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## PROFIT WARNING

This announcement is made by Paliburg Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that, based on the preliminary review by management of the Company on the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2019, the profit of the Group for the six months ended 30th June, 2019 is expected to decrease by about 50% as compared with that reported for the corresponding period in 2018.

The expected decrease in the profit attained for the period was primarily due to the fact that, in the comparative period last year, there were substantial profits derived from the completed sales of the residential units in the composite development in Tianjin, the People’s Republic of China (the “**PRC**”) undertaken by Cosmopolitan International Holdings Limited (“**Cosmopolitan**”), a listed subsidiary of the Company. While for the six months ended 30th June, 2019, despite the substantial contracted sales secured at Mount Regalia in Kau To in Hong Kong developed by P&R Holdings Limited, a subsidiary of the Company, and the contracted pre-sales of the residential units in the third stage of the other composite development undertaken by Cosmopolitan in Chengdu, the PRC, the profits recognised from property sales were relatively small, as profits from property sales will only be recognised when the properties sold are handed over to the respective purchasers after completion of the relevant sales.

This announcement is only based on the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2019. The unaudited condensed consolidated financial statements of the Group for the six months ended 30th June, 2019 are still being finalised. The interim results announcement of the Group for the six months ended 30th June, 2019 will be published on 26th August, 2019.

**Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.**

By Order of the Board  
**Paliburg Holdings Limited**  
**Eliza Lam Sau Fun**  
Secretary

Hong Kong, 21st August, 2019

As at the date of this announcement, the Board comprises the following members:

**Executive Directors:**

Mr. LO Yuk Sui  
*(Chairman and Chief Executive Officer)*  
Mr. Jimmy LO Chun To  
*(Vice Chairman and Managing Director)*  
Mr. Donald FAN Tung  
*(Chief Operating Officer)*  
Miss LO Po Man  
Mr. Kenneth NG Kwai Kai  
Mr. Kenneth WONG Po Man

**Independent Non-Executive Directors:**

Mr. Bowen Joseph LEUNG Po Wing, GBS, JP  
Ms. Winnie NG, JP  
Hon Abraham SHEK Lai Him, GBS, JP  
Mr. WONG Chi Keung