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PRICE SENSITIVE INFORMATION RELATING TO 2009 FINAL RESULTS

Positive Profit Alert

Possible provision on the investment in a property development project held through an associate of the Group

This announcement is made by the Company pursuant to Rule 13.09(1) of the Listing Rules.

The Board wishes to inform the holders of the securities of the Company and potential investors that, based on the unaudited consolidated management accounts of the Group for the financial year ended 31st December, 2009, the Group is expected to record a profit for the financial year ended 31st December, 2009, as compared to the loss reported for the last financial year ended 31st December, 2008. The profit expected to be recorded by the Group for the financial year ended 31st December, 2009 is mainly attributable to the fair value gains on certain financial assets and investment properties held by the Group and the contribution from Regal which is the listed associate of the Group.

As previously reported, the Relevant Associate, which is owned as to 50% by each of the Group and the Regal Group, was engaged in arbitration proceedings conducted in Beijing, the People's Republic of China, involving claims against the Relevant Associate by the vendor for the rescission of the contracts entered into between the parties in 2005 with respect to the purchase by the Relevant Associate of an additional 36% shareholding interest in the joint venture entities that, in turn, own the development project in the Central Business District of Beijing. To the Group's surprise, the arbitral tribunal in Beijing has issued in late February 2010 an arbitral award in favour of the vendor. The Relevant Associate has sought legal advice on the arbitral award and has lodged an application to the relevant court in Beijing to set aside the arbitral award. In the meantime, the Group's management is reviewing the financial impact that would be incurred in the event that the arbitral award is upheld and, also taking into regard other litigations, claims and disputes affecting the development project, the amount of any required provision that might be attributable to the Group's investment in the project held through the Relevant Associate. The Group's management is at present unable

to determine with certainty the outcome of the different circumstances currently affecting the development project. However, it is not expected that the extent of the provision that might be attributable to the Group's investment in the Relevant Associate will affect the achievement of a profit by the Group for the financial year ended 31st December, 2009.

The audited consolidated financial statements of the Group for the financial year ended 31st December, 2009 are still being finalised. The final results announcement of the Group for the financial year ended 31st December, 2009 is expected to be published on 22nd March, 2010.

Holders of the securities of the Company and potential investors are advised to exercise caution when dealing in the securities of the Company.

This announcement is made by Paliburg Holdings Limited (the "Company", and together with its subsidiaries, the "Group") pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

The board of directors of the Company (the "Board") wishes to inform the holders of the securities of the Company and potential investors that, based on the unaudited consolidated management accounts of the Group for the financial year ended 31st December, 2009, the Group is expected to record a profit for the financial year ended 31st December, 2009, as compared to the loss reported for the last financial year ended 31st December, 2008. The profit expected to be recorded by the Group for the financial year ended 31st December, 2009 is mainly attributable to the fair value gains on certain financial assets and investment properties held by the Group and the contribution from Regal Hotels International Holdings Limited ("Regal", and together with its subsidiaries, the "Regal Group"), which is the listed associate of the Group.

As previously reported in the interim report for the six months ended 30th June, 2009 of the Company, an associate which is owned as to 50% by each of the Group and the Regal Group (the "Relevant Associate") was engaged in arbitration proceedings conducted in Beijing, the People's Republic of China, involving claims against the Relevant Associate by the vendor for the rescission of the contracts entered into between the parties in 2005 with respect to the purchase by the Relevant Associate of an additional 36% shareholding interest in the joint venture entities that, in turn, own the development project in the Central Business District of Beijing. To the Group's surprise, the arbitral tribunal in Beijing has issued in late February 2010 an arbitral award in favour of the vendor. The Relevant Associate presently holds an aggregate of 59% shareholding interest in the joint venture entities, which include the 36% additional shareholding interest acquired from the vendor in 2005, the subject matter of the arbitration proceedings. The Relevant Associate has sought legal advice on the arbitration award and has lodged an application to the relevant court in Beijing to set aside the arbitral award. In the meantime, the Group's management is reviewing the financial impact that would be incurred in the event that the arbitral award is upheld and, also taking into regard other litigations, claims and disputes affecting the development project, the amount of any

required provision that might be attributable to the Group's investment in the project held through the Relevant Associate. The Group's management is at present unable to determine with certainty the outcome of the different circumstances currently affecting the development project. However, it is not expected that the extent of the provision that might be attributable to the Group's investment in the Relevant Associate will affect the achievement of a profit by the Group for the financial year ended 31st December, 2009.

The positive profit alert in this announcement is only based on the unaudited consolidated management accounts of the Group for the financial year ended 31st December, 2009, the audit of which is currently being conducted by the Company's independent auditors. The audited consolidated financial statements of the Group for the financial year ended 31st December, 2009 are still being finalised. The final results announcement of the Group for the financial year ended 31st December, 2009 is expected to be published on 22nd March, 2010.

Holders of the securities of the Company and potential investors are advised to exercise caution when dealing in the securities of the Company.

By Order of the Board
Paliburg Holdings Limited
Eliza Lam Sau Fun
Secretary

Hong Kong, 15th March, 2010

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. Donald FAN Tung
(Chief Operating Officer)
Mr. Jimmy LO Chun To
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
Mr. NG Siu Chan
Hon Abraham SHEK Lai Him, SBS, JP
Mr. WONG Chi Keung