

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



有利集團有限公司*
Yau Lee Holdings Limited
(Incorporated in Bermuda with limited liability)
(Stock Code: 406)

PROFIT WARNING

This announcement is made by Yau Lee Holdings Limited (the “**Company**”, 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 (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group and other information currently available to the Board, the Group is expected to record a net loss in a range of approximately HK\$180 million to HK\$230 million for the year ended 31 March 2026 as compared with the net loss of HK\$101 million for the year ended 31 March 2025.

The increase in loss was mainly attributed to:

- (i) the absence in the year ended 31 March 2026 of a one-off in-kind compensation recognized for the year ended 31 March 2025, in connection with the Company’s relocation of the Longhua Shenzhen factory in Mainland China in 2015;

* For identification purpose only

- (ii) losses incurred in certain construction projects due to the following factors:
- Certain projects secured in the pandemic period increased steel usage due to client-driven design changes. These projects were completed in the second half of the financial year. While the increased steel quantities entitled remeasurement payments, they were calculated based on lower post-pandemic fluctuation index, which was insufficient to cover actual costs.
 - Substantial unbudgeted costs were necessary to accelerate work in pilot MiC projects to catch up delay caused by unexpected prolonged approval and complex site coordination process.
 - Replacement costs and delays from underperformed subcontractors adversely affected margins.
 - The fluctuation index remained weak, leading to downward adjustments in some projects' revenue.

The Company is still in the course of finalizing its consolidated financial results of the Group for the year ended 31 March 2026. The information contained in this announcement is only a preliminary assessment by the Board based on the information currently available to the Board, which has neither been reviewed nor audited by the Company's auditors. The Group's audited results for the year ended 31 March 2026 are expected to be published in late June of 2026.

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
Yau Lee Holdings Limited
Wong Ip Kuen
Chairman

Hong Kong, 12 June 2026

As at the date of this announcement, the Board comprises Mr. Wong Ip Kuen (Chairman), Ir. Dr. Wong Tin Cheung, Dr. Wong Rosana Wai Man, Mr. Sun Chun Wai as Executive Directors and Mr. Chan Bernard Charnwut, Mr. Wu King Cheong, Mr. Yeung Tak Bun and Dr. Yeung Tsun Man Eric as Independent Non-Executive Directors.