

TAI SANG BANK LIMITED

**INTERIM FINANCIAL DISCLOSURE STATEMENT
FOR THE HALF YEAR ENDED 30 JUNE 2026
(UNAUDITED)**

TAI SANG BANK LIMITED
INTERIM FINANCIAL DISCLOSURE STATEMENT
FOR THE HALF YEAR ENDED 30 JUNE 2026 (UNAUDITED)

I. CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Half Year Ended 30 Jun 2026 (Unaudited) HK\$	Half Year Ended 30 Jun 2025 (Unaudited) HK\$
Interest Income	7,797,200	9,085,991
Interest Expenses	(1,540,065)	(2,088,886)
Net Interest Income	<u>6,257,135</u>	<u>6,997,105</u>
Other Operating Income	17,882,958	15,404,406
Operating Income	<u>24,140,093</u>	<u>22,401,511</u>
Operating Expenses	(23,742,258)	(23,480,582)
Operating Profit / (Loss) Before Impairment	<u>397,835</u>	<u>(1,079,071)</u>
Expected Credit Loss Allowances for Impaired Assets	-	-
Operating Profit / (Loss)	<u>397,835</u>	<u>(1,079,071)</u>
Revaluation Loss of Investment Properties	(6,300,000)	(2,000,000)
Gain / (Loss) on Disposal of Property, Plant & Equipment	191,882	(23,150)
Loss Before Income Tax	<u>(5,710,283)</u>	<u>(3,102,221)</u>
Income Tax Credit	91,297	352,788
Loss Attributable to Equity Holders	<u>(5,618,986)</u>	<u>(2,749,433)</u>
Other Comprehensive Income :		
Items that will not be reclassified to Profit or Loss		
Equity Investments at Fair Value through		
Other Comprehensive Income (FVOCI):		
(Decrease) / Increase in Fair Value during the Half Year	(2,848,195)	4,029,303
Deferred Tax	-	-
Items that will be reclassified to Profit or Loss		
Debt Securities at Fair Value through		
Other Comprehensive Income (FVOCI):		
(Decrease) / Increase in Fair Value during the Half Year	(314,560)	21,260
Deferred Tax	-	-
Total Comprehensive (Loss) / Income Attributable to Equity Holders for the Half Year Ended 30th June	<u><u>(8,781,741)</u></u>	<u><u>1,301,130</u></u>

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I. CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(CONTINUED)

Explanatory Statement

Operating result as compared to the same period last year

The Group recorded an operating profit of HK\$ 0.4 million in the first half of 2026, successfully turning around from an operating loss of HK\$ 1.1 million in the first half of 2025. This financial turnaround was primarily driven by a significant increase in the take-up rate of the new safe deposit centre, which commenced operations at the end of 2024 and has achieved stronger market uptake throughout 2026.

Net interest income for the first half of 2026 decreased by 10.6% year-on-year, primarily impacted by lower interbank market yields following rate cuts in late 2025. This was further compounded by balance sheet adjustments, as the Group's loan portfolio contracted by 7.5% compared to the end of 2025. The funds released from loan repayments, alongside excess liquidity, were proactively redeployed into Exchange Fund Bills and interbank placements to manage overall return. Meanwhile, interest expense reductions were modest due to an ongoing customer shift from savings into higher-yielding fixed deposits, which kept overall funding costs elevated.

During the first half of 2026, the Group has maintained its level of investment in blue-chip listed equity shares. The higher level of dividend income received for the current period when compared to the first half of 2025 was due to the increase in dividend declared by some investee companies for the current period.

Fair Value of Investment properties recorded a 2.05% decrease from December 2025

The Group held investment properties in the Bank building in Central and certain office units in a Mongkok commercial building. As a whole, the Group's investment properties decreased in value by 2.05% from those as at the end of 2025. Such values were confirmed and reported by the Group's professional external property valuer as at 30 June 2026. For comparison, the value of the Group's investment properties decreased by 0.66% as at 30 June 2025 when compared to the end of 2024.

Marked-to-market gain of listed equity investments

The Group's equity investments measured at fair value through other comprehensive income, comprising mainly listed equity investments in Hong Kong, recorded about HK\$2.8 million cumulative unrealized loss during the half year ended 30 June 2026 as compared to the unrealized gain of around HK\$ 4.0 million for the same period in 2025.

Outlook in the near future

The Group remains healthy and the quality of the loan portfolio is stable. The Group's capital ratios continued to remain at high levels. Liquidity is maintained at an appropriate and desirable level. The Group would continue to expand its safe deposit box business and to also look for other safe investment opportunities to diversify its income sources and generate stable operating income for the shareholders.

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II. CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As at 30 Jun 2026 (Unaudited) HK\$	As at 31 Dec 2025 (Audited) HK\$
ASSETS		
Cash and Balances with Banks	307,117,094	244,575,039
Placements with Banks Maturing within One and Twelve Months	9,717,580	9,481,254
Loans and Advances to Customers & Other Accounts	167,732,962	179,118,807
Investment securities at Fair Value through Other Comprehensive Income (FVOCI)	121,727,900	230,744,491
Property, Plant & Equipment	130,120,900	132,738,964
Investment Properties	300,500,000	306,800,000
Right-of-use Assets	30,045,897	32,503,288
Tax Recoverable	-	27,550
TOTAL ASSETS	1,066,962,333	1,135,989,393
LIABILITIES		
Deposits from Customers	249,472,983	305,526,029
Lease Liabilities	35,699,967	37,902,778
Other Liabilities & Provisions	61,457,983	63,354,156
Deferred Tax Liabilities	7,167,247	7,268,289
Tax Payable	7,753	-
TOTAL LIABILITIES	353,805,933	414,051,252
EQUITY		
Share Capital	310,000,000	310,000,000
Reserves	403,156,400	411,938,141
TOTAL EQUITY	713,156,400	721,938,141
TOTAL EQUITY AND LIABILITIES	1,066,962,333	1,135,989,393

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III. CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable to equity holders of the Bank			<u>Total</u> HK\$
	Share <u>capital</u>	Other <u>reserves</u>	Retained <u>earnings</u>	
	HK\$	HK\$	HK\$	
Balance at 1 January 2026 (Audited)	310,000,000	8,897,405	403,040,736	721,938,141
Comprehensive loss				
Loss for the half year	-	-	(5,618,986)	(5,618,986)
Other comprehensive loss				
Change in fair value of investment securities measured at FVOCI	-	(3,162,755)	-	(3,162,755)
Total comprehensive loss	-	(3,162,755)	(5,618,986)	(8,781,741)
Total transfer and appropriation	-	-	-	-
Balance at 30 June 2026 (Unaudited)	<u>310,000,000</u>	<u>5,734,650</u>	<u>397,421,750</u>	<u>713,156,400</u>
Balance at 1 January 2025 (Audited)	310,000,000	6,161,140	400,418,074	716,579,214
Comprehensive loss				
Loss for the half year	-	-	(2,749,433)	(2,749,433)
Other comprehensive income				
Change in fair value of investment securities measured at FVOCI	-	4,050,563	-	4,050,563
Total comprehensive income / (loss)	-	4,050,563	(2,749,433)	1,301,130
Transfer of investment revaluation reserve to retained earnings upon the disposal of equity investments measured at FVOCI	-	(1,995,933)	1,995,933	-
Total transfer and appropriation	-	(1,995,933)	1,995,933	-
Balance at 30 June 2025 (Unaudited)	<u>310,000,000</u>	<u>8,215,770</u>	<u>399,664,574</u>	<u>717,880,344</u>

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IV. CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	Half Year Ended 30 Jun 2026 (Unaudited) HK\$	Half Year Ended 30 Jun 2025 (Unaudited) HK\$
Cash flows from operating activities		
Operating profit / (loss)	397,835	(1,079,071)
Depreciation - property, plant and equipment	2,610,893	2,698,429
Depreciation - right-of-use assets	2,457,391	2,457,391
Dividend income from equity investments at FVOCI	(476,472)	(432,531)
Cash flows from operating activities before changes in operating assets and liabilities	4,989,647	3,644,218
Changes in operating assets and liabilities		
- Net increase in interest receivable	(516,241)	(234,552)
- Net increase in other receivable accounts	(841,623)	(89,170)
- Net increase / (decrease) in interest payable	31,835	(83,078)
- Net (decrease) / increase in other payable accounts	(1,177,920)	3,783,654
- Net decrease in advances to customers	12,737,701	3,734,435
- Net (decrease) / increase in customers' deposits	(56,053,046)	58,120,207
- Net decrease in placements with banks repayable more than 3 months	109,116,100	30,021,260
- Tax refund	25,556	-
Net cash inflow from operating activities	68,312,009	98,896,974
Cash flows from investing activities		
Dividends received on equity investments at FVOCI	476,472	432,531
Purchase of plant and equipment	(545,024)	(11,421,993)
Purchase of equity investments	(3,001,297)	-
Proceeds from disposal of equity investments	-	5,955,354
Net cash outflow from investing activities	(3,069,849)	(5,034,108)
Cash flows from financing activities		
Principal elements of lease payments	(2,202,811)	(1,828,384)
Net cash outflow from financing activities	(2,202,811)	(1,828,384)
Increase in cash and cash equivalents	63,039,349	92,034,482
Cash and cash equivalents at 1 January	353,660,876	321,837,109
Cash and cash equivalents at 30 June (Note a)	416,700,225	413,871,591
Cash flows from operating activities included:		
Interest received	7,280,959	8,851,439
Interest paid	1,508,230	2,171,964
Note a :		
Cash and cash equivalents comprise the following balances:		
Cash in hand	3,317,514	4,480,177
Balances with banks and central bank	115,198,601	131,311,657
Placements with banks with original maturity within 3 months	298,184,110	278,079,757
	416,700,225	413,871,591

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V. SCOPE OF CONSOLIDATION

This interim financial disclosure statement has been prepared based on the consolidated results and financial data of the Bank and its five subsidiaries made up to 30 June 2026. The five wholly owned subsidiaries of the Bank are TSB Property Management Limited, Success Land Enterprises Limited, Golden Wisdom Development Limited, Team Gold Investment Limited and Gold Harmony Enterprises Limited, the first two of which are engaged in property management and investment holding respectively, while the latter three are investment property holding companies. There were no subsidiaries which were not included in the consolidated Group.

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

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

There are no shareholdings in any of the above subsidiaries that are deducted from the Bank's CET1 capital.

The total assets and total equity reported on the financial statement of each of the above mentioned subsidiaries as at 30 June 2026 are as follows:

	Total Assets At 30 Jun 2026 (Unaudited) HK\$	Total Equity At 30 Jun 2026 (Unaudited) HK\$
TSB Property Management Limited	643,814	556,087
Success Land Enterprises Limited	2	2
Golden Wisdom Development Limited	32,466,336	32,193,985
Team Gold Investment Limited	30,779,909	30,527,519
Gold Harmony Enterprises Limited	15,399,466	(5,789,156)

There are no restrictions on the transfer of funds or regulatory capital between the Group companies under any relevant regulatory, legal or taxation constraints.

VI. NOTES AND SUPPLEMENTARY INFORMATION

(1) General Information

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

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

This interim financial disclosure statement is presented in units of Hong Kong dollars (HK\$), unless otherwise stated.

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VI. NOTES AND SUPPLEMENTARY INFORMATION (CONTINUED)

(2) Accounting Policies

The accounting policies applied in the preparation of this interim financial disclosure statement for the half year ended 30 June 2026 are consistent with those used and described in the Group's audited annual financial statements for the year ended 31 December 2025.

(3) Net Interest Income

	Half Year Ended 30 Jun 2026 (Unaudited) HK\$	Half Year Ended 30 Jun 2025 (Unaudited) HK\$
Interest income		
Cash and balances and placements with banks	3,208,677	3,057,620
Loans and advances	2,802,392	4,117,728
Debt securities at FVOCI	1,772,057	1,899,417
Others	14,074	11,226
Impaired assets	-	-
	<u>7,797,200</u>	<u>9,085,991</u>
Interest expense		
Deposits from customers	800,020	1,285,045
Lease liabilities	707,189	781,616
Others	32,856	22,225
	<u>1,540,065</u>	<u>2,088,886</u>

(4) Other Operating Income

	Half Year Ended 30 Jun 2026 (Unaudited) HK\$	Half Year Ended 30 Jun 2025 (Unaudited) HK\$
Fees and commission income	70,295	70,307
Less : fees and commission expense	(34,439)	(43,877)
Net fees and commission income	<u>35,856</u>	<u>26,430</u>
Gross rental income - investment properties	2,992,857	3,632,191
Less : rental outgoings	(1,793,448)	(1,790,876)
	<u>1,199,409</u>	<u>1,841,315</u>
Air-conditioning and management fees	997,136	982,083
Dividend income from:		
Listed equity investments at FVOCI	476,472	432,531
Safe deposit box rental income	15,152,010	12,086,843
Miscellaneous income	22,075	35,204
	<u>17,882,958</u>	<u>15,404,406</u>

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VI. NOTES AND SUPPLEMENTARY INFORMATION (CONTINUED)

(5) Operating Expenses

	Half Year Ended 30 Jun 2026 (Unaudited) HK\$	Half Year Ended 30 Jun 2025 (Unaudited) HK\$
Staff costs	11,469,152	10,460,223
Premises and equipment expenses	1,865,724	1,840,090
Depreciation - property, plant and equipment	2,610,893	2,698,429
Depreciation - rights-of-use assets	2,457,391	2,457,391
Miscellaneous expenses	5,339,098	6,024,449
	<u>23,742,258</u>	<u>23,480,582</u>

(6) Income Tax Credit

Hong Kong income tax has been provided at the rate of 16.5% (2025:16.5%) on the estimated assessable profits for the period.

	Half Year Ended 30 Jun 2026 (Unaudited) HK\$	Half Year Ended 30 Jun 2025 (Unaudited) HK\$
Current income – Hong Kong profits tax expense	9,746	15,149
Deferred income tax credit	(101,043)	(367,937)
Income tax credit	<u>(91,297)</u>	<u>(352,788)</u>

(7) Cash and Balances with Banks

	As at 30 Jun 2026 (Unaudited) HK\$	As at 31 Dec 2025 (Audited) HK\$
Cash in hand	3,317,514	3,808,589
Balances with banks and central bank	15,333,050	17,218,195
Placement with banks, maturing within 1 month	288,466,530	223,548,255
	<u>307,117,094</u>	<u>244,575,039</u>
Expected credit loss allowances for impaired assets - cash and balances with banks	<u>-</u>	<u>-</u>

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VI. NOTES AND SUPPLEMENTARY INFORMATION (CONTINUED)

(8) Placements with Banks

	As at 30 Jun 2026 (Unaudited) HK\$	As at 31 Dec 2025 (Audited) HK\$
Placements with banks		
- maturing between 1 and 12 months	<u>9,717,580</u>	<u>9,481,254</u>
Expected credit loss allowances for impaired assets		
- (placements with banks)	<u>-</u>	<u>-</u>

(9) Loans and Advances to Customers & Other Accounts

	As at 30 Jun 2026 (Unaudited) HK\$	As at 31 Dec 2025 (Audited) HK\$
Loans and advances to customers	<u>158,230,972</u>	<u>170,968,673</u>
Accrued interest and other accounts	<u>9,501,990</u>	<u>8,150,134</u>
Expected credit loss allowances for impaired assets		
- expected credit loss allowances (loans and advances to customers)	<u>-</u>	<u>-</u>
- expected credit loss allowances (accrued interest & other accounts)	<u>-</u>	<u>-</u>

- (10) All advances disclosed in note (9) above as at 31 December 2025 and 30 June 2026 were made to customers located in Hong Kong and were fully secured.
- (11) As at 31 December 2025 and 30 June 2026, there were no advances to customers or banks and other financial institutions which were impaired and for which individual impairment allowances were made.
- (12) There were no advances to customers, advances to banks and other financial institutions and other assets which had been overdue for more than three months as at 31 December 2025 and 30 June 2026.
- (13) There were no rescheduled advances to customers or rescheduled advances to banks and other financial institutions as at 31 December 2025 and 30 June 2026.
- (14) The Group had no repossessed assets as at 31 December 2025 and 30 June 2026. In situations where assets are acquired by repossession of collateral for realization, they would continue to be reported as advances.
- (15) There were no exposures to non-bank counterparties in Mainland China as at 31 December 2025 and 30 June 2026.

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VI. NOTES AND SUPPLEMENTARY INFORMATION (CONTINUED)

(16) Gross Advances to Customers by Industry Sectors

	As at 30 Jun 2026 (Unaudited) HK\$	As at 31 Dec 2025 (Unaudited) HK\$
Loans for use in Hong Kong		
Industrial, commercial and financial		
- property investment	49,946,391	65,005,335
- investment companies	100,391,926	98,071,083
Wholesale and retail trade	7,892,655	7,892,255
	<u>158,230,972</u>	<u>170,968,673</u>

(17) Investment Securities Measured at Fair Value through Other Comprehensive Income

	As at 30 Jun 2026 (Unaudited) HK\$	As at 31 Dec 2025 (Audited) HK\$
Debt Securities		
Treasury bills (including Hong Kong Exchange Fund Bills)	99,865,551	209,035,244
Total Debt Securities	<u>99,865,551</u>	<u>209,035,244</u>
Equity Securities		
Listed in Hong Kong, at market value	21,478,367	21,327,337
Listed outside Hong Kong, at market value	66,517	64,445
Unlisted, at estimated fair value	317,465	317,465
Total Equity Securities	<u>21,862,349</u>	<u>21,709,247</u>
Total Investment Securities Measured at Fair Value through Other Comprehensive Income	<u>121,727,900</u>	<u>230,744,491</u>
Type of issuer:		
Sovereign	99,865,551	209,035,244
Banks and other financial institutions	8,943,238	9,694,358
Corporates	11,755,111	10,723,889
Others	1,164,000	1,291,000
	<u>121,727,900</u>	<u>230,744,491</u>
Expected credit loss allowances for impaired assets (investment debt securities at fair value through other comprehensive income)	<u>-</u>	<u>-</u>

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VI. NOTES AND SUPPLEMENTARY INFORMATION (CONTINUED)

(18) Property, Plant and Equipment

	Bank Premises HK\$	Furniture, Fixtures and Equipment HK\$	Total HK\$
Cost or Deemed cost at valuation			
At 1 Jan 2026 (Audited)	150,285,740	58,413,823	208,699,563
Additions	-	280,200	280,200
Write off / disposal	-	(492,672)	(492,672)
At 30 Jun 2026 (Unaudited)	150,285,740	58,201,351	208,487,091
Accumulated depreciation and impairment			
At 1 Jan 2026 (Audited)	52,421,034	23,539,565	75,960,599
Charge for the period	179,361	2,431,532	2,610,893
Write off / disposal	-	(205,301)	(205,301)
At 30 Jun 2026 (Unaudited)	52,600,395	25,765,796	78,366,191
Net book value			
At 30 Jun 2026 (Unaudited)	97,685,345	32,435,555	130,120,900
At 31 Dec 2025 (Audited)	97,864,706	34,874,258	132,738,964

(19) Investment Properties

	Total HK\$
At 1 Jan 2025 (Audited)	303,300,000
Fair value gain for the year	3,500,000
At 31 Dec 2025 (Audited)	306,800,000
Fair value loss for the 6 months period	(6,300,000)
At 30 Jun 2026 (Unaudited)	300,500,000

(20) Deposits from Customers

Deposits from customers comprise of the following categories :

	As at 30 Jun 2026 (Unaudited) HK\$	As at 31 Dec 2025 (Audited) HK\$
Demand deposits and current accounts	73,604,418	81,123,222
Savings deposits	94,988,553	110,074,130
Time, call and notice deposits	80,880,012	114,328,677
	249,472,983	305,526,029

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VI. NOTES AND SUPPLEMENTARY INFORMATION (CONTINUED)

(21) Reserves

	Other properties revaluation reserve HK\$	Investments at FVOCI revaluation reserve HK\$	General reserve HK\$	Regulatory reserve HK\$	Retained earnings HK\$	Total HK\$
At 1 Jan 2026 (Audited)	1,726,618	4,760,530	610,257	1,800,000	403,040,736	411,938,141
Loss for the half year	-	-	-	-	(5,618,986)	(5,618,986)
Deficit on revaluation of equity investments at FVOCI	-	(3,162,755)	-	-	-	(3,162,755)
At 30 Jun 2026 (Unaudited)	1,726,618	1,597,775	610,257	1,800,000	397,421,750	403,156,400
Representing :						
Bank and subsidiaries	1,726,618	1,597,775	610,257	1,800,000	397,421,750	403,156,400
At 1 Jan 2025 (Audited)	1,790,710	1,960,173	610,257	1,800,000	400,418,074	406,579,214
Loss for the half year	-	-	-	-	(2,749,433)	(2,749,433)
Surplus on revaluation of equity investments at FVOCI	-	4,050,563	-	-	-	4,050,563
Transfer of investment revaluation reserve to retained earnings upon the disposal of equity investments measured at FVOCI	-	(1,995,933)	-	-	1,995,933	-
At 30 Jun 2025 (Unaudited)	1,790,710	4,014,803	610,257	1,800,000	399,664,574	407,880,344
Representing :						
Bank and subsidiaries	1,790,710	4,014,803	610,257	1,800,000	399,664,574	407,880,344

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VI. NOTES AND SUPPLEMENTARY INFORMATION (CONTINUED)

(22) International Claims

The break-down of the international claims by types of counterparties on geographical segment which constitutes 10% or more of the aggregate international claims are reported as follows:

	Banks and other Financial Institutions HK\$'000	Official Sector HK\$'000	Total HK\$'000
As at 30 June 2026 (Unaudited)			
Asia Pacific excluding Hong Kong	<u>298,184</u>	<u>-</u>	<u>298,184</u>
As at 31 December 2025 (Unaudited)			
Asia Pacific excluding Hong Kong	<u>233,030</u>	<u>-</u>	<u>233,030</u>

(23) Currency Concentrations

The US dollar net position, the RMB net position and the EUR net position, which arise from non-trading positions and each constitutes more than 10% of the total net position in all foreign currencies, are reported as follows:

	As at 30 Jun 2026 (Unaudited) HK\$'000	As at 31 Dec 2025 (Unaudited) HK\$'000
US Dollar Position:		
Equivalent in Hong Kong dollars		
Spot assets	17,649	44,618
Spot liabilities	(16,682)	(43,655)
Net long position	<u>967</u>	<u>963</u>
	As at 30 Jun 2026 (Unaudited) HK\$'000	As at 31 Dec 2025 (Unaudited) HK\$'000
RMB Position:		
Equivalent in Hong Kong dollars		
Spot assets	314	319
Spot liabilities	(88)	(106)
Net long position	<u>226</u>	<u>213</u>
	As at 30 Jun 2026 (Unaudited) HK\$'000	As at 31 Dec 2025 (Unaudited) HK\$'000
EUR Position:		
Equivalent in Hong Kong dollars		
Spot assets	33	33
Spot liabilities	-	-
Net long position	<u>33</u>	<u>33</u>

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INTERIM FINANCIAL DISCLOSURE STATEMENT
FOR THE HALF YEAR ENDED 30 JUNE 2026 (UNAUDITED)

VI. NOTES AND SUPPLEMENTARY INFORMATION (CONTINUED)

(24) Off-Balance Sheet Exposures

(a) Contingent Liabilities and Commitments	As at	As at
	30 Jun 2026 (Unaudited) HK\$	31 Dec 2025 (Audited) HK\$
Contract amount		
Direct credit substitutes	-	-
Trade-related contingencies	-	-
Other commitments with an original maturity of		
under 1 year or which are unconditionally cancellable	43,727,840	32,799,557
	<u>43,727,840</u>	<u>32,799,557</u>
Credit Risk Weighted Amount	<u>-</u>	<u>-</u>
(b) Derivatives	As at	As at
	30 Jun 2026 (Unaudited) HK\$	31 Dec 2025 (Audited) HK\$
Exchange Rate Contracts		
Notional Contract Amount	-	-
Credit Risk Weighted Amount	<u>-</u>	<u>-</u>
Replacement Cost	<u>-</u>	<u>-</u>
Interest Rate Contracts		
Notional Contract Amount	-	-
Credit Risk Weighted Amount	<u>-</u>	<u>-</u>
Replacement Cost	<u>-</u>	<u>-</u>
Other Contracts		
Notional Contract Amount	-	-
Credit Risk Weighted Amount	<u>-</u>	<u>-</u>
Replacement Cost	<u>-</u>	<u>-</u>

The Group did not enter into any bilateral netting agreements during the period and accordingly the above amounts are shown on a gross basis.

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VI. NOTES AND SUPPLEMENTARY INFORMATION (CONTINUED)

(25) Capital Structure and Adequacy

The Bank is required by the HKMA to compute and report on capital ratios on both consolidated and solo basis. The Bank and the Group complied with all of the externally imposed capital requirements by the HKMA throughout the reporting period. The capital base after deductions used in the calculation of the above capital ratios and reported to the Hong Kong Monetary Authority is analysed as follows :

	Consolidated Basis As at 30 Jun 2026 (Unaudited) HK\$'000	Consolidated Basis As at 31 Dec 2025 (Audited) HK\$'000
Common equity tier 1 (CET1) capital :		
CET1 capital instruments	264,987	264,987
Retained earnings	396,875	402,446
Disclosed reserves	5,735	8,897
	<u>667,597</u>	<u>676,330</u>
Less: Cumulative fair value gains arising from revaluation of		
land and buildings	(266,791)	(273,091)
Regulatory reserve for general banking risk	(1,800)	(1,800)
Total CET1 capital after deductions	<u>399,006</u>	<u>401,439</u>
Additional Tier 1 capital	-	-
Total Tier 1 capital after deductions	<u>399,006</u>	<u>401,439</u>
Tier 2 capital		
Reserve attributable to fair value gains on revaluation of		
land and buildings	140,312	143,147
Regulatory reserve for general banking risk	1,800	1,800
	<u>142,112</u>	<u>144,947</u>
Less : Tier 2 capital deductions	-	-
Total Tier 2 capital after deductions	<u>142,112</u>	<u>144,947</u>
Total capital base	<u>541,118</u>	<u>546,386</u>

As at 30 June 2026, the Group's total capital base decreased marginally by 0.96%. The reduction was primarily attributed to unrealised fair value losses on financial assets measured at FVOCI and property revaluation losses recorded during the period, which were largely offset by operating profits generated from core operations.

The capital ratios shown in Template KM1 represent the consolidated ratios of the Bank as computed in accordance with the Banking (Capital) Rules. In accordance with the Banking (Capital) Rules, the Bank has adopted the "basic approach" for the calculation of the risk weighted assets for credit risk and the "basic indicator approach" for the calculation of operational risk. The Bank has been exempted from the calculation of risk weighted assets for market risk.

TAI SANG BANK LIMITED
INTERIM FINANCIAL DISCLOSURE STATEMENT
FOR THE HALF YEAR ENDED 30 JUNE 2026 (UNAUDITED)

VI. NOTES AND SUPPLEMENTARY INFORMATION (CONTINUED)

(26) Regulatory Disclosure Templates

The following regulatory disclosure templates as at 30 June 2026 (unaudited) are attached to the annex of this interim financial disclosure statement:

- Key Prudential Ratios (Template KM1)
- Composition of Regulatory Capital (Template CC1)
- Reconciliation of Regulatory Capital to Statement of Financial Position (Template CC2)
- Main Features of Regulatory Capital Instruments (Table CCA)
- Summary Comparison of Accounting Assets Against Leverage Ratio (Template LR1)
- Leverage Ratio (Template LR2)
- Geographical Distribution of Credit Exposures used in Countercyclical Capital Buffer (Template CCyB1)
- Overview of Risk Weighted Assets (Template OV1)
- Credit Quality of Exposures Template (Template CR1)
- Changes in Defaulted Loans and Debt Securities Template (Template CR2)
- Overview of Recognized Credit Risk Mitigation Template (Template CR3)
- Credit Risk Exposures and Effects of Recognized Credit Risk Mitigation Template (Template CR4)
- Credit Risk Exposures by Exposure Classes and by Risk Weights Template (Template CR5)

The Bank does not engage in any derivative transactions, securities financing transactions or securitization transactions as at 31 December 2025 and 30 June 2026 nor has plan to engage in such transactions in the coming year, and has therefore not included any disclosure templates on counterparty credit risk in respect of derivative contracts and securities financing transactions, credit valuation adjustment risk, securitization exposures and asset encumbrance, which are considered not to be relevant and would carry nil balances on such templates if published.

The Bank has been exempted from the calculation of risk weighted assets for market risk and accordingly has been exempted from disclosing templates on market risk.

Full capital deductions under the Banking (Capital) Rules have already been applied in the Capital Disclosures Template.

Full terms and conditions of the Bank's CET1 capital instruments are disclosed in the website of the Bank.

TAI SANG BANK LIMITED
INTERIM FINANCIAL DISCLOSURE STATEMENT
FOR THE HALF YEAR ENDED 30 JUNE 2026 (UNAUDITED)

VI. NOTES AND SUPPLEMENTARY INFORMATION (CONTINUED)

(27) Statement in Accordance with Section 436 of Hong Kong Companies Ordinance (Cap. 622)

The financial information relating to the year ended 31 December 2025 as included in this Interim Financial Disclosure Statement for the half year ended 30 June 2026 as comparative information, does not constitute the Company's statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Companies Ordinance is as follows:

As the Company is a private company, the Company is not required to deliver its financial statements to the Registrar of Companies, and has not done so.

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

(28) Statement of Compliance

This interim financial disclosure statement for the half year ended 30 June 2026 is prepared in accordance with Hong Kong Accounting Standard ("HKAS") 34, "Interim Financial Reporting" and fully complies with the requirements set out in the Banking (Disclosure) Rules.

TAI SANG BANK LIMITED
REGULATORY DISCLOSURE TEMPLATES
AS AT 30 JUNE 2026
(UNAUDITED)

Tai Sang Bank Limited

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

		(a)	(b)	(c)	(d)	(e)
		30-Jun-26	31-Mar-26	31-Dec-25	30-Sep-25	30-Jun-25
	Regulatory capital (amount) (HK\$'000)					
1 & 1a	Common Equity Tier 1 (CET1)	399,006	400,534	401,439	401,353	402,684
2 & 2a	Tier 1	399,006	400,534	401,439	401,353	402,684
3 & 3a	Total capital	541,118	545,481	546,386	543,854	545,185
	RWA (amount) (HK\$'000)					
4	Total RWA	681,370	710,712	705,306	673,900	722,390
4a	Total RWA (pre-floor)	681,370	710,712	705,306	673,900	722,390
	Risk-based regulatory capital ratios (as a percentage of RWA)					
5 & 5a	CET1 ratio (%)	58.56%	56.36%	56.92%	59.56%	55.74%
5b	CET1 ratio (%) (pre-floor ratio)	58.56%	56.36%	56.92%	59.56%	55.74%
6 & 6a	Tier 1 ratio (%)	58.56%	56.36%	56.92%	59.56%	55.74%
6b	Tier 1 ratio (%) (pre-floor ratio)	58.56%	56.36%	56.92%	59.56%	55.74%
7 & 7a	Total capital ratio (%)	79.42%	76.75%	77.47%	80.70%	75.47%
7b	Total capital ratio (%) (pre-floor ratio)	79.42%	76.75%	77.47%	80.70%	75.47%
	Additional CET1 buffer requirements (as a percentage of RWA)					
8	Capital conservation buffer requirement (%)	2.500%	2.500%	2.500%	2.500%	2.500%
9	Countercyclical capital buffer requirement (%)	0.500%	0.500%	0.500%	0.500%	0.500%
10	Higher loss absorbency requirements (%) (applicable only to G-SIBs or D-SIBs)	N/A	N/A	N/A	N/A	N/A
11	Total AI-specific CET1 buffer requirements (%)	3.00%	3.00%	3.00%	3.00%	3.00%
12	CET1 available after meeting the AI's minimum capital requirements (%)	54.06%	51.86%	52.42%	55.06%	51.24%
	Basel III leverage ratio					
13	Total leverage ratio (LR) exposure measure (HK\$'000)	768,203	834,619	829,929	837,216	811,166
13a	LR exposure measure based on mean values of gross assets of SFTs	N/A	N/A	N/A	N/A	N/A
14, 14a & 14b	LR (%)	51.94%	47.99%	48.37%	47.94%	49.64%
14c & 14d	LR (%) based on mean values of gross assets of SFTs	N/A	N/A	N/A	N/A	N/A
	Liquidity Coverage Ratio (LCR) / Liquidity Maintenance Ratio (LMR)					
	Applicable to category 1 institution only:					
15	Total high quality liquid assets (HQLA)	N/A	N/A	N/A	N/A	N/A
16	Total net cash outflows	N/A	N/A	N/A	N/A	N/A
17	LCR (%)	N/A	N/A	N/A	N/A	N/A
	Applicable to category 2 institution only:					
17a	LMR (%)	113.74%	109.77%	121.05%	104.95%	113.63%
	Net Stable Funding Ratio (NSFR) / Core Funding Ratio (CFR)					
	Applicable to category 1 institution only:					
18	Total available stable funding	N/A	N/A	N/A	N/A	N/A
19	Total required stable funding	N/A	N/A	N/A	N/A	N/A
20	NSFR (%)	N/A	N/A	N/A	N/A	N/A
	Applicable to category 2A institution only:					
20a	CFR (%)	N/A	N/A	N/A	N/A	N/A

Tai Sang Bank Limited

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

Note:

- (1) The table above summarises the capital ratios calculated as computed in accordance with the Banking (Capital) Rules under regulatory consolidated basis of the Bank as at the dates shown. The Bank uses the Basic Approach for calculating credit risk. The Bank was granted by the HKMA an exemption from the calculation of market risk under the exemption criteria under section 22(1) of the Banking (Capital) Rules on 22 March 2016 and has excluded market risk in the calculation of capital ratio since then and as at 30 June 2026.
- (2) The capital conservation buffer ratio for the Bank for 2026 is 2.5% (2025: 2.5%) as stipulated by the Banking (Capital) Rules. While the Bank only operates and has private sector credit exposures in Hong Kong for the purpose of the calculation of its countercyclical capital buffer ratio, the applicable countercyclical capital buffer ratio for the Bank equals to that of Hong Kong as at 30 June 2026, which amounts to 0.5% (as at 31 December 2025: 0.5%).
- (3) **Basel III leverage ratio**
The leverage ratio shown above represents the regulatory consolidated leverage ratio calculated in accordance with the Banking (Capital) Rules.
- (4) **Liquidity Coverage Ratio (LCR) / Liquidity Maintenance Ratio (LMR)**
The Bank, as a category 2 institution for the purpose of the Liquidity Rules, is only required to maintain and report LMR on a solo basis. As such, the Bank is not required to report LCR. The above LMRs are the quarterly average LMRs calculated as the simple average of each calendar month's average LMR of the Bank's solo position within the reporting quarters.

Liquidity risk arises from the mismatch in the cash flows emanating from on-balance sheet assets and liabilities, plus the settlement characteristic of off-balance sheet activities. The Group's funding activities are closely managed by the directors in accordance with policies and guidelines established by the Board. The usual conservative strategy and the availability of up-to-date reporting on liquidity position ensure that all obligations of the Group are met in a timely and cost efficient manner.
- (5) **Net Stable Funding Ratio (NSFR) / Core Funding Ratio (CFR)**
The Bank is not required to report NSFR and CFR.
- (6) **Higher Loss Absorbency (HLA)**
The Bank is not designated as a domestic systematically important authorised institution and as such is not subject to the HLA requirements under the Banking (Capital) Rules.

Tai Sang Bank Limited

Template CC1: Composition of Regulatory Capital as at 30 June 2026
(Unaudited - on Regulatory Consolidated Basis)

		(a)	(b)
		Amount	Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
(Presented in HK\$' 000)			
CET1 capital: instruments and reserves			
1	Directly issued qualifying CET1 capital instruments plus any related share premium	264,987	(1)
2	Retained earnings	396,875	(7)
3	Disclosed reserves	5,735	(3)+(4)+(5)+(6)
5	Minority interests arising from CET1 capital instruments issued by consolidated bank subsidiaries and held by third parties (amount allowed in CET1 capital of the consolidation group)	-	
6	CET1 capital before regulatory deductions	667,597	
CET1 capital: regulatory deductions			
7	Valuation adjustments	-	
8	Goodwill (net of associated deferred tax liabilities)	-	[a] - [c]
9	Other intangible assets (net of associated deferred tax liabilities)	-	[b] - [d]
10	Deferred tax assets (net of associated deferred tax liabilities)	-	
11	Cash flow hedge reserve	-	
12	Excess of total EL amount over total eligible provisions under the IRB approach	-	
13	Credit-enhancing interest-only strip, and any gain-on-sale and other increase in the CET1 capital arising from securitization transactions	-	
14	Gains and losses due to changes in own credit risk on fair valued liabilities	-	
15	Defined benefit pension fund net assets (net of associated deferred tax liabilities)	-	
16	Investments in own CET1 capital instruments (if not already netted off paid-in capital on reported balance sheet)	-	
17	Reciprocal cross-holdings in CET1 capital instruments	-	
18	Insignificant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-	
19	Significant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-	
20	Mortgage servicing rights (net of associated deferred tax liabilities)	Not applicable	Not applicable
21	Deferred tax assets arising from temporary differences (net of associated deferred tax liabilities)	Not applicable	Not applicable
22	Amount exceeding the 15% threshold	Not applicable	Not applicable
23	of which: significant investments in the ordinary share of financial sector entities	Not applicable	Not applicable
24	of which: mortgage servicing rights	Not applicable	Not applicable
25	of which: deferred tax assets arising from temporary differences	Not applicable	Not applicable
26	National specific regulatory adjustments applied to CET1 capital	268,591	
26a	Cumulative fair value gains arising from the revaluation of land and buildings (own-use and investment properties)	266,791	(3)+(8)
26b	Regulatory reserve for general banking risks	1,800	(6)
26c	Securitization exposures specified in a notice given by the MA	-	
26d	Cumulative losses below depreciated cost arising from the institution's holdings of land and buildings	-	
26e	Capital shortfall of regulated non-bank subsidiaries	-	
26f	Capital investment in a connected company which is a commercial entity (amount above 15% of the reporting institution's capital base)	-	

Tai Sang Bank Limited

Template CC1: Composition of Regulatory Capital as at 30 June 2026
(Unaudited - on Regulatory Consolidated Basis) (Continued)

		(a)	(b)
		Amount	Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
(Presented in HK\$' 000)			
27	Regulatory deductions applied to CET1 capital due to insufficient AT1 capital and Tier 2 capital to cover deductions	-	
28	Total regulatory deductions to CET1 capital	268,591	
29	CET1 capital	399,006	
AT1 capital: instruments			
30	Qualifying AT1 capital instruments plus any related share premium	-	
31	of which: classified as equity under applicable accounting standards	-	
32	of which: classified as liabilities under applicable accounting standards	-	
34	AT1 capital instruments issued by consolidated bank subsidiaries and held by third parties (amount allowed in AT1 capital of the consolidation group)	-	
36	AT1 capital before regulatory deductions	-	
AT1 capital: regulatory deductions			
37	Investments in own AT1 capital instruments	-	
38	Reciprocal cross-holdings in AT1 capital instruments	-	
39	Insignificant LAC investments in AT1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-	
40	Significant LAC investments in AT1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation	-	
41	National specific regulatory adjustments applied to AT1 capital	-	
42	Regulatory deductions applied to AT1 capital due to insufficient Tier 2 capital to cover deductions	-	
43	Total regulatory deductions to AT1 capital	-	
44	AT1 capital	-	
45	Tier 1 capital (T1 = CET1 + AT1)	399,006	
Tier 2 capital: instruments and provisions			
46	Qualifying Tier 2 capital instruments plus any related share premium	-	
48	Tier 2 capital instruments issued by consolidated bank subsidiaries and held by third parties (amount allowed in Tier 2 capital of the consolidation group)	-	
50	Collective provisions and regulatory reserve for general banking risks eligible for inclusion in Tier 2 capital	1,800	(6)
51	Tier 2 capital before regulatory deductions	1,800	
Tier 2 capital: regulatory deductions			
52	Investments in own Tier 2 capital instruments	-	
53	Reciprocal cross-holdings in Tier 2 capital instruments and non-capital LAC liabilities	-	
54	Insignificant LAC investments in Tier 2 capital instruments issued by, and non-capital LAC liabilities of, financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold and, where applicable, 5% threshold)	-	
54a	Insignificant LAC investments in non-capital LAC liabilities of financial sector entities that are outside the scope of regulatory consolidation (amount formerly designated for the 5% threshold but no longer meets the conditions) (for institutions defined as "section 2 institution" under §2(1) of Schedule 4F to BCR only)	-	

Tai Sang Bank Limited

Template CC1: Composition of Regulatory Capital as at 30 June 2026
(Unaudited - on Regulatory Consolidated Basis) (Continued)

		(a)	(b)
		Amount	Source based on reference numbers/letters of the balance sheet under the regulatory scope of consolidation
(Presented in HK\$' 000)			
55	Significant LAC investments in Tier 2 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (net of eligible short positions)	-	
55a	Significant LAC investments in non-capital LAC liabilities of financial sector entities that are outside the scope of regulatory consolidation (net of eligible short positions)	-	
56	National specific regulatory adjustments applied to Tier 2 capital	(140,312)	
56a	Add back of cumulative fair value gains arising from the revaluation of land and buildings (own-use and investment properties) eligible for inclusion in Tier 2 capital	(140,312)	[(2)+(3)+(8)] *45%
56b	Regulatory deductions applied to Tier 2 capital to cover the required deductions falling within BCR s48(1)(g)		
57	Total regulatory adjustments to Tier 2 capital	(140,312)	
58	Tier 2 capital (T2)	142,112	
59	Total regulatory capital (TC = T1 + T2)	541,118	
60	Total RWA	681,371	
Capital ratios (as a percentage of RWA)			
61	CET1 capital ratio	58.56%	
62	Tier 1 capital ratio	58.56%	
63	Total capital ratio	79.42%	
64	Institution-specific buffer requirement (capital conservation buffer plus countercyclical capital buffer plus higher loss absorbency requirements)	3.00%	
65	of which: capital conservation buffer requirement	2.50%	
66	of which: bank specific countercyclical capital buffer requirement	0.50%	
67	of which: higher loss absorbency requirement	0.00%	
68	CET1 (as a percentage of RWA) available after meeting minimum capital requirements	54.06%	
National minima (if different from Basel 3 minimum)			
69	National CET1 minimum ratio	Not applicable	Not applicable
70	National Tier 1 minimum ratio	Not applicable	Not applicable
71	National Total capital minimum ratio	Not applicable	Not applicable
Amounts below the thresholds for deduction (before risk weighting)			
72	Insignificant LAC investments in CET1, AT1 and Tier 2 capital instruments issued by, and non-capital LAC liabilities of, financial sector entities that are outside the scope of regulatory consolidation	-	
73	Significant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation	-	
74	Mortgage servicing rights (net of associated deferred tax liabilities)	Not applicable	Not applicable
75	Deferred tax assets arising from temporary differences (net of associated deferred tax liabilities)	Not applicable	Not applicable
Applicable caps on the inclusion of provisions in Tier 2 capital			
76	Provisions eligible for inclusion in Tier 2 in respect of exposures subject to the BSC approach, or the STC approach and SEC-ERBA, SEC-SA and SEC-FBA (prior to application of cap)	1,800	
77	Cap on inclusion of provisions in Tier 2 under the BSC approach, or the STC approach, and SEC-ERBA, SEC-SA and SEC-FBA	9,945	
78	Provisions eligible for inclusion in Tier 2 in respect of exposures subject to the IRB approach and SEC-IRBA (prior to application of cap)	-	
79	Cap for inclusion of provisions in Tier 2 under the IRB approach and SEC-IRBA	-	

Tai Sang Bank Limited

Template CC1: Composition of Regulatory Capital as at 30 June 2026
(Unaudited - on Regulatory Consolidated Basis) (Continued)

Notes to the Template

Row No.	Description	Hong Kong basis	Basel III basis
9	Other intangible assets (net of associated deferred tax liabilities)	-	-
	<u>Explanation</u> As set out in paragraph 87 of the Basel III text issued by the Basel Committee (December 2010), mortgage servicing rights ("MSRs") may be given limited recognition in CET1 capital (and hence be excluded from deduction from CET1 capital up to the specified threshold). In Hong Kong, an AI is required to follow the accounting treatment of including MSRs as part of intangible assets reported in the AI's financial statements and to deduct MSRs in full from CET1 capital. Therefore, the amount to be deducted as reported in row 9 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 9 (i.e. the amount reported under the "Hong Kong basis") adjusted by reducing the amount of MSRs to be deducted to the extent not in excess of the 10% threshold set for MSRs and the aggregate 15% threshold set for MSRs, DTAs arising from temporary differences and significant investments in CET1 capital instruments issued by financial sector entities (excluding those that are loans, facilities or other credit exposures to connected companies) under Basel III.		
10	Deferred tax assets (net of associated deferred tax liabilities)	-	-
	<u>Explanation</u> As set out in paragraphs 69 and 87 of the Basel III text issued by the Basel Committee (December 2010), DTAs of the bank to be realized are to be deducted, whereas DTAs which relate to temporary differences may be given limited recognition in CET1 capital (and hence be excluded from deduction from CET1 capital up to the specified threshold). In Hong Kong, an AI is required to deduct all DTAs in full, irrespective of their origin, from CET1 capital. Therefore, the amount to be deducted as reported in row 10 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 10 (i.e. the amount reported under the "Hong Kong basis") adjusted by reducing the amount of DTAs to be deducted which relate to temporary differences to the extent not in excess of the 10% threshold set for DTAs arising from temporary differences and the aggregate 15% threshold set for MSRs, DTAs arising from temporary differences and significant investments in CET1 capital instruments issued by financial sector entities (excluding those that are loans, facilities or other credit exposures to connected companies) under Basel III.		
18	Insignificant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-	-
	<u>Explanation</u> For the purpose of determining the total amount of insignificant LAC investments in CET1 capital instruments issued by financial sector entities, an AI is required to aggregate any amount of loans, facilities or other credit exposures provided by it to any of its connected companies, where the connected company is a financial sector entity, as if such loans, facilities or other credit exposures were direct holdings, indirect holdings or synthetic holdings of the AI in the capital instruments of the financial sector entity, except where the AI demonstrates to the satisfaction of the MA that any such loan was made, any such facility was granted, or any such other credit exposure was incurred, in the ordinary course of the AI's business. Therefore, the amount to be deducted as reported in row 18 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 18 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the AI's connected companies which were subject to deduction under the Hong Kong approach.		
19	Significant LAC investments in CET1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold)	-	-
	<u>Explanation</u> For the purpose of determining the total amount of significant LAC investments in CET1 capital instruments issued by financial sector entities, an AI is required to aggregate any amount of loans, facilities or other credit exposures provided by it to any of its connected companies, where the connected company is a financial sector entity, as if such loans, facilities or other credit exposures were direct holdings, indirect holdings or synthetic holdings of the AI in the capital instruments of the financial sector entity, except where the AI demonstrates to the satisfaction of the MA that any such loan was made, any such facility was granted, or any such other credit exposure was incurred, in the ordinary course of the AI's business. Therefore, the amount to be deducted as reported in row 19 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 19 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the AI's connected companies which were subject to deduction under the Hong Kong approach.		

Tai Sang Bank Limited

Template CC1: Composition of Regulatory Capital as at 30 June 2026
(Unaudited - on Regulatory Consolidated Basis) (Continued)

Notes to the Template

Row No.	Description	Hong Kong basis	Basel III basis
39	Insignificant LAC investments in AT1 capital instruments issued by financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold) <u>Explanation</u> The effect of treating loans, facilities or other credit exposures to connected companies which are financial sector entities as CET1 capital instruments for the purpose of considering deductions to be made in calculating the capital base (see note re row 18 to the template above) will mean the headroom within the threshold available for the exemption from capital deduction of other insignificant LAC investments in AT1 capital instruments may be smaller. Therefore, the amount to be deducted as reported in row 39 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 39 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the ATs connected companies which were subject to deduction under the Hong Kong approach.	-	-
54	Insignificant LAC investments in Tier 2 capital instruments issued by, and non-capital LAC liabilities of, financial sector entities that are outside the scope of regulatory consolidation (amount above 10% threshold and, where applicable, 5% threshold) <u>Explanation</u> The effect of treating loans, facilities or other credit exposures to connected companies which are financial sector entities as CET1 capital instruments for the purpose of considering deductions to be made in calculating the capital base (see note re row 18 to the template above) will mean the headroom within the threshold available for the exemption from capital deduction of other insignificant LAC investments in Tier 2 capital instruments and non-capital LAC liabilities may be smaller. Therefore, the amount to be deducted as reported in row 54 may be greater than that required under Basel III. The amount reported under the column "Basel III basis" in this box represents the amount reported in row 54 (i.e. the amount reported under the "Hong Kong basis") adjusted by excluding the aggregate amount of loans, facilities or other credit exposures to the ATs connected companies which were subject to deduction under the Hong Kong approach.	-	-
Remarks: The amount of the 10% threshold and 5% threshold mentioned above is calculated based on the amount of CET1 capital determined in accordance with the deduction methods set out in BCR Schedule 4F. The 15% threshold is referring to paragraph 88 of the Basel III text issued by the Basel Committee (December 2010) and has no effect to the Hong Kong regime.			

Tai Sang Bank Limited

Template CC2: Reconciliation of Regulatory Capital to Statement of Financial Position
as at 30 June 2026 (Unaudited - on Regulatory Consolidated Basis)

	Consolidated Statement of Financial Position as in published interim financial disclosure statement	Under regulatory scope of consolidation - Group's Statement of Financial Position	Cross- referenced to Template CC1
	As at 30 June 2026	As at 30 June 2026	
	HK\$'000	HK\$'000	
Assets			
Cash and balances with banks	307,117	307,075	
Placements with banks maturing between one and twelve months	9,717	9,717	
Loans and advances to customers and other accounts	167,733	167,703	
Investment securities at fair value through other comprehensive income	121,728	121,728	
Investment in subsidiary not consolidated for regulatory purposes	-	10	
Property, plant and equipment	130,121	130,121	
Investment properties	300,500	300,500	
Right-of-use assets	30,046	30,046	
Tax recoverable	-	-	
Total assets	1,066,962	1,066,900	
Liabilities			
Deposits from customers	249,473	250,044	
Other liabilities and provisions	61,458	61,371	
Lease liabilities	35,700	35,700	
Tax payable	8	8	
Deferred tax liabilities	7,167	7,167	
Total liabilities	353,806	354,290	
Shareholders' Equity			
Paid-in share capital	310,000	310,000	
<i>of which: share capital paid up in cash and capitalized from realized revaluation gains of properties</i>		264,987	(1)
<i>share capital capitalized from unrealized revaluation gains of properties</i>		45,013	(2)
Other properties revaluation reserve	1,727	1,727	(3)
Investments at FVOCI revaluation reserve	1,598	1,598	(4)
General reserve	610	610	(5)
Regulatory reserve	1,800	1,800	(6)
Retained earnings	397,421	396,875	(7)
<i>of which: unrealized revaluation gains of investment properties</i>		265,064	(8)
<i>other retained earnings and profits</i>		131,811	
Total shareholders' equity	713,156	712,610	
Total liabilities and shareholders' equity	1,066,962	1,066,900	

Note:

There are no material changes in the reconciling items between the composition of the regulatory capital and the consolidated statement of financial position as at 30 June 2026 when compared to that of 31 December 2025.

Tai Sang Bank Limited

Table CCA: Main Features of Regulatory Capital Instruments as at 30 June 2026

1	Issuer	Tai Sang Bank Limited
2	Unique identifier (eg CUSIP, ISIN or Bloomberg identifier for private placement)	Not applicable
3	Governing law(s) of the instrument	Laws of Hong Kong
	<i>Regulatory treatment</i>	
4	Transitional Basel III rules	Not applicable
5	Basel III rules	Common Equity Tier 1
6	Eligible at solo / group / solo and group	Solo and Group
7	Instrument type (types to be specified by each jurisdiction)	Ordinary shares
8	Amount recognised in regulatory capital (Currency in millions, as of most recent reporting date)	HKD 265 (Mn)
9	Par value of instrument	HKD 1
10	Accounting classification	Shareholders' equity
11	Original date of issuance	1954, 1969, 1990, 2001, 2010
12	Perpetual or dated	Perpetual
13	Original maturity date	No maturity
14	Issuer call subject to prior supervisory approval	No
15	Optional call date, contingent call dates and redemption amount	Not applicable
16	Subsequent call dates, if applicable	Not applicable
	<i>Coupons / dividends</i>	
17	Fixed or floating dividend/coupon	Floating dividend
18	Coupon rate and any related index	Not applicable
19	Existence of a dividend stopper	No
20	Fully discretionary, partially discretionary or mandatory	Fully discretionary
21	Existence of step up or other incentive to redeem	No
22	Noncumulative or cumulative	Non-cumulative
23	Convertible or non-convertible	Non-convertible
24	If convertible, conversion trigger (s)	Not applicable
25	If convertible, fully or partially	Not applicable
26	If convertible, conversion rate	Not applicable
27	If convertible, mandatory or optional conversion	Not applicable
28	If convertible, specify instrument type convertible into	Not applicable
29	If convertible, specify issuer of instrument it converts into	Not applicable
30	Write-down feature	No
31	If write-down, write-down trigger(s)	Not applicable
32	If write-down, full or partial	Not applicable
33	If write-down, permanent or temporary	Not applicable
34	If temporary write-down, description of write-up mechanism	Not applicable
35	Position in subordination hierarchy in liquidation (specify instrument type immediately senior to instrument in the insolvency creditor hierarchy of the legal entity concerned).	Not applicable
36	Non-compliant transitioned features	Not applicable
37	If yes, specify non-compliant features	Not applicable

Tai Sang Bank Limited

**Template LR1 : Summary Comparison of Accounting Assets Against Leverage Ratio ("LR")
as at 30 June 2026 (Unaudited - on Regulatory Consolidated Basis)**

		(a)
	Item	Value under the LR framework HK\$'000 equivalent
1	Total consolidated assets as per published financial statements	1,066,962
2	Adjustment for investments in banking, financial, insurance or commercial entities that are consolidated for accounting purposes but outside the scope of regulatory consolidation	10
3	Adjustment for securitised exposures that meet the operational requirements for the recognition of risk transference	-
4	Adjustments for temporary exemption of central bank reserves	Not applicable
5	Adjustment for fiduciary assets recognised on the balance sheet pursuant to the applicable accounting standard but excluded from the LR exposure measure	-
6	Adjustments for regular-way purchases and sales of financial assets subject to trade date accounting	-
7	Adjustments for eligible cash pooling transactions	-
8	Adjustments for derivative contracts	-
9	Adjustment for SFTs (i.e. repos and similar secured lending)	-
10	Adjustment for off-balance sheet ("OBS") items (i.e. conversion to credit equivalent amounts of OBS exposures)	-
11	Adjustments for prudent valuation adjustments and specific and collective provisions that are allowed to be excluded from LR exposure measure	-
12	Other adjustments	10,462
13	Leverage ratio exposure measure	1,077,434

Note: There are no material changes in the summary comparison reconciling items of the Bank's balance sheet assets as stated in the statement of financial position with the exposure measure for the calculation of leverage ratio for the current semi-annual reporting period.

Tai Sang Bank Limited

Template LR2 : Leverage Ratio ("LR")

as at 30 June 2026 (Unaudited - on Regulatory Consolidated Basis)

		(a)	(b)
	Item	Leverage ratio framework HK\$'000	Leverage ratio framework HK\$'000
		30-Jun-26	31-Mar-26
On-balance sheet exposures			
1	On-balance sheet exposures (excluding derivative contracts and SFTs, but including related on-balance sheet collateral)	1,077,434	1,150,872
2	Gross-up for derivative contracts collateral provided where deducted from balance sheet assets pursuant to the applicable accounting standard	-	-
3	Less: Deductions of receivables assets for cash variation margin provided under derivative contracts	-	-
4	Less: Adjustment for assets other than money received under SFTs that are recognised as an asset	-	-
5	Less: Specific and collective provisions associated with on-balance sheet exposures that are deducted from Tier 1 capital	-	-
6	Less: Asset amounts deducted in determining Tier 1 capital	(313,604)	(319,904)
7	Total on-balance sheet exposures (excluding derivative contracts and SFTs) (sum of rows 1 to 6)	763,830	830,968
Exposures arising from derivative contracts			
8	Replacement cost associated with all derivatives contracts (where applicable net of eligible cash variation margin and/or bilateral netting)	-	-
9	Add-on amounts for PFE associated with all derivatives contracts	-	-
10	Less: Exempted CCP leg of client-cleared trade exposures	-	-
11	Adjusted effective notional amount of written credit-related derivative contracts	-	-
12	Less: Permitted reductions in effective notional amount and permitted deductions from add-on amounts for PFE of written credit-related derivatives contracts	-	-
13	Total exposures arising from derivative contracts (sum of rows 8 to 12)	-	-
Exposures arising from SFTs			
14	Gross amount of SFT assets (with no recognition of netting), after adjusting for sale accounting transactions	-	-
15	Less: Netted amounts of cash payables and cash receivables of gross SFT assets	-	-
16	CCR exposure for SFT assets	-	-
17	Agent transaction exposures	-	-
18	Total exposures arising from SFTs (sum of rows 14 to 17)	-	-
Other off-balance sheet exposures			
19	Off-balance sheet exposure at gross notional amount	43,728	36,512
20	Less: Adjustments for conversion to credit equivalent amounts	(39,355)	(32,861)
21	Less: Specific and collective provisions associated with off-balance sheet exposures that are deducted from Tier 1 capital	-	-
22	Off-balance sheet items (sum of rows 19 to 21)	4,373	3,651
Capital and total exposures			
23	Tier 1 capital	399,006	400,534
24	Total exposures (sum of rows 7, 13, 18 and 22)	768,203	834,619
Leverage ratio			
25 & 25a	Leverage ratio	51.94%	47.99%
26	Minimum leverage ratio requirement	3.00%	3.00%
27	Applicable leverage buffers	N/A	N/A

Tai Sang Bank Limited

Template LR2 : Leverage Ratio ("LR")

as at 30 June 2026 (Unaudited - on Regulatory Consolidated Basis) (Continued)

		(a)	(b)
	Item	Leverage ratio framework HK\$'000	Leverage ratio framework HK\$'000
		30-Jun-26	31-Mar-26
Disclosure of mean values			
28	Mean value of gross assets of SFTs, after adjustment for sale accounting transactions and netted of amounts of associated cash payables and cash receivables	-	-
29	Quarter-end value of gross amount of SFT assets, after adjustment for sale accounting transactions and netted of amounts of associated cash payables and cash receivables	-	-
30 & 30a	Total exposures based on mean values from row 28 of gross assets of SFTs (after adjustment for sale accounting transactions and netted amounts of associated cash payables and cash receivables)	-	-
31 & 31a	Leverage ratio based on mean values from row 28 of gross assets of SFTs (after adjustment for sale accounting transactions and netted amounts of associated cash payables and cash receivables)	-	-

Tai Sang Bank Limited

**Template CCyB1: Geographical Distribution of Credit Exposures Used in
Countercyclical Capital Buffer ("CCyB") as at 30 June 2026**

As at 30 June 2026		(a)	(c)	(d)	(e)
	Geographical breakdown by Jurisdiction (J)	Applicable JCCyB ratio in effect %	RWA used in computation of CCyB ratio HK\$ '000	AI-specific CCyB ratio %	CCyB amount HK\$ '000
1	Hong Kong	0.500%	191,019		
	Total		191,019	0.500%	955

As at 31 December 2025		(a)	(c)	(d)	(e)
	Geographical breakdown by Jurisdiction (J)	Applicable JCCyB ratio in effect %	RWA used in computation of CCyB ratio HK\$ '000	AI-specific CCyB ratio %	CCyB amount HK\$ '000
1	Hong Kong	0.500%	206,712		
	Total		206,712	0.500%	1,034

Tai Sang Bank Limited

Template OV1: Overview of RWA as at 30 June 2026 (Unaudited - on Regulatory Consolidated Basis)

		(a)	(b)	(c)
		RWA		Minimum capital requirements
		30-Jun-26 HK\$'000	31-Mar-26 HK\$'000	30-Jun-26 HK\$'000
1	Credit risk for non-securitization exposures	795,600	829,056	63,648
2	Of which STC approach	-	-	-
2a	Of which BSC approach	795,600	829,056	63,648
3	Of which foundation IRB approach	-	-	-
4	Of which supervisory slotting criteria approach	-	-	-
5	Of which advanced IRB approach	-	-	-
5a	Of which retail IRB approach	-	-	-
5b	Of which specific risk-weight approach	-	-	-
5c	Of which cryptoasset exposures to credit risk calculated in accordance with section 376 and Divisions 5, 6 and 8 of Part 12 of the BCR	-	-	-
6	Counterparty credit risk and default fund contributions	-	-	-
7	Of which SA-CCR approach	-	-	-
7a	Of which CEM	-	-	-
8	Of which IMM(CCR) approach	-	-	-
8a	Of which method for group 2b cryptoasset derivative contracts	-	-	-
9	Of which others	-	-	-
10	CVA risk	-	-	-
11	Equity positions in banking book under the simple risk-weight method and internal models method	N/A	N/A	N/A
12	Collective investment scheme ("CIS") exposures - look-through approach / third-party approach	-	-	-
13	CIS exposures – mandate-based approach	-	-	-
14	CIS exposures – fall-back approach	-	-	-
14a	CIS exposures - combination of approaches	-	-	-
15	Settlement risk	-	-	-
16	Securitization exposures in banking book	-	-	-
17	Of which SEC-IRBA	-	-	-
18	Of which SEC-ERBA (including IAA)	-	-	-
19	Of which SEC-SA	-	-	-
19a	Of which SEC-FBA	-	-	-
20	Market risk	-	-	-
21	Of which STM approach	-	-	-
22	Of which IMA	-	-	-
22a	Of which SSTM approach	-	-	-
23	Capital charge for moving exposures between trading book and banking book	N/A	N/A	N/A
24	Operational risk	57,263	56,613	4,581
24a	Sovereign concentration risk	-	-	-
25	Amounts below the thresholds for deduction (subject to 250% RW)	-	-	-
26	Output floor level applied	-	-	-
27	Floor adjustment (before application of transitional cap)	-	-	-
28	Floor adjustment (after application of transitional cap)	N/A	N/A	N/A
28a	Deduction to RWA	171,492	174,957	13,719
28b	Of which portion of regulatory reserve for general banking risks and collective provisions which is not included in Tier 2 Capital	-	-	-
28c	Of which portion of cumulative fair value gains arising from the revaluation of land and buildings which is not included in Tier 2 Capital	171,492	174,957	13,719
29	Total	681,371	710,712	54,510

Tai Sang Bank Limited
Credit Risk Templates (Unaudited) as at 30 June 2026

Template CR1 : Credit Quality of Exposures

		(a)	(b)	(c)	(d)	(e)	(f)	(g)
		Gross carrying amounts of		Allowances / impairments	Of which ECL accounting provisions for credit losses on STC approach exposures		Of which ECL accounting provisions for credit losses on IRB approach exposures	Net values (a+b-c)
		Defaulted exposures	Non-defaulted exposures		Allocated in regulatory category of specific provisions	Allocated in regulatory category of collective provisions		
As at 30 June 2026		HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000
1	Loans	-	158,231	-	-	-	-	158,231
2	Debt securities	-	99,866	-	-	-	-	99,866
3	Off-balance sheet exposures	-	43,728	-	-	-	-	43,728
4	Total	-	301,825	-	-	-	-	301,825

		(a)	(b)	(c)	(d)	(e)	(f)	(g)
		Gross carrying amounts of		Allowances / impairments	Of which ECL accounting provisions for credit losses on STC approach exposures		Of which ECL accounting provisions for credit losses on IRB approach exposures	Net values (a+b-c)
		Defaulted exposures	Non-defaulted exposures		Allocated in regulatory category of specific provisions	Allocated in regulatory category of collective provisions		
As at 31 December 2025		HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000
1	Loans	-	170,969	-	-	-	-	170,969
2	Debt securities	-	209,035	-	-	-	-	209,035
3	Off-balance sheet exposures	-	32,800	-	-	-	-	32,800
4	Total	-	412,804	-	-	-	-	412,804

Note: There was a decrease in the level of loans of the Group between the positions as at 30 June 2026 and 31 December 2025. The debt securities held as at 30 June 2026 and 31 December 2025 were investments in Hong Kong Government exchange fund bills. All credit exposures of the Group as at both 30 June 2026 and 31 December 2025 were non-defaulted exposures.

Tai Sang Bank Limited
Credit Risk Templates (Unaudited) as at 30 June 2026

Template CR2 : Changes in Defaulted Loans and Debt Securities

		(a)
		Amount
		HK\$ '000
As at 30 June 2026		
1	Defaulted loans and debt securities at end of the previous reporting period	-
2	Loans and debt securities that have defaulted since the last reporting period	-
3	Returned to non-defaulted status	-
4	Amounts written off	-
5	Other changes	-
6	Defaulted loans and debt securities at end of the current reporting period	-

		(a)
		Amount
		HK\$ '000
As at 31 December 2025		
1	Defaulted loans and debt securities at end of the previous reporting period	-
2	Loans and debt securities that have defaulted since the last reporting period	-
3	Returned to non-defaulted status	-
4	Amounts written off	-
5	Other changes	-
6	Defaulted loans and debt securities at end of the current reporting period	-

Note: Our Bank does not have any defaulted loans and debt securities as at 30 June 2026 and 31 December 2025.

Tai Sang Bank Limited
Credit Risk Templates (Unaudited) as at 30 June 2026

Template CR3 : Overview of Recognized Credit Risk Mitigation (CRM)

		(a)	(b)	(c)	(d)	(e)
		Exposures unsecured: carrying amount	Exposures to be secured	Exposures secured by recognized collateral	Exposures secured by recognized guarantees	Exposures secured by recognized credit derivative contracts
As at 30 June 2026		HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000
1	Loans	158,231	-	-	-	-
2	Debt securities	99,866	-	-	-	-
3	Total	258,097	-	-	-	-
4	Of which defaulted	-	-	-	-	-

		(a)	(b)	(c)	(d)	(e)
		Exposures unsecured: carrying amount	Exposures to be secured	Exposures secured by recognized collateral	Exposures secured by recognized guarantees	Exposures secured by recognized credit derivative contracts
As at 31 December 2025		HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000	HK\$ '000
1	Loans	170,969	-	-	-	-
2	Debt securities	209,035	-	-	-	-
3	Total	380,004	-	-	-	-
4	Of which defaulted	-	-	-	-	-

Note: All loan amounts reported in Column (a) in Template CR3 above as at 30 June 2026 and 31 December 2025 are fully secured by collaterals other than recognised Credit Risk Mitigation. The debt securities held were unsecured exchange fund bills issued by the Hong Kong Government.

Tai Sang Bank Limited
Credit Risk Templates (Unaudited) as at 30 June 2026

Template CR4 : Credit Risk Exposures and Effects of Recognized Credit Risk Mitigation - for BSC Approach

As at 30 June 2026		(a)	(b)	(c)	(d)	(e)	(f)
		Exposures pre-CCF and pre-CRM	Exposures post-CCF and post-CRM				
		On-balance sheet amount	Off-balance sheet amount	On-balance sheet amount	Off-balance sheet amount	RWA	RWA density
Exposure classes		HK\$ '000					
1	Sovereign exposures	103,749	-	103,749	-	9,987	9.63%
2	Public sector entity exposures	-	-	-	-	-	0.00%
3	Multilateral development bank exposures	-	-	-	-	-	0.00%
4	Unspecified multilateral body exposures	-	-	-	-	-	0.00%
5	Bank exposures	310,692	-	310,692	-	62,138	20.00%
6	Eligible covered bond exposures	-	-	-	-	-	0.00%
7	Exposures arising from IPO financing	-	-	-	-	-	0.00%
8	Real estate exposures	150,552	43,721	150,552	4,372	183,124	118.20%
8a	Of which: regulatory residential real estate exposures (not materially dependent on cash flows generated by mortgaged properties)	44,759	246	44,759	25	17,914	40.00%
8b	Of which: regulatory residential real estate exposures (materially dependent on cash flows generated by mortgaged properties)	-	-	-	-	-	0.00%
8c	Of which: other real estate exposures	105,793	43,475	105,793	4,347	165,210	150.00%
9	Equity exposures	12,072	-	12,072	-	30,180	250.00%
10	Significant capital investments in commercial entities	-	-	-	-	-	0.00%
11	Holdings of capital instruments issued by, and non-capital LAC liabilities of, financial sector entities	9,021	-	9,021	-	22,552	250.00%
12	Subordinated debts issued by banks and corporates	-	-	-	-	-	0.00%
13	Cash and gold	3,318	-	3,318	-	-	0.00%
14	Items in the process of clearing or settlement	411	-	411	-	-	0.00%
15	Other exposures	487,619	7	487,619	1	487,619	100.00%
15a	Group 1 cryptoasset exposures (other than those related to group 1a cryptoassets issued by the Government or domestic public sector entities)	-	-	-	-	-	0.00%
16	Total	1,077,434	43,728	1,077,434	4,373	795,600	73.54%

Tai Sang Bank Limited
Credit Risk Templates (Unaudited) as at 31 December 2025

Template CR4 : Credit Risk Exposures and Effects of Recognized Credit Risk Mitigation - for BSC Approach (Continued)

As at 31 Dec 2025		Exposure classes					
		(a)	(b)	(c)	(d)	(e)	(f)
		Exposures pre-CCF and pre-CRM On-balance sheet amount	Off-balance sheet amount	Exposures post-CCF and post-CRM On-balance sheet amount	Off-balance sheet amount	RWA and RWA density	RWA density
		HK\$ '000					
1	Sovereign exposures	212,682	-	212,682	-	20,904	9.83%
2	Public sector entity exposures	-	-	-	-	-	0.00%
3	Multilateral development bank exposures	-	-	-	-	-	0.00%
4	Unspecified multilateral body exposures	-	-	-	-	-	0.00%
5	Bank exposures	247,151	-	247,151	-	49,430	20.00%
6	Eligible covered bond exposures	-	-	-	-	-	0.00%
7	Exposures arising from IPO financing	-	-	-	-	-	0.00%
8	Real estate exposures	163,307	32,792	163,307	3,279	203,340	122.06%
8a	Of which: regulatory residential real estate exposures (not materially dependent on cash flows generated by mortgaged properties)	41,948	3,601	41,948	360	16,923	40.00%
8b	Of which: regulatory residential real estate exposures (materially dependent on cash flows generated by mortgaged properties)	-	-	-	-	-	0.00%
8c	Of which: other real estate exposures	121,359	29,191	121,359	2,919	186,417	150.00%
9	Equity exposures	11,041	-	11,041	-	27,603	250.00%
10	Significant capital investments in commercial entities	-	-	-	-	-	0.00%
11	Holdings of capital instruments issued by, and non-capital LAC liabilities of, financial sector entities	9,801	-	9,801	-	24,503	250.00%
12	Subordinated debts issued by banks and corporates	-	-	-	-	-	0.00%
13	Cash and gold	3,809	-	3,809	-	-	0.00%
14	Items in the process of clearing or settlement	-	-	-	-	-	0.00%
15	Other exposures	498,761	8	498,761	1	498,759	100.00%
15a	Group 1 cryptoasset exposures (other than those related to group 1a cryptoassets issued by the Government or domestic public sector entities)	-	-	-	-	-	0.00%
16	Total	1,146,552	32,800	1,146,552	3,280	824,539	71.91%

Tai Sang Bank Limited
Credit Risk Templates (Unaudited) as at 30 June 2026

Template CR5 : Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach

As at 30 June 2026 (HK\$'000)

1	Sovereign exposures	0%	10%	20%	100%	Other	Total credit exposure amount (post-CCF and post-CRM)
		3,883	99,866	-	-	-	103,749
2	Public sector entity exposures	20%			100%	Other	Total credit exposure amount (post-CCF and post-CRM)
			-		-	-	-
3	Multilateral development bank exposures	0%			Other		Total credit exposure amount (post-CCF and post-CRM)
			-		-	-	-
4	Unspecified multilateral body exposures	50%			Other		Total credit exposure amount (post-CCF and post-CRM)
			-		-	-	-
5	Bank exposures	20%		100%		Other	Total credit exposure amount (post-CCF and post-CRM)
		310,692		-	-	-	310,692
6	Eligible covered bond exposures	10%			50%	Other	Total credit exposure amount (post-CCF and post-CRM)
			-		-	-	-
7	Exposures arising from IPO financing	0%				Other	Total credit exposure amount (post-CCF and post-CRM)
					-	-	-

Tai Sang Bank Limited

Template CR5 : Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach (Continued)

As at 30 June 2026 (HK\$'000)

8	Real estate exposures	44,759	-	-	-	-	105,793	-	Total credit exposure amount (post-CCF and post-CRM)	150,552
8a	Of which: regulatory residential real estate exposures (not materially dependent on cash flows generated by mortgaged properties)	44,759	-	-	-	-	-	-		44,759
8b	Of which: regulatory residential real estate exposures (materially dependent on cash flows generated by mortgaged properties)	-	-	-	-	-	-	-		-
8c	Of which: other real estate exposures	-	-	-	-	-	105,793	-		105,793
9	Equity exposures	12,072	-	-	-	-	-	-	Total credit exposure amount (post-CCF and post-CRM)	12,072
10	Significant capital investments in commercial entities	250%	400%	400%	1250%	Other	-	-	Total credit exposure amount (post-CCF and post-CRM)	-
11	Holdings of capital instruments issued by, and non-capital LAC liabilities of, financial sector entities	150%	250%	9,021	400%	Other	-	-	Total credit exposure amount (post-CCF and post-CRM)	9,021
12	Subordinated debts issued by banks and corporates	150%	-	-	-	Other	-	-	Total credit exposure amount (post-CCF and post-CRM)	-

Tai Sang Bank Limited
Credit Risk Templates (Unaudited) as at 30 June 2026
Template CR5 : Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach (Continued)

As at 30 June 2026 (HK\$'000)

		0%	100%	Other	Total credit exposure amount (post-CCF and post-CRM)
13	Cash and gold	3,318	-	-	3,318
14	Items in the process of clearing or settlement	411	20%	Other	Total credit exposure amount (post-CCF and post-CRM)
					411
15	Other exposures	486,850	1250%	99.87%	Total credit exposure amount (post-CCF and post-CRM)
				769	487,619
15a	Group 1 cryptoasset exposures (other than those related to group 1a cryptoassets issued by the Government or domestic public sector entities)		1250%		Total credit exposure amount (post-CCF and post-CRM)
				-	-

As at 30 June 2026 (HK\$'000)

	Risk Weight	(a) On-balance sheet exposure	(b) Off-balance sheet exposure (pre-CCF)	(c) Weighted average CCF	(d) Exposure (post-CCF and post-CRM)
1	Less than 40%	418,170	-	0.00%	418,170
2	40-less than 70%	44,759	246	10.00%	44,784
3	70-less than 100%	769	-	0.00%	769
4	100%-120%	486,850	7	10.00%	486,851
5	150%	105,793	43,475	10.00%	110,140
6	250%	21,093	-	0.00%	21,093
7	400%	-	-	0.00%	-
8	1250%	-	-	0.00%	-
9	Total exposures	1,077,434	43,728	10.00%	1,081,807

Tai Sang Bank Limited
Credit Risk Templates (Unaudited) as at 30 June 2026

Template CR5 : Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach

As at 31 December 2025 (HK\$'000)

1	Sovereign exposures	0%	10%	20%	100%	Other	Total credit exposure amount (post-CCF and post-CRM)
		3,647	209,035	-	-	-	212,682
2	Public sector entity exposures	20%	100%			Other	Total credit exposure amount (post-CCF and post-CRM)
		-	-	-	-	-	-
3	Multilateral development bank exposures	0%			Other		Total credit exposure amount (post-CCF and post-CRM)
		-	-	-	-	-	-
4	Unspecified multilateral body exposures	50%			Other		Total credit exposure amount (post-CCF and post-CRM)
		-	-	-	-	-	-
5	Bank exposures	20%	100%			Other	Total credit exposure amount (post-CCF and post-CRM)
		247,151	-	-	-	-	247,151
6	Eligible covered bond exposures	10%			50%	Other	Total credit exposure amount (post-CCF and post-CRM)
		-	-	-	-	-	-
7	Exposures arising from IPO financing	0%				Other	Total credit exposure amount (post-CCF and post-CRM)
		-	-	-	-	-	-

Tai Sang Bank Limited
Credit Risk Templates (Unaudited) as at 30 June 2026

Template CR5 : Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach (Continued)

As at 31 December 2025 (HK\$'000)

		40%	50%	70%	100%	120%	150%	Other	Total credit exposure amount (post-CCF and post-CRM)
8	Real estate exposures	42,308	-	-	-	-	124,278	-	166,586
8a	Of which: regulatory residential real estate exposures (not materially dependent on cash flows generated by mortgaged properties)	42,308	-	-	-	-	-	-	42,308
8b	Of which: regulatory residential real estate exposures (materially dependent on cash flows generated by mortgaged properties)	-	-	-	-	-	-	-	-
8c	Of which: other real estate exposures	-	-	-	-	-	124,278	-	124,278
9		250%	400%						Total credit exposure amount (post-CCF and post-CRM)
	Equity exposures	11,041	-	-	-	-	-	-	11,041
10		250%	400%			1250%			Total credit exposure amount (post-CCF and post-CRM)
	Significant capital investments in commercial entities	-	-	-	-	-	-	-	-
11		150%	250%			400%			Total credit exposure amount (post-CCF and post-CRM)
	Holdings of capital instruments issued by, and non-capital LAC liabilities of, financial sector entities	-	9,801	-	-	-	-	-	9,801
12		150%					Other		Total credit exposure amount (post-CCF and post-CRM)
	Subordinated debts issued by banks and corporates	-	-	-	-	-	-	-	-

Tai Sang Bank Limited
Credit Risk Templates (Unaudited) as at 30 June 2026
Template CRS : Credit Risk Exposures by Exposure Classes and by Risk Weights - for BSC Approach (Continued)

As at 31 December 2025 (HK\$'000)

	0%	100%	Other	Total credit exposure amount (post-CCF and post-CRM)
13		3,809	-	3,809
	0%	20%	Other	Total credit exposure amount (post-CCF and post-CRM)
14		-	-	-
	100%	1250%	99.65%	Total credit exposure amount (post-CCF and post-CRM)
15	497,895	-	867	498,762
		1250%		Total credit exposure amount (post-CCF and post-CRM)
15a			-	-

As at 31 December 2025 (HK\$'000)

	Risk Weight	(a) On-balance sheet exposure	(b) Off-balance sheet exposure (pre-CCF)	(c) Weighted average CCF	(d) Exposure (post-CCF and post-CRM)
1	Less than 40%	463,642	-	0.00%	463,642
2	40-less than 70%	41,948	3,601	10.00%	42,308
3	70-less than 100%	867	-	0.00%	867
4	100%-120%	497,895	8	10.00%	497,896
5	150%	121,359	29,191	10.00%	124,278
6	250%	20,842	-	0.00%	20,842
7	400%	-	-	0.00%	-
8	1250%	-	-	0.00%	-
9	Total exposures	1,146,553	32,800	10.00%	1,149,833