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PROFIT ALERT

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 six months ended 30th June, 2022 (the “**2022 Interim Period**”), it is expected that the Group will record a net profit attributable to the equity holders of the Company of approximately HK\$230 million for the 2022 Interim Period, as compared to the loss of HK\$136.4 million recorded for the comparative six months in 2021.

The significant improvement in the results achieved in the 2022 Interim Period was primarily attributable to the substantial increase attained by the Group in its profits from sale of properties as well as in the income from its hotel operations. The profits from sale of properties were mainly derived from the sale of certain houses and apartment units in Mount Regalia in Kau To developed by P&R Holdings Limited (a joint venture 50% owned by each of the Company and Regal Hotels International Holdings Limited, a listed subsidiary of the Company) and the presold residential units in the third stage of the Regal Cosmopolitan City development in Chengdu, Mainland China undertaken by Cosmopolitan International Holdings Limited (also a listed subsidiary of the Company), the sale transactions and hand over procedures for which were completed during the period. Moreover, as the seven hotels of the Group operating as quarantine hotels or facilities under various quarantine or isolation schemes organised by the Hong Kong Government to combat the COVID-19 pandemic have generated steady revenues during the period, the income from the Group’s hotel operations as a whole for the 2022 Interim Period has substantially surpassed the comparative level in the prior year.

It should also be noted that 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\$345 million have been provided on the Group's hotel properties in Hong Kong which, although not affecting the Group's cash flow, have nevertheless adversely impacted the Group's results.

The expected interim net profit is only based on the unaudited consolidated management accounts of the Group for the 2022 Interim Period. The unaudited condensed consolidated financial statements of the Group for the 2022 Interim Period are still being finalised. The interim results announcement of the Group for the 2022 Interim Period will be published on 25th August, 2022.

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, 18th August, 2022

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. Donald FAN Tung
(Chief Operating Officer)
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