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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)(a) 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 of the unaudited consolidated management accounts of the Group for the year ended 31st December, 2024, it is expected that the Group will incur a net loss of approximately HK\$1,643 million for the year ended 31st December, 2024, as compared to the loss of HK\$1,042.0 million recorded for the preceding year.

The Group’s core businesses mainly comprise property development and investment and hotel ownership and operations. Due to the sluggish market conditions of the real estate sectors in Hong Kong and China, the progress achieved in the sale of the Group’s properties during the year was slower than expected and, consequently, the profit contribution from property sales was below that attained in the preceding year. The Group’s hotel businesses, which are principally undertaken through Regal Hotels International Holdings Limited, a listed subsidiary of the Company, have however operated steadily despite the keen market competitions, with increased net hotel income.

For the year under review, the Group’s gross profit from business operations is expected to amount to approximately HK\$944 million (2023 – HK\$1,124.8 million). After accounting mainly for the fair value and impairment losses on properties, the fair value losses on financial assets as well as various administrative and other expenses, the Group is expected to record an operating loss of approximately HK\$377 million before depreciation, finance costs and tax (2023 – profit of HK\$277.8 million).

Moreover, as the interest rates in Hong Kong have stayed at a relatively high level throughout 2024, the outlay in the Group's finance costs remained substantial. In addition, in order to conform to applicable accounting standards, the Group would be required to provide for the year total depreciation charges of approximately HK\$679 million in respect of the 11 hotels that are owned and operated within the Group, which although do not have impact on the Group's cash flow, have nevertheless adversely affected its financial results.

Consequently, the Group is expected to incur an increased loss for the financial year 2024, as compared to that in the preceding year.

The expected net loss is based only on the unaudited consolidated management accounts of the Group for the year ended 31st December, 2024. The audited consolidated financial statements of the Group for the year ended 31st December, 2024 are still being finalised. The final results announcement of the Group for the year ended 31st December, 2024 will be published on 28th March, 2025.

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 March, 2025

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. Kelvin LEUNG So Po

Ms. 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

Mr. Abraham SHEK Lai Him, GBS, JP

Mr. WONG Chi Keung