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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 on the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2024 (the “**2024 Interim Period**”), it is expected that the Group will incur a net loss of approximately HK\$676 million for the 2024 Interim Period, as compared to the loss of HK\$383.1 million recorded for the comparative six months in 2023.

During the period under review, the Group’s overall business operations continued to maintain positive results. But due to the downturn in the real estate markets in Hong Kong and Mainland China, the profit contribution from property sales during this period was substantially lower than that attained in the first six months in 2023. As regards the Group’s hotel business segment, which is principally undertaken through Regal Hotels International Holdings Limited, a listed subsidiary of the Company, it has operated steadily and, despite the challenging operating environment, managed to achieve a year-on-year growth of close to 60% in its operating profit before depreciation.

For the first half of 2024, the Group’s gross profit is expected to amount to approximately HK\$414 million and its operating profit before depreciation, finance costs and tax (EBITDA) is expected to amount to approximately HK\$78 million.

However, on account of the increase in finance costs, as the level of interest rates in Hong Kong has remained at a relatively high level during the period, and the increase in the taxation charges levied on the property projects in China undertaken by Cosmopolitan International Holdings Limited, another listed subsidiary of the Company, the Company is expected to incur an increased consolidated loss for the six months under review.

Moreover, as the Group's hotel properties in Hong Kong are all owned and operated within the Group, they are subject to depreciation charges to conform to applicable accounting standards. Accordingly, depreciation charges in the amount of approximately HK\$338 million would be provided on the Group's hotel properties in Hong Kong which, although not affecting the Group's cash flow, have nevertheless adversely impacted on the Group's reported results.

The expected interim net loss is only based on the unaudited consolidated management accounts of the Group for the 2024 Interim Period. The unaudited condensed consolidated financial statements of the Group for the 2024 Interim Period are still being finalised. The interim results announcement of the Group for the 2024 Interim Period will be published on 28th August, 2024.

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, 19th August, 2024

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
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
Mr. Abraham SHEK Lai Him, GBS, JP
Mr. WONG Chi Keung