# Future Bright Holdings Limited
# 佳 景 集 團 有 限 公 司*

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 703)**

## PROFIT WARNING FOR THE YEAR ENDED 31 DECEMBER 2024 AND BUSINESS UPDATE OF THE GROUP FOR THE FOURTH QUARTER OF 2024

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 profit warning for the year ended 31 December 2024 ("**Year**"). Based on its unaudited management accounts, the Group has recorded an unaudited loss attributable to owners of the Company of some HK$1.3 million for the fourth quarter of 2024 ("**Fourth Quarter**"), as compared to an unaudited profit attributable to owners of the Company of some HK$13.9 million for the fourth quarter of 2023. The Group has also recorded an unaudited profit attributable to owners of the Company of some HK$6.0 million for the Year as compared to an unaudited profit attributable to owners of the Company of some HK$48.6 million for the same period of 2023, representing a period-on-period decrease of approximately 87.7%.

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

* *For identification purpose only*

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).

## PROFIT WARNING FOR THE YEAR

The Board wishes to inform the shareholders of the Company and potential investors of a profit warning for the Year. Based on its unaudited management accounts, the Group has recorded the following results attributable to the owners of the Company for the Year:

| | **2024** | 2023 | Change |
|---|---|---|---|
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY | | | |
| First quarter | **8.7** | 11.4 | –23.7% |
| Second quarter | **(8.2)** | 12.9 | N/A |
| Third quarter | **6.8** | 10.4 | –34.6% |
| Fourth quarter | **(1.3)** | 13.9 | N/A |
| The Year | **6.0** | 48.6 | –87.7% |

In the Year, the Group has recorded a decrease of some 2.3% in its turnover due to a decrease in per-capita spending of visitors, although there was an increase in the level of visitor arrivals to Macau and Hong Kong as compared to the same period of 2023. The unaudited profit attributable to owners of the Company was some HK$6.0 million for the Year which has been mainly attributable to (i) a loss of some HK$3.6 million from its food and catering business, (ii) a profit of some HK$15.9 million from food souvenir business and (iii) a profit of some HK$1.1 million from its property investment business. The decrease in profit attributable to owners of the Company for the Year was due to decreased turnover, increased direct operating expenses, a fair value loss of the Key Investment Property and an impairment loss on goodwill.

During the Year, the Group has net fair value loss of some HK$7.0 million (2023: net fair value gain of some HK$1.8 million) in respect of its commercial building ("**Key Investment Property**") located at the prime tourist location near Centro Commercial E Turistico "S. Paulo", Largo da Companhia de Jesus, Macau (澳門耶穌會紀念廣場2號牌坊廣場購物旅遊中心).

## OPERATIONAL FINANCIALS

The Board is to give an update on the Group's performance for the Fourth Quarter. Details of the Group's unaudited turnover breakdown for the Fourth Quarter are as follows:

| | For the three months ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| TURNOVER | | | |
| Restaurants: | | | |
| Japanese restaurants | **18.6** | 25.6 | –27.3% |
| Chinese restaurants | **7.1** | 9.2 | –22.8% |
| Western restaurants | **2.1** | – | N/A |
| Food court counters | **31.3** | 27.8 | +12.6% |
| Franchise restaurants *(note 1)* | **14.0** | 14.7 | –4.8% |
| | **73.1** | 77.3 | –5.4% |
| Industrial catering *(note 2)* | **4.5** | 3.8 | +18.4% |
| Food wholesale | **2.0** | 2.9 | –31.0% |
| Food and catering business | **79.6** | 84.0 | –5.2% |
| Food souvenir business | **39.0** | 32.8 | +18.9% |
| Property investment business | **5.0** | 5.0 | – |
| Total | **123.6** | 121.8 | +1.5% |

*Note 1:* The turnover of "Franchise restaurants" included turnover from the Group's Pacific Coffee shops, Pepper Lunch, Bari-Uma and Fu-Un-Maru restaurants.

*Note 2:* The turnover of "Industrial catering" included turnover from canteen at International School of Macau and lunch box catering service.

Details of the Group's unaudited turnover breakdown by geographical locations for the Fourth Quarter are as follows:

| | For the three months ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| TURNOVER | | | |
| Macau | **98.7** | 93.6 | +5.4% |
| Hong Kong | **24.9** | 28.0 | –11.1% |
| Mainland China | **–** | 0.2 | –100.0% |
| Total | **123.6** | 121.8 | +1.5% |

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

| | For the three months ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| Turnover | **123.6** | 121.8 | +1.5% |
| Cost of sales | **(30.2)** | (31.3) | –3.5% |
| Gross margin | **93.4** | 90.5 | +3.2% |
| Direct operating expenses | **(63.2)** | (62.8) | +0.6% |
| Gross operating profit | **30.2** | 27.7 | +9.0% |
| Gross operating profit margin (%) | **24.4%** | 22.7% | +1.7% |

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

| | For the three months ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| SAME STORE TURNOVER | | | |
| Restaurants: | | | |
| Japanese restaurants | **18.6** | 25.5 | –27.1% |
| Chinese restaurants | **7.1** | 7.3 | –2.7% |
| Food court counters | **30.2** | 20.2 | +49.5% |
| Franchise restaurants | **14.0** | 14.6 | –4.1% |
| | **69.9** | 67.6 | +3.4% |
| Industrial catering | **4.5** | 3.8 | +18.4% |
| Restaurants and industrial catering business | **74.4** | 71.4 | +4.2% |
| Food souvenir business | **35.0** | 32.5 | +7.7% |
| Total | **109.4** | 103.9 | +5.3% |

*Note 3:* Same store performance is compared on the basis of those restaurants/shops/outlets which were in place in the same periods of 2024 and 2023 only.

Details of the Group's unaudited results attributable to owners of the Company for the Fourth Quarter are as follows:

| | For the three months ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY | | | |
| Food and catering business | **(2.5)** | 1.6 | N/A |
| Food souvenir business | **9.2** | 11.4 | –19.3% |
| Property investment business | **(4.7)** | 3.8 | N/A |
| Other revenue, corporate payroll and unallocated expenses | **(3.3)** | (2.9) | +13.8% |
| Total | **(1.3)** | 13.9 | N/A |

Details of the Group's unaudited results attributable to owners of the Company breakdown by geographical locations for the Fourth Quarter are as follows:

| | For the three months ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY | | | |
| Macau | **(2.8)** | 16.5 | N/A |
| Hong Kong | **1.5** | 0.8 | +87.5% |
| Mainland China | **–** | (3.4) | –100.0% |
| Total | **(1.3)** | 13.9 | N/A |

The Group has also recorded the following unaudited revenue/expenses in the Fourth Quarter as follows:

| | **For the three months ended 31 December** | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| Other revenue, gains and losses: | | | |
| – Loss on written off of/Impairment loss on property, plant and equipment | **–** | (0.7) | –100.0% |
| – Net fair value (loss)/gain of the Key Investment Property | **(7.0)** | 1.8 | N/A |
| – Impairment loss on goodwill | **(8.0)** | – | N/A |
| – Reverse of impairment loss on other intangible assets *(note 4)* | **–** | 6.0 | –100.0% |
| – Gain on lease modification | **0.9** | 1.0 | –10.0% |
| – Others *(note 4)* | **5.9** | 2.8 | +110.7% |
| Administrative expenses | **(19.3)** | (19.1) | +1.0% |
| Finance costs | **(5.2)** | (5.9) | –11.9% |

*Note 4:* This item comprised mainly management fee income, bank interest income and exchange gains/losses.

Details of the Group's unaudited turnover breakdown, same store performance, operational financials and unaudited results attributable to owners of the Company for the first quarter and the second quarter were set out in 2024 interim report. Details of the Group's unaudited turnover breakdown, same store performance, operational financials and unaudited results attributable to owners of the Company for the third quarter were set out in announcement issued on 11 November 2024.

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, third and fourth quarters of 2024 and 2023 were as follows:

| | **2024** | 2023 | Change |
|---|---|---|---|
| | **(Unaudited)** | (Unaudited) | % |
| Gross operating profit margin of food and catering business: | | | |
| First quarter | **23.7%** | 23.6% | +0.1% |
| Second quarter | **12.3%** | 25.0% | –12.7% |
| Third quarter | **20.0%** | 23.0% | –3.0% |
| Fourth quarter | **16.5%** | 14.9% | +1.6% |
| The Year | **18.4%** | 21.9% | –3.5% |
| Gross operating profit margin of food souvenir business: | | | |
| First quarter | **20.7%** | 28.1% | –7.4% |
| Second quarter | **18.7%** | 26.1% | –7.4% |
| Third quarter | **19.0%** | 22.0% | –3.0% |
| Fourth quarter | **32.1%** | 32.3% | –0.2% |
| The Year | **23.5%** | 26.8% | –3.3% |

The Group's restaurants performance has weakened in the Fourth Quarter as compared to the Third Quarter, however the Group's food souvenir business performance has improved in the Fourth Quarter as compared to the Third Quarter. The Group has in the Fourth Quarter recorded a gross margin ratio of some 75.6% with an EBITDA at some HK$16.6 million as against a gross margin ratio of some 74.3% with an EBITDA at some HK$34.5 million for the same quarter of 2023.

The performance details of different restaurants in different food types in the Fourth Quarter are set out above. The Group's food and catering business in Macau in the Fourth Quarter has underperformed with the increase in the level of visitor arrivals to Macau, whereas the Group's food souvenir business in the Fourth Quarter has performed in line with the increase in the level of visitor arrivals to Macau. The level of visitor arrivals to Macau has increased by 8.7% to 9,007,736 visitors in the Fourth Quarter as compared to 8,284,835 visitors in the same quarter of 2023.

Details of the Group's unaudited turnover breakdown for the Year are as follows:

| | **For the year ended 31 December** | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| TURNOVER | | | |
| Restaurants: | | | |
| Japanese restaurants | **90.8** | 122.3 | –25.8% |
| Chinese restaurants | **30.7** | 40.2 | –23.6% |
| Western restaurants | **3.8** | 5.9 | –35.6% |
| Food court counters | **132.9** | 104.7 | +26.9% |
| Franchise restaurants *(note 1)* | **57.4** | 66.3 | –13.4% |
| | **315.6** | 339.4 | –7.0% |
| Industrial catering *(note 2)* | **15.3** | 16.3 | –6.1% |
| Food wholesale | **9.0** | 11.8 | –23.7% |
| Food and catering business | **339.9** | 367.5 | –7.5% |
| Food souvenir business | **120.0** | 103.6 | +15.8% |
| Property investment business | **20.1** | 20.0 | +0.5% |
| Total | **480.0** | 491.1 | –2.3% |

*Note 1:* The turnover of "Franchise restaurants" included turnover from the Group's Pacific Coffee shops, Pepper Lunch, Bari-Uma and Fu-Un-Maru restaurants.

*Note 2:* The turnover of "Industrial catering" included turnover from canteen at International School of Macau and lunch box catering service.

Details of the Group's unaudited turnover breakdown by geographical locations for the Year are as follows:

| | For the year ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| TURNOVER | | | |
| Macau | **375.1** | 364.6 | +2.9% |
| Hong Kong | **104.9** | 105.9 | –0.9% |
| Mainland China | **–** | 20.6 | –100.0% |
| Total | **480.0** | 491.1 | –2.3% |

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

| | For the year ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| Turnover | **480.0** | 491.1 | –2.3% |
| Cost of sales | **(124.8)** | (132.2) | –5.6% |
| Gross margin | **355.2** | 358.9 | –1.0% |
| Direct operating expenses | **(245.8)** | (231.8) | +6.0% |
| Gross operating profit | **109.4** | 127.1 | –13.9% |
| Gross operating profit margin (%) | **22.8%** | 25.9% | –3.1% |

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

| | For the year ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| SAME STORE TURNOVER | | | |
| Restaurants: | | | |
| Japanese restaurants | **90.8** | 114.8 | –20.9% |
| Chinese restaurants | **27.5** | 24.7 | +11.3% |
| Food court counters | **121.7** | 75.5 | +61.2% |
| Franchise restaurants | **57.4** | 59.0 | –2.7% |
| | **297.4** | 274.0 | +8.5% |
| Industrial catering | **15.3** | 16.3 | –6.1% |
| Restaurants and industrial catering business | **312.7** | 290.3 | +7.7% |
| Food souvenir business | **107.3** | 103.3 | +3.9% |
| Total | **420.0** | 393.6 | +6.7% |

*Note 3:* Same store performance is compared on the basis of those restaurants/shops/outlets which were in place in the same periods of 2024 and 2023 only.

Details of the unaudited results attributable to owners of the Company for the Year are as follows:

| | For the year ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY | | | |
| Food and catering business | **(3.6)** | 24.4 | N/A |
| Food souvenir business | **15.9** | 20.3 | –21.7% |
| Property investment business | **1.1** | 9.8 | –88.8% |
| Other revenue, corporate payroll and unallocated expenses | **(7.4)** | (5.9) | +25.4% |
| Total | **6.0** | 48.6 | –87.7% |

Details of the breakdown of the unaudited results attributable to owners of the Company by geographical locations for the Year are as follows:

| | For the year ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY | | | |
| Macau | **1.6** | 53.7 | –97.0% |
| Hong Kong | **4.4** | 2.5 | +76.0% |
| Mainland China | **–** | (7.6) | –100.0% |
| Total | **6.0** | 48.6 | –87.7% |

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

| | For the year ended 31 December | | |
|---|---|---|---|
| | **2024** | 2023 | Change |
| | ***HK$'million*** | *HK$'million* | % |
| | **(Unaudited)** | (Unaudited) | |
| Other revenue, gains and losses: | | | |
| – Loss on written off of/impairment loss on property, plant and equipment | **(1.9)** | (1.2) | +58.3% |
| – Net fair value (loss)/gain of the Key Investment Property | **(7.0)** | 1.8 | N/A |
| – Impairment loss on goodwill | **(8.0)** | – | N/A |
| – Reverse of impairment loss on other intangible assets | **–** | 6.0 | –100.0% |
| – Gain on lease modification | **0.9** | 2.1 | –57.1% |
| – Others *(note 4)* | **9.6** | 8.8 | +9.1% |
| Administrative expenses | **(72.3)** | (69.9) | +3.4% |
| Finance costs | **(21.9)** | (20.1) | +9.0% |

*Note 4:* This item comprised mainly management fee income, bank interest income and exchange gains/losses.

## BUSINESS UPDATE

The Group has recorded an unaudited profit attributable to the owners of some HK$6.0 million in the Year which was mainly attributable to (i) the loss attributable to owners of the Group's food and catering business of some HK$3.6 million; (ii) the profit attributable to owners of the Group's food souvenir business of some HK$15.9 million; and (iii) the profit attributable to owners of the Group's property investment business of some HK$1.1 million.

The Group has also recorded for the Year a gross margin ratio of some 74.0% with an EBITDA at some HK$90.3 million as against a gross margin ratio of some 73.1% with an EBITDA at some HK$125.5 million for the same period of 2023.

As at 31 December 2024, the Key Investment Property has been valued by an independent professional valuer at some HK$550.0 million (31 December 2023: HK$558.0 million). The Group has recorded a net fair value loss of some HK$7.0 million in respect of the Key Investment Property during the Year.

The profit attributable to owners of the Company excluding any net fair value gain/loss of the investment properties ("**Net Ordinary Operating Profit**") for the Year was HK$13.0 million, as against a Net Ordinary Operating Profit of some HK$46.6 million for the same period of 2023. Such decrease in profit has been largely due to decreased turnover, increased direct operating expenses, a fair value loss of the Key Investment Property and an impairment loss on goodwill.

In the Year, the Group's food and catering business in Macau has underperformed as compared to an increase in the level of visitor arrivals to Macau, whereas the Group's food souvenir business has performed in line with the increase in the level of visitor arrivals to Macau. In the Year, the level of visitor arrivals to Macau has increased by 23.8% to 34,928,650 visitors as compared to 28,213,003 visitors in the same period of 2023.

The Group has opened 1 food court counter in Hong Kong in the Fourth Quarter.

The Group's operations in Macau and Hong Kong continued to be faced with challenges, same as for many food and beverage operators, including economic slowdown, weak consumer sentiment, prevailing trend of northbound spending, intense competition and rising operating costs. All these challenges have affected the Group's profitability for the Year. Management is optimistic and believe that the Group will benefit from continued recovery in travel and tourism spending in Macau and Hong Kong. Management is closely monitoring the market condition by adjusting its business strategies including its menu, pricing, marketing strategies and operational efficiency in order to improve the Group's competitiveness and market position.

**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 of the Company 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, 14 March 2025

*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) Ms. Leong In Ian, the executive Director and (iv) Mr. Yu Kam Yuen, Lincoln, Mr. Chek Kuong Fong and Mr. Vong Hou Piu, the independent non-executive Directors.*