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UPDATE ON FINANCIAL INFORMATION

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 on the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2025 (the “**2025 Interim Period**”), it is expected that the Group will incur a consolidated loss attributable to shareholders of approximately HK\$613 million for the 2025 Interim Period, while for the corresponding period in 2024, a loss of HK\$676.3 million was incurred.

Properties and hotels constitute the two principal businesses of the Group. Due to the sluggish market conditions in the real estate sectors in Hong Kong and the Mainland, where the property businesses of the Group are primarily conducted, the revenues generated from the property segment has contracted, as compared with the corresponding period in 2024. However, the hotel businesses undertaken through Regal Hotels International Holdings Limited, the principal listed subsidiary of the Company, has continued to perform steadily, contributing increased income over the preceding comparative period.

For the 2025 Interim Period, gross profit of the Group is expected to amount to approximately HK\$404 million (2024 – HK\$414.2 million). After accounting for mainly the fair value losses on investment properties and the impairment loss on properties held for sale, which amounted approximately to HK\$201 million, as well as various administrative and other expenses, the Group is expected to record an operating loss of approximately HK\$25 million (2024 – profit of HK\$78.0 million) before depreciation, finance costs and tax.

After further accounting for the finance costs incurred and the depreciation charges provided on the Group's hotel properties in Hong Kong, the Group is expected to have a consolidated loss of approximately HK\$613 million for the 2025 Interim Period.

However, it should be noted that the depreciation charges on the Group's hotel properties in Hong Kong are required only to conform to applicable standards, as they are all owned and operated within the Group. These depreciation charges, which are expected to amount to approximately HK\$335 million for the 2025 Interim Period (2024 – HK\$338.4 million), have no direct impact on the Group's cash flow, but they have nevertheless adversely affected the Group's financial results.

The expected interim net loss is only based on the unaudited consolidated management accounts of the Group for the 2025 Interim Period. The unaudited condensed consolidated financial statements of the Group for the 2025 Interim Period are still being finalised. The interim results announcement of the Group for the 2025 Interim Period will be published on 27th August, 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, 22nd August, 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