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.

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

(Incorporated in Bermuda with limited liability)

(Stock Code: 703)

LOSS WARNING FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2026 AND BUSINESS UPDATE OF THE GROUP FOR THE THIRD QUARTER OF 2026

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 warning for the nine months ended 30 September 2026 ("Period"). Based on its unaudited management accounts, the Group has recorded an unaudited loss attributable to owners of the Company of some HK$2.6 million for the third quarter of 2026 ("Third Quarter"), as compared to an unaudited profit attributable to owners of the Company of some HK$8.0 million for the third quarter of 2025. The Group has also recorded an unaudited loss attributable to owners of the Company of some HK$4.3 million for the Period as compared to an unaudited profit attributable to owners of the Company of some HK$16.6 million for the same period of 2025.

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).

LOSS WARNING FOR THE PERIOD

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

	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
First quarter	**2.9**	9.1	-68.1%
Second quarter	**(4.6)**	(0.5)	+820.0%
Third quarter	**(2.6)**	8.0	N/A
The Period	**(4.3)**	16.6	N/A

In the Period, the Group has recorded a decrease of some 6.1% in its turnover mainly due to a decrease in the turnover from its Japanese restaurants. The unaudited loss attributable to owners of the Company was some HK$4.3 million for the Period which has been mainly attributable to (i) a loss of some HK$9.7 million from its food and catering business, (ii) a profit of some HK$1.8 million from food souvenir business and (iii) a profit of some HK$8.1 million from its property investment business. The decrease in profit attributable to owners of the Company for the Period was mainly due to decreased turnover.

During the Period, the Group has not recorded any fair value gain or loss (2025: net fair value loss of HK$3.5 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 Third Quarter. Details of the Group's unaudited turnover breakdown for the Third Quarter are as follows:

	For the three months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
TURNOVER			
Restaurants:			
Japanese restaurants	**13.8**	23.5	-41.3%
Chinese restaurants	**7.1**	6.2	+14.5%
Western restaurants	**2.2**	2.4	-8.3%
Food court counters	**31.4**	39.6	-20.7%
Franchise restaurants *(note 1)*	**17.6**	15.7	+12.1%
	72.1	87.4	-17.5%
Industrial catering *(note 2)*	**2.7**	1.3	+107.7%
Food wholesale	**3.9**	2.8	+39.3%
Food and catering business	**78.7**	91.5	-14.0%
Food souvenir business	**34.1**	32.9	+3.6%
Property investment business	**5.1**	5.1	–
Total	**117.9**	129.5	-9.0%

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

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 Third Quarter are as follows:

	For the three months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
TURNOVER			
Macau	**93.7**	99.3	-5.6%
Hong Kong	**24.2**	30.2	-19.9%
Total	**117.9**	129.5	-9.0%

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

	For the three months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
Turnover	**117.9**	129.5	-9.0%
Cost of sales	**(33.2)**	(33.6)	-1.2%
Gross margin	**84.7**	95.9	-11.7%
Direct operating expenses	**(64.3)**	(65.4)	-1.7%
Gross operating profit	**20.4**	30.5	-33.1%
Gross operating profit margin (%)	**17.3%**	23.5%	-6.2%

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 Third Quarter are as follows:

	For the three months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
SAME STORE TURNOVER			
Restaurants:			
Japanese restaurants	**13.8**	23.5	-41.3%
Chinese restaurants	**4.1**	6.2	-33.9%
Western restaurants	**2.2**	2.4	-8.3%
Food court counters	**16.6**	19.7	-15.7%
Franchise restaurants	**14.2**	15.7	-9.6%
	50.9	67.5	-24.6%
Industrial catering	**2.7**	1.3	+107.7%
Restaurants and industrial catering business	**53.6**	68.8	-22.1%
Food souvenir business	**34.1**	32.9	+3.6%
Total	**87.7**	101.7	-13.8%

Note 3: Same store performance is compared on the basis of those restaurants/shops/outlets which were in place in the same periods of 2026 and 2025 only.

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

	For the three months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
Food and catering business	**(5.0)**	2.2	N/A
Food souvenir business	**1.1**	4.5	-75.6%
Property investment business	**2.5**	2.4	+4.2%
Other revenue, corporate payroll and unallocated expenses	**(1.2)**	(1.1)	+9.1%
Total	**(2.6)**	8.0	N/A

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

	For the three months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
Macau	**(1.2)**	6.6	N/A
Hong Kong	**(1.4)**	1.4	N/A
Total	**(2.6)**	8.0	N/A

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

	For the three months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
Other revenue, gains and losses:			
– Others *(note 4)*	**2.0**	1.9	+5.3%
Administrative expenses	**(20.4)**	(17.8)	+14.6%
Finance costs	**(3.9)**	(4.0)	-2.5%

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 of 2026 are set out in 2026 interim report.

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 2026 and 2025 were as follows:

	2026	2025	Change
	(Unaudited)	(Unaudited)	*%*
Gross operating profit margin of food and catering business:			
First quarter	**15.2%**	22.8%	-7.6%
Second quarter	**9.2%**	17.8%	-8.3%
Third quarter	**10.0%**	19.1%	-9.1%
The Period	**11.5%**	20.0%	-8.5%
Gross operating profit margin of food souvenir business:			
First quarter	**27.0%**	25.1%	+1.9%
Second quarter	**18.5%**	23.1%	-4.6%
Third quarter	**23.4%**	25.5%	-2.1%
The Period	**23.3%**	24.7%	-1.4%

The Group's food souvenir business performance has improved in the Third Quarter as compared to the second quarter of 2026. It is mainly attributable to an increase in the level of visitor arrivals to Macau. The Group has in the Third Quarter recorded a gross margin ratio of some 71.8% with an EBITDA at some HK$18.4 million as against a gross margin ratio of some 74.0% with an EBITDA at some HK$29.4 million for the same quarter of 2025.

The performance details of different restaurants in different food types in the Third Quarter are set out above. The Group's food and catering business in Macau in the Third Quarter has not performed in line as compared to the level of visitor arrivals and the average per-capita spending of visitors to Macau. The level of visitor arrivals to Macau has increased by 7.5% to 11,236,826 visitors in the Third Quarter as compared to 10,452,530 visitors in the same quarter of 2025. The average per-capita spending of visitors to Macau has also increased by 5.4% to MOP2,055 in the Third Quarter as compared to MOP1,950 in the same quarter of 2025.

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

	For the nine months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
TURNOVER			
Restaurants:			
Japanese restaurants	**44.8**	68.5	-34.6%
Chinese restaurants	**20.9**	20.1	+4.0%
Western restaurants	**6.7**	6.8	-1.5%
Food court counters	**104.3**	108.1	-3.5%
Franchise restaurants *(note 1)*	**46.6**	44.2	+5.4%
	223.3	247.7	-9.9%
Industrial catering *(note 2)*	**11.7**	10.2	+14.7%
Food wholesale	**10.8**	8.1	+33.3%
Food and catering business	**245.8**	266.0	-7.6%
Food souvenir business	**77.4**	79.3	-2.4%
Property investment business	**15.1**	15.1	–
Total	**338.3**	360.4	-6.1%

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

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 Period are as follows:

	For the nine months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
TURNOVER			
Macau	**250.7**	275.6	-9.0%
Hong Kong	**87.6**	84.8	+3.3%
Total	**338.3**	360.4	-6.1%

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

	For the nine months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
Turnover	**338.3**	360.4	-6.1%
Cost of sales	**(87.5)**	(88.0)	-0.6%
Gross margin	**250.8**	272.4	-7.9%
Direct operating expenses	**(190.5)**	(185.7)	+2.6%
Gross operating profit	**60.3**	86.7	-30.4%
Gross operating profit margin (%)	**17.8%**	24.1%	-6.3%

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 nine months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
SAME STORE TURNOVER			
Restaurants:			
Japanese restaurants	**44.8**	68.5	-34.6%
Chinese restaurants	**15.9**	20.1	-20.9%
Western restaurants	**6.7**	6.8	-1.5%
Food court counters	**45.4**	55.1	-17.6%
Franchise restaurants	**42.0**	44.2	-5.0%
	154.8	194.7	-20.5%
Industrial catering	**11.7**	7.4	+58.1%
Restaurants and industrial catering business	**166.5**	202.1	-17.6%
Food souvenir business	**77.4**	79.3	-2.4%
Total	**243.9**	281.4	-13.3%

Note 3: Same store performance is compared on the basis of those restaurants/shops/outlets which were in place in the same periods of 2026 and 2025 only.

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

	For the nine months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
Food and catering business	**(9.7)**	8.0	N/A
Food souvenir business	**1.8**	10.1	-82.2%
Property investment business	**8.1**	3.8	+113.2%
Other revenue, corporate payroll and unallocated expenses	**(4.5)**	(5.3)	-15.1%
Total	**(4.3)**	16.6	N/A

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

	For the nine months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
(LOSS)/PROFIT ATTRIBUTABLE TO OWNERS OF THE COMPANY			
Macau	**(9.3)**	10.2	N/A
Hong Kong	**5.0**	6.4	-21.9%
Total	**(4.3)**	16.6	N/A

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

	For the nine months ended 30 September		
	2026	2025	Change
	HK$'million	*HK$'million*	*%*
	(Unaudited)	(Unaudited)	
Other revenue, gains and losses:			
– Net fair value loss from the Key Investment Property	**–**	(3.5)	-100.0%
– Others *(note 4)*	**6.2**	5.8	+6.9%
Administrative expenses	**(57.5)**	(53.5)	+7.5%
Finance costs	**(12.0)**	(12.8)	-6.3%

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

BUSINESS UPDATE

The Group has recorded an unaudited loss attributable to the owners of some HK$4.3 million in the Period which was mainly attributable to (i) the loss attributable to owners of the Group's food and catering business of some HK$9.7 million; (ii) the profit attributable to owners of the Group's food souvenir business of some HK$1.8 million; and (iii) the profit attributable to owners of the Group's property investment business of some HK$8.1 million.

The Group has also recorded for the Period a gross margin ratio of some 74.1% with an EBITDA at some HK$57.1 million as against a gross margin ratio of some 75.6% with an EBITDA at some HK$79.3 million for the same period of 2025.

As at 30 June 2026, the Key Investment Property has been valued by an independent professional valuer at some HK$546.0 million (31 December 2025: HK$546.0 million). The Group has not recorded any fair value gain or loss in respect of the Key Investment Property during the Period.

The loss attributable to owners of the Company excluding any net fair value gain/loss of the investment properties for the Period was HK$4.3 million, as against a net ordinary operating profit of some HK$20.1 million for the same period of 2025. Such loss has been largely due to decreased turnover.

In the Period, the Group's food and catering business and food souvenir business in Macau have not performed in line as compared to the level of visitor arrivals and the average per-capita spending of visitors to Macau. In the Period, a total of 32,181,272 visitors to Macau have been recorded with an increase of 8.5%, as compared to 29,671,070 visitors in the same period of 2025. The average per-capita spending of visitors to Macau has also increased by 6.9% to MOP2,099 in the Period as compared to MOP1,963 in the same period of 2025.

The Group has opened one Temai Japanese restaurant and closed one food court counter in Hong Kong in the Third Quarter. The Group also temporarily closed two Japanese restaurants in Macau for renovation in the Third Quarter.

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, 10 November 2026

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.