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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) 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 on the unaudited consolidated management accounts of the Group for the year ended 31st December, 2018, the profit of the Group for the financial year ended 31st December, 2018 is expected to decrease by about 40% as compared with that reported for the preceding year.

Although the profit expected to be achieved for the year review will be substantially lower than that recorded in 2017, the Group’s property and hotel operation businesses have performed satisfactorily and generated gross profit higher than that attained in the prior year. The expected decrease in the profit for the year was principally due to the fact that in 2017, the Group recorded significantly larger fair value gains on its portfolio of investment properties as compared to those in the year under review and, as affected by the downturn of the debt and capital markets, particularly in the second half of the year, the Group incurred fair value losses in its financial assets investment business during the year, as opposed to a profit contribution in 2017.

This announcement is only based on the unaudited consolidated management accounts of the Group for the year ended 31st December, 2018. The audited consolidated financial statements of the Group for the year ended 31st December, 2018 are still being finalised. The final results announcement of the Group for the year ended 31st December, 2018 will be published on 26th March, 2019.

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, 2019

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
Hon Abraham SHEK Lai Him, GBS, JP
Mr. WONG Chi Keung