百利保控股有限公司
Paliburg Holdings Limited
(Incorporated in Bermuda with limited liability)
(Stock Code: 617)

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, 2026 (the "**2026 Interim Period**"), it is expected that the Group will record a consolidated loss attributable to shareholders of approximately HK$210 million for the 2026 Interim Period, while for the corresponding period in 2025, a loss of HK$613.4 million was incurred.

During the 2026 Interim Period, revenue from the Group's property business as well as those from hotel operations undertaken through Regal Hotels International Holdings Limited ("**Regal**"), the principal listed subsidiary of the Company, have both increased, while the finance costs incurred have decreased due to the lowered level of interest rates. In addition, the Group realised during the 2026 Interim Period a gain of approximately HK$610 million from the effective sale of the Regal Oriental Hotel previously owned by Regal Real Estate Investment Trust, a listed subsidiary held through Regal, which transaction was completed in April 2026.

Consequently, although there was an impairment loss incurred on the reforestation and land grant project in Xinjiang in Chinese Mainland undertaken by Cosmopolitan International Holdings Limited, another listed subsidiary of the Company, due to recent changes in circumstances affecting the project, the Group's consolidated loss attributable to shareholders is expected to be substantially reduced from HK$613.4 million in the first half of 2025 to approximately HK$210 million in the 2026 Interim Period.

For the 2026 Interim Period, gross profit of the Group is expected to amount to approximately HK$528 million (2025 – HK$403.8 million). Operating profit before depreciation, finance costs and tax for this same period is expected to amount to approximately HK$613 million (2025 – loss of HK$24.7 million).

Furthermore, as the Group's hotel properties in Hong Kong are all owned and operated within the Group, they are subject to depreciation charges in order to conform to the applicable accounting standards. Depreciation charges on these properties for the 2026 Interim Period are expected to amount to approximately HK$289 million (2025 – HK$335.4 million). Although these depreciation charges have no direct impact on the Group's cash flow, 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 2026 Interim Period. The unaudited condensed consolidated financial statements of the Group for the 2026 Interim Period are still being finalised. The interim results announcement of the Group for the 2026 Interim Period will be published on 26th August, 2026.

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, 20th August, 2026

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