'000 (Unaudited)	HK\$'000 (Audited)
Guarantees in respect of mortgage facilities provided for certain purchasers of DTXS Enterprise Group's properties	(a)	30,766	29,624
Guarantee in respect of loan facility provided for a related party	(b)	323,063	313,538
		<b>353,829</b>	<b>343,162</b>

Notes:

- (a) DTXS Enterprise Group provided guarantees in respect of mortgage facilities granted by certain banks relating to the mortgage loans arranged for certain purchasers of DTXS Enterprise Group's properties. Pursuant to the terms of the guarantees, in the event of default on mortgage payments by these purchasers before the expiry of the guarantees, DTXS Enterprise Group is responsible for repaying the outstanding mortgage principals together with the accrued interest and penalties owed by the defaulted purchasers to the banks, net of any sales proceeds as described below.

Pursuant to the above arrangement, the related properties were pledged to the banks as collateral for the mortgage loans, in the event of default on mortgage repayments by these purchasers, the banks are entitled to take over the legal titles and will realise the pledged properties through open auction or other appropriate means.

DTXS Enterprise Group is responsible for repaying the banks when the proceeds from the auction of the properties cannot cover the outstanding mortgage principals together with the accrued interest and penalties. DTXS Enterprise Group's guarantee period starts from the dates of grant of the relevant mortgage loans and ends upon the issuance of real estate ownership certificates to the purchasers.

- (b) DTXS Enterprise Group provided a financial guarantee for a bank loan with a principal of RMB300,000,000 (equivalent to HK\$328,650,000) (31 December 2024: RMB300,000,000 (equivalent to HK\$313,538,000)) obtained by DTXS Property. At the same time, DTXS Investments provided a counter financial guarantee in favour of DTXS Enterprise Group for its obligations under the said financial guarantee. Further details of the financial guarantee arrangement are set out in the Company's circular dated 21 February 2020.

The directors do not consider it is probable that a claim will be made against the Group under these guarantees and no provision for any potential obligations has been recognised.

# Notes to Condensed Interim Financial Information

For the six months ended 30 June 2025

## 19. RELATED PARTY DISCLOSURES

The Group entered into the following transactions with related parties:

(a) During the six months ended 30 June 2025, no rental income (six months ended 30 June 2024: HK\$1,222,000) was generated from the investment properties leased to a related company controlled by DTXS Investments at the rate of nil (six months ended 30 June 2024: HK\$233) per square metre.

(b) Outstanding balances with related parties:

(i) Included in trade and other receivables, approximately HK\$3,812,000 (31 December 2024: HK\$4,492,000) was the rental receivables due from a related company controlled by DTXS Investments at 30 June 2025.

(ii) Included in other payables, approximately HK\$3,573,000 and HK\$10,927,000 (31 December 2024: HK\$3,546,000 and HK\$10,604,000) was the amount due to a related company controlled by DTXS Investments and DTXS Investments, respectively, at 30 June 2025.

### (c) Compensation of key management personnel remuneration

The directors and chief executive officers of the Company are considered as key management personnel of the Group. The remuneration of members of key management personnel during the periods were as follows:

	Six months ended 30 June	
	2025	2024
	HK\$'000	HK\$'000
	(Unaudited)	(Unaudited)
Salaries, allowances and other benefits in kind	907	852
Contributions to defined contribution retirement plans	8	8
	915	860

## 20. APPROVAL OF THE INTERIM FINANCIAL INFORMATION

The interim financial information was approved and authorised for issue by the Board on 31 August 2025.