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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 of the unaudited consolidated management accounts of the Group for the year ended 31st December, 2023, it is expected that the Group will incur a net loss of approximately HK\$1,042 million for the year ended 31st December, 2023, as compared to the loss of HK\$217.7 million recorded for the preceding year.

Although the Group’s two principal business segments comprising property and hotel businesses continued to operate profitably, their profit contributions for the year were relatively lower than those in 2022, particularly with respect to the property segment as affected by the adverse market conditions of the real estate sectors in Hong Kong and Mainland China. For the financial year ended 31st December, 2023, the Group expects to attain a gross profit from operations of approximately HK\$1,125 million. However, due to the substantial increase in the Group’s finance costs on account of the rapid hike in the interest rates in Hong Kong, especially in the second half of last year, as well as the significant amount of depreciation charges on the Group’s hotel properties, the Group recorded an increased loss for the year under review.

As mentioned before, as the Group’s hotel properties in Hong Kong are all owned and self-operated within the Group, they are, therefore, required to be subject to depreciation charges to conform to the applicable accounting standards. Total depreciation charges on the Group’s 11 hotels for the year amounted to approximately HK\$690 million, including an amount of HK\$123 million on the new Regala Skycity Hotel. Although these depreciation charges do not have any immediate impact on the Group’s cash flow, they have nevertheless adversely affected the Group’s financial results.

The expected net loss is based only on the unaudited consolidated management accounts of the Group for the year ended 31st December, 2023. The audited consolidated financial statements of the Group for the year ended 31st December, 2023 are still being finalised. The final results announcement of the Group for the year ended 31st December, 2023 will be published on 27th March, 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, 20th March, 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