Future Bright Holdings Limited
佳景集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 703)

LOSS ALERT FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2019 AND BUSINESS UPDATE OF THE GROUP FOR THE THIRD QUARTER OF 2019

This announcement is made pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board ("Board") of directors of Future Bright Holdings Limited ("Company" and together with its subsidiaries called "Group") wishes to inform the shareholders of the Company and potential investors of a loss alert for the nine months ended 30 September 2019 ("Period"), for which the Group has recorded an unaudited loss attributable to owners of the Company of some HK$210.7 million as compared to an unaudited loss attributable to owners of the Company of some HK$27.5 million for the same period of 2018. Based on its unaudited management information currently available, the Group has recorded an unaudited loss attributable to owners of the Company of some HK$17.6 million for the first quarter of 2019 ("First Quarter"), an unaudited loss attributable to owners of the Company of some HK$52.1 million for the second quarter of 2019 ("Second Quarter") and an unaudited loss attributable to owners of the Company of some HK$141.0 million for the 3 months ended 30 September 2019 ("Third Quarter"), as compared to an unaudited loss attributable to owners of the Company of some HK$12.6 million for the third quarter of 2018.

The Board is also to give an update on the business performance of the Group for the Third Quarter and the Period herein, based on its unaudited management information currently available.

* *For identification purpose only*

The Board wishes to remind investors that the information and operational data for the Third Quarter and the Period contained in this announcement are based on the unaudited management accounts of the Group which have not been reviewed, confirmed or audited by the Company's auditors, and as such the data may be subject to adjustment and is for Investors' reference only.

Shareholders and potential investors of the Company should exercise caution when dealing in the shares of the Company.

This announcement is made by the Company pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

LOSS ALERT FOR THE PERIOD

The Board wishes to inform the shareholders of the Company and potential investors of a loss alert for the Period. Based on its unaudited management information currently available, the Group has recorded the following results attributable to owners of the Company for the Period:

	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
First quarter*	**(17.6)**	6.2	N/A
Second quarter	**(52.1)**	(21.1)	+146.9%
First half	**(69.7)**	(14.9)	+367.7%
Third quarter	**(141.0)**	(12.6)	+1,019.0%
The Period	**(210.7)**	(27.5)	+666.2%

* The profit attributable to owners of the Company of some HK$6.2 million for the first quarter of 2018 included a disposal gain of some HK$19.0 million so as to improve the Group's performance in that quarter, and without taking into account such disposal gain, the Company would sustain a loss attributable to owners of the Company of some HK$12.8 million for the first quarter of 2018.

The Group has been subject to tough and challenging operating environment recording a loss attributable to owners of the Company of some HK$210.7 million in the Period, during which the US and China trade dispute and the current civil unrest in Hong Kong since June 2019 have materially and adversely affected the business performance of the Group. In the Third Quarter, the Group has recorded a loss attributable to owners of the Company of some HK$141.0 million with no rental income contribution from its "Key Investment Property" in Macau (as defined below), the loss of which included (i) a loss on written off of property, plant and equipment of HK$17.1 million mainly derived from the closure of a food court at West Kowloon Station, and (ii) an impairment loss of some HK$98.2 million ("HQ Impairment Loss") derived from its proposed disposal ("Disposal") of its development property project in Hengqin Island ("Hengqin Land") as previously announced on 28 October 2019.

During the Period, the Group has recorded (i) a net fair value gain of some HK$3.5 million of Hengqin Land and the HQ Impairment Loss of some HK$98.2 million, and (ii) a net fair value loss of HK$15.0 million in respect of its investment property of 6-storey commercial building ("Key Investment Property") located at the prime tourist location near Centro Commercial E Turistico "S. Paulo", Largo da Companha de Jesus N°2, Em Macau (澳門耶穌會紀念廣場2號牌坊廣場購物旅遊中心) in Macau.

For the Period in respect of the exchange differences on translating foreign operations which relate mainly to the Group's subsidiary companies in Mainland China, the Group has recorded an overall other comprehensive loss of some HK$12.4 million of the Group, as compared to an overall other comprehensive loss of some HK$22.6 million for the same period of 2018.

Below are the unaudited losses and gains that have material impact on the Group's performance for the Period:

	For the nine months ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
Net loss attributable to owners of the Group's food souvenir business	**(7.5)**	(11.8)	–36.4%
Gain on disposal of property	**–**	19.0	–100.0%
HQ Impairment Loss	**(98.2)**	–	–
Loss on written off of/impairment loss on property, plant and equipment of restaurants	**(18.8)**	(25.5)	–26.3%
Net fair value loss of the Key Investment Property	**(15.0)**	–	–
Net fair value gain of Hengqin Land	**3.5**	12.2	–71.3%

OPERATIONAL FINANCIALS

The Board is to give an update on the Group's performance for the Third Quarter and the Period. Based on its unaudited management accounts for the Third Quarter, details of the Group's unaudited turnover breakdown for the Third Quarter are as follows:

	For the three months ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
TURNOVER			
Restaurants:			
Japanese restaurants	**71.8**	80.2	–10.5%
Chinese restaurants	**37.4**	42.9	–12.8%
Western and other restaurants *(note 1)*	**20.4**	38.4	–46.9%
Food court counters	**52.4**	22.4	+133.9%
Franchise restaurants *(note 2)*	**55.1**	61.8	–10.8%
	237.1	245.7	–3.5%
Industrial catering	**7.7**	10.5	–26.7%
Food wholesale	**10.2**	10.4	–1.9%
Food and catering business	**255.0**	266.6	–4.4%
Food souvenir business	**40.8**	28.0	+45.7%
Property investment business	**–**	–	–
Total	**295.8**	294.6	+0.4%

Note 1: The turnover of "Western and other restaurants" included turnover from the Group's Western restaurants and 1 sandwich bar.

Note 2: The turnover of "Franchise restaurants" included turnover from the Group's Pacific Coffee shops, and Pepper Lunch, Bari-Uma, Fu-Un-Maru, Mad for Garlic and Bistro Seoul restaurants.

Based on its unaudited management accounts for the Third Quarter, details of the Group's unaudited turnover breakdown by geographical locations for the Third Quarter are as follows:

	For the three months ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
TURNOVER			
Macau	**206.0**	208.5	–1.2%
Mainland China	**25.4**	29.0	–12.4%
Hong Kong	**57.3**	57.1	+0.4%
Taiwan	**7.1**	–	–
Total	**295.8**	294.6	+0.4%

A summary of the Group's unaudited operational financials for the Third Quarter is as follows:

	For the three months ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
Turnover	**295.8**	294.6	+0.4%
Cost of sales	**(92.2)**	(88.7)	+3.9%
Gross margin	**203.6**	205.9	–1.1%
Direct operating expenses	**(168.1)**	(167.1)	+0.6%
Gross operating profit	**35.5**	38.8	–8.5%
Gross operating profit margin (%)	**12.0%**	13.2%	–1.2%

Details of the Group's same store performance (note 3) of restaurants, industrial catering business and food souvenir business in term of turnover for the Third Quarter are as follows:

	For the three months ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
SAME STORE TURNOVER			
Restaurants:			
Japanese restaurants	**71.8**	76.8	–6.5%
Chinese restaurants	**34.4**	39.1	–12.0%
Western and other restaurants	**18.1**	22.6	–19.9%
Food court counters	**32.8**	22.4	+46.4%
Franchise restaurants	**50.2**	54.4	–7.7%
	207.3	215.3	–3.7%
Industrial catering	**7.7**	7.3	+5.5%
Restaurants and industrial catering business	**215.0**	222.6	–3.4%
Food souvenir business	**33.3**	25.9	+28.6%
Total	**248.3**	248.5	–0.1%

Note 3: Same store performance is compared on the basis of those restaurants/shops/outlets which were in place in the same periods of 2019 and 2018 only.

Based on its unaudited management accounts for the Third Quarter, details of the unaudited (loss)/profit attributable to owners of the Company for the Third Quarter are as follows:

	For the three months ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
Food and catering business	**(41.2)**	(3.7)	+1,013.5%
Food souvenir business	**0.6**	(2.8)	N/A
Property investment business	**(97.9)**	(2.9)	+3,275.9%
Other revenue, corporate payroll and unallocated expenses	**(2.5)**	(3.2)	–21.9%
Total	**(141.0)**	(12.6)	+1,019.0%

Based on its unaudited management accounts for the Third Quarter, details of the breakdown of the unaudited (loss)/profit attributable to owners of the Company by geographical locations for the Third Quarter are as follows:

	For the three months ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
Macau	**5.6**	7.8	–28.2%
Mainland China	**(110.5)**	(16.9)	+553.8%
Hong Kong	**(32.1)**	(3.5)	+817.1%
Taiwan	**(4.0)**	–	–
Total	**(141.0)**	(12.6)	+1,019.0%

The Group has also recorded the following unaudited revenue/expenses for the Third Quarter as follows:

	For the three months ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
Other revenue, gains and losses:			
– Net fair value gain of the Key Investment Property	**6.1**	–	–
– HQ Impairment Loss	**(98.2)**	–	–
– Loss on written off of/impairment loss on property, plant and equipment on restaurant	**(17.1)**	–	–
– Others *(note 4)*	**4.4**	0.3	+1,366.7%
Administrative expenses	**(48.9)**	(45.5)	+7.5%
Finance costs	**(13.5)**	(2.6)	+419.2%

Note 4: This item comprised mainly management fee income, gain from disposal of assets, bank interest income and exchange gains.

Details of the Group's unaudited turnover breakdown for the First Quarter, the Second Quarter and the Third Quarter are as follows:

	Third Quarter *HK$'million* (Unaudited)	**Second Quarter** *HK$'million* (Unaudited)	**First Quarter** *HK$'million* (Unaudited)
TURNOVER			
Restaurants:			
Japanese restaurants	71.8	72.0	75.5
Chinese restaurants	37.4	38.1	46.1
Western and other restaurants	20.4	22.5	22.1
Food court counters	52.4	39.8	44.7
Franchise restaurants	55.1	56.4	62.6
	237.1	228.8	251.0
Industrial catering	7.7	8.9	12.5
Food wholesale	10.2	11.9	11.9
Food and catering business	255.0	249.6	275.4
Food souvenir business	40.8	18.3	20.2
Property investment business	–	–	–
Total	295.8	267.9	295.6

Details of the Group's unaudited turnover breakdown by geographical locations for the First Quarter, the Second Quarter and the Third Quarter are as follows:

	Third Quarter *HK$'million* (Unaudited)	**Second Quarter** *HK$'million* (Unaudited)	**First Quarter** *HK$'million* (Unaudited)
TURNOVER			
Macau	206.0	180.6	200.3
Mainland China	25.4	24.6	27.8
Hong Kong	57.3	55.4	58.7
Taiwan	7.1	7.3	8.8
Total	295.8	267.9	295.6

A summary of the Group's unaudited operational financials for the First Quarter, the Second Quarter and the Third Quarter is as follows:

	Third Quarter *HK$'million* (Unaudited)	**Second Quarter** *HK$'million* (Unaudited)	**First Quarter** *HK$'million* (Unaudited)
Turnover	295.8	267.9	295.6
Cost of sales	(92.2)	(80.3)	(88.7)
Gross margin	203.6	187.6	206.9
Direct operating expenses	(168.1)	(166.3)	(168.3)
Gross operating profit	35.5	21.3	38.6
Gross operating profit margin (%)	12.0%	7.9%	13.1%

Details of the Group's same store performance (note 3) of restaurants, industrial catering business and food souvenir business in term of turnover for the First Quarter, the Second Quarter and the Third Quarter are as follows:

	Third Quarter *HK$'million* (Unaudited)	**Second Quarter** *HK$'million* (Unaudited)	**First Quarter** *HK$'million* (Unaudited)
SAME STORE TURNOVER			
Restaurants:			
Japanese restaurants	71.8	72.0	75.5
Chinese restaurants	34.4	34.8	43.6
Western and other restaurants	18.1	17.3	13.9
Food court counters	32.8	16.3	18.7
Franchise restaurants	50.2	47.5	51.8
	207.3	187.9	203.5
Industrial catering	7.7	7.4	12.5
Restaurants and industrial catering business	215.0	195.3	216.0
Food souvenir business	33.3	12.2	14.7
Total	248.3	207.5	230.7

Note 3: Same store performance is compared on the basis of those restaurants/shops/outlets which were in place in the same periods of 2019 and 2018 only.

Details of the unaudited (loss)/profit attributable to owners of the Company for the First Quarter, the Second Quarter and the Third Quarter are as follows:

	Third Quarter *HK$'million* (Unaudited)	**Second Quarter** *HK$'million* (Unaudited)	**First Quarter** *HK$'million* (Unaudited)
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
Food and catering business	(41.2)	(24.5)	(6.2)
Food souvenir business	0.6	(3.6)	(4.5)
Property investment business	(97.9)	(20.5)	(3.2)
Other revenue, corporate payroll and unallocated expenses	(2.5)	(3.5)	(3.7)
Total	(141.0)	(52.1)	(17.6)

Details of the breakdown of unaudited (loss)/profit attributable to owners of the Company by geographical locations for the First Quarter, the Second Quarter and the Third Quarter are as follows:

	Third Quarter *HK$'million* (Unaudited)	**Second Quarter** *HK$'million* (Unaudited)	**First Quarter** *HK$'million* (Unaudited)
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
Macau	5.6	(27.0)	1.6
Mainland China	(110.5)	(8.1)	(10.1)
Hong Kong	(32.1)	(13.6)	(6.2)
Taiwan	(4.0)	(3.4)	(2.9)
Total	(141.0)	(52.1)	(17.6)

The unaudited gross operating profit (being turnover less food costs and direct operating costs) margins of the Group's food and catering business and food souvenir business for the first, second and third quarters of 2019 and 2018 were as follows:

	2019 (Unaudited)	2018 (Unaudited)	Change %
Gross operating profit margin of food and catering business:			
First quarter	**+14.9%**	+18.4%	–3.5%
Second quarter	**+9.5%**	+12.7%	–3.2%
Third quarter	**+11.8%**	+15.2%	–3.4%
The Period	**+12.2%**	+15.5%	–3.3%
Gross operating profit margin of food souvenir business:			
First quarter	**–10.4%**	–22.0%	+11.6%
Second quarter	**–14.2%**	–30.1%	+15.9%
Third quarter	**+14.0%**	–5.0%	N/A
The Period	**+1.1%**	–15.7%	N/A

In the Third Quarter, the Group's results have been unsatisfactory as the US and China trade dispute and the current civil unrest in Hong Kong since June 2019 have materially and adversely affected the business performance of the Group. In mid-October 2019, due to its deteriorating operation performance, the Group has closed down its food court at West Kowloon Station leading to in the Third Quarter to record some HK$16.7 million for written off and impairment loss on plant and equipment. And in the Third Quarter, the Group has recorded:

(i) Increases of some 0.4% in turnover, of some 3.9% in cost of sales (food costs), of some 0.6% in direct operating expenses, of some 7.5% in administrative expenses, and of some 419.2% in finance costs, as compared to that of same quarter of 2018;

(ii) A drop of some 8.5% in gross operating profit as compared to that of same quarter of 2018;

(iii) A loss attributable to owners of the Company of some HK$141.0 million (which included the HQ Impairment Loss) as compared to a loss attributable to owners of the Company of some HK$12.6 million for the same quarter of 2018; and

(iv) As compared to the same quarter of 2018, the gross margin ratio has been relatively stable while the EBITDA has become negative by some HK$103.2 million, all in the Third Quarter.

The performance of different restaurants in different food types in the Third Quarter is set out above. As compared to the performance of the Group in the same quarter of 2018, the mild turnover increase of the Group in the Third Quarter has been largely due to an increase in turnover of the Group's food court counters. The Group's food and catering business in Macau has underperformed against the increased level of the visitor inflow to Macau in the Third Quarter and the slight drop in the Macau Gaming Revenue, the latter of which has decreased slightly in the Third Quarter by 4.16% year on year, when the level of visitor inflow to Macau has increased by 10.21% to 9.918 million in the Third Quarter, as compared to 8.999 million in the same quarter of 2018.

Based on its unaudited management accounts for the Period, details of the Group's unaudited turnover breakdown for the Period are as follows:

	For the Period ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
TURNOVER			
Restaurants:			
Japanese restaurants	**219.3**	239.7	–8.5%
Chinese restaurants	**121.6**	137.2	–11.4%
Western and other restaurants	**65.0**	97.4	–33.3%
Food court counters	**136.9**	55.2	+148.0%
Franchise restaurants	**174.1**	184.1	–5.4%
	716.9	713.6	+0.5%
Industrial catering	**29.1**	32.6	–10.7%
Food wholesale	**34.0**	30.0	+13.3%
Food and catering business	**780.0**	776.2	+0.5%
Food souvenir business	**79.3**	58.0	+36.7%
Property investment business	**–**	–	–
Total	**859.3**	834.2	+3.0%

Based on its unaudited management accounts for the Period, details of the Group's unaudited turnover breakdown by geographical locations for the Period are as follows:

	For the Period ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
TURNOVER			
Macau	**586.9**	592.8	–1.0%
Mainland China	**77.8**	93.2	–16.5%
Hong Kong	**171.4**	148.2	+15.7%
Taiwan	**23.2**	–	–
Total	**859.3**	834.2	+3.0%

A summary of the Group's unaudited operational financials for the Period is as follows:

	For the Period ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
Turnover	**859.3**	834.2	+3.0%
Cost of sales	**(261.2)**	(249.1)	+4.9%
Gross margin	**598.1**	585.1	+2.2%
Direct operating expenses	**(502.7)**	(474.0)	+6.1%
Gross operating profit	**95.4**	111.1	–14.1%
Gross operating profit margin (%)	**11.1%**	13.3%	–2.2%
Loss attributable to owners of the Company	**(210.7)**	(27.5)	+666.2%

Details of the Group's same store performance (note 3) of restaurants, industrial catering business and food souvenir business in term of turnover for the Period are as follows:

	For the Period ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
SAME STORE TURNOVER			
Restaurants:			
Japanese restaurants	**219.3**	227.2	–3.5%
Chinese restaurants	**112.1**	124.9	–10.2%
Western and other restaurants	**56.9**	45.7	+24.5%
Food court counters	**89.6**	55.2	+62.3%
Franchise restaurants	**155.8**	162.0	–3.8%
	633.7	615.0	+3.0%
Industrial catering	**25.0**	25.4	–1.6%
Restaurants and industrial catering business	**658.7**	640.4	+2.9%
Food souvenir business	**56.5**	51.5	+9.7%
	715.2	691.9	+3.4%

Note 3: Same store performance is compared on the basis of those restaurants/shops/outlets which were in place in the same periods of 2019 and 2018 only.

Based on its unaudited management accounts for the Period, details of the unaudited (loss)/ profit attributable to owners of the Company for the Period are as follows:

	For the Period ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	%
	(Unaudited)	(Unaudited)	
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
Food and catering business	**(71.9)**	(28.6)	+151.4%
Food souvenir business	**(7.5)**	(11.8)	–36.4%
Property investment business	**(121.6)**	23.1	N/A
Other revenue, corporate payroll and unallocated expenses	**(9.7)**	(10.2)	–4.9%
Total	**(210.7)**	(27.5)	+666.2%

Based on its unaudited management accounts for the Period, details of the breakdown of the unaudited (loss)/profit attributable to owners of the Company by geographical locations for the Period are as follows:

	For the Period ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
Macau	**(19.8)**	7.5	N/A
Mainland China	**(128.7)**	(35.8)	+259.5%
Hong Kong	**(51.9)**	0.8	N/A
Taiwan	**(10.3)**	–	–
Total	**(210.7)**	(27.5)	+666.2%

The Group has also recorded the following unaudited revenue/expenses for the Period as follows:

	For the Period ended 30 September		
	2019	2018	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
Other revenue, gains and losses:			
– Gain from disposal of property	**–**	19.0	–100.0%
– Net fair value loss of the Key Investment Property	**(15.0)**	–	–
– Net fair value gain of the Hengqin Land	**3.5**	12.2	–71.3%
– HQ Impairment Loss	**(98.2)**	–	–
– Loss on written off of/impairment loss on property, plant and equipment on restaurants	**(18.8)**	(25.5)	–26.3%
– Others *(note 4)*	**11.5**	10.8	+6.5%
Administrative expenses	**(146.2)**	(136.0)	+7.5%
Finance costs	**(28.6)**	(8.1)	+253.1%

Note 4: This item comprised mainly management fee income, profit from disposal of right of use assets, bank interest income and exchange gains.

BUSINESS UPDATE

As previously announced on 28 October 2019, the Group has entered into a conditional disposal agreement with an independent third party to dispose of 100% equity interest in Bright Success – Property Agency Company Limited, a wholly-owned subsidiary of the Company together with the related shareholder loans at the consideration of RMB300 million (approximately HK$329.3 million) in cash. Bright Success – Property Agency Company Limited, through its wholly owned subsidiary company, owns the development project at Hengqin Land. This proposed disposal of the development project at Hengqin Land will upon its completion lead to the Group recording the HQ Impairment Loss of some HK$98.2 million, which has been recorded in the Period.

The Group's operating environment in the Period has been tough and challenging with keen competition resulting in a loss attributable to owners of the Company of some HK$210.7 million, during which the Group has recorded for the Period:

(i) Increases of some 3.0% in turnover, of some 4.9% in cost of sales (food costs), of some 6.1% in direct operating expenses, of some 7.5% in administrative expenses, and of some 253.1% in finance costs, as compared to that of same period of 2018;

(ii) A drop of some 14.1% in gross operating profit as compared to that of same period of 2018;

(iii) A loss attributable to owners of some HK$210.7 million (which included the HQ Impairment Loss) as compared to a loss attributable to owners of some HK$27.5 million for the same period of 2018;

(iv) the EBITDA being negative by some HK$118.1 million, as compared to the EBITDA being negative by some HK$3.71 million in the same period of 2018.

The loss attributable to owners of the Company, excluding any net fair value gain/loss of the investment properties, but including the HQ Impairment Loss, ("Net Ordinary Operating Loss") for the Period was HK$190.4 million, as against a Net Ordinary Operating Loss of some HK$39.7 million for the same period of 2018. The Net Ordinary Operating Loss of some HK$190.4 million for the Period has been largely due to (i) the loss attributable to the Group's food souvenir business; (ii) the lack of rental income from the Group's investment property in Macau; (iii) a loss from written off of property, plant and equipment of some HK$18.8 million derived mainly from the closure of the Group's food court in Hong Kong and a Japanese restaurant in Guangzhou; and (iv) the HQ Impairment Loss of some HK$98.2 million.

In the Period, the Group has recorded an increase of 2.9% in the same store performance of its restaurants and industrial catering business, and an increase of 9.7% in the same store performance of its food souvenir shops as compared to the same period of 2018. In the Period, the Group's food and catering business in Macau has underperformed against the improved level of visitor flow to Macau and the slight drop in Macau Gross Revenue, where a total of 30.203 million visitors to Macau have been recorded with an increase of 17.01% and the Macau Gross Gaming Revenue has reduced slightly by 1.75%, as compared to the same period of 2018.

In the Period, management has closed down its Japanese restaurant in Guangzhou, a food court in Hong Kong and 5 restaurants in Macau, and has also converted its Vergnano Italian restaurant at the Venetian in Macau into a Bistro Seoul restaurant. Management has in the Period opened the following restaurants:

- Bari-Uma ramen restaurant at Breeze Nan Shan, Taiwan;
- Bari-Uma ramen restaurant at Cocopark, Shenzhen, Mainland China;
- Mad for Garlic restaurant at Breeze Nan Shan, Taiwan; and
- Food Playground at K11 Musea shopping mall, Hong Kong.

In October 2019, management has opened 1 food court counter in Hong Kong International Airport. And before the end of this year, management expects to complete the conversion of its 456 Modern Shanghai Cuisine restaurant at The Venetian in Macau into a Shiki Hot Pot restaurant.

The Group's food souvenir business has continued to reduce its loss in the Period. To improve its sales, management shall continue its policy to expand its sales networks with more stores and kiosks, more online sales platforms, and exploration to identify more distribution agents in Mainland China and overseas countries. The Group's food souvenir business has in the Period recorded a total turnover of some HK$79.3 million with a loss attributable to owners of the Company of some HK$7.5 million, as against the turnover of some HK$58.0 million with a loss attributable to owners of the Company of some HK$11.8 million for the same period of 2018. In the Third Quarter, management has closed two Yeng Kee shops.

As recently announced, the Group has as landlord entered into a tenancy agreement with an independent third party as tenant, for a period of 8 years from commencement of the tenant's business or end of the rent free period (whichever is earlier) in respect of the Key Investment Property. The Tenant has already taken possession of the Key Investment Property.

The Board wishes to remind investors that the information and operational data contained in this announcement are based on the unaudited management accounts of the Group which have not been reviewed, confirmed or audited by the Company's auditors, and as such, the data may be subject to adjustment and is for investors' reference only. Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

By order of the Board of
Future Bright Holdings Limited
Chan Chak Mo
Managing Director

Hong Kong, 11 November 2019

As at the date hereof, the members of the board of directors of the Company comprise (i) Mr. Chan Chak Mo, the managing Director, (ii) Mr. Chan See Kit, Johnny, the Chairman and executive Director, (iii) Mr. Lai King Hung, the deputy Chairman and executive Director, (iv) Ms. Leong In Ian, the executive Director and (v) Mr. Cheung Hon Kit, Mr. Yu Kam Yuen, Lincoln and Mr. Chan Pak Cheong Afonso, the independent non-executive Directors.