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RH International Finance Limited
(Incorporated in the British Virgin Islands with limited liability)
(Stock Code: 5425)

UPDATE ON FINANCIAL INFORMATION

This announcement is made by Regal Hotels International Holdings Limited (“**Regal**”, and together with its subsidiaries, the “**Group**”) and RH International Finance Limited (“**RH International**”) pursuant to Rule 13.09(2)(a) and Rule 37.47B(a) 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 each of Regal and RH International wishes to inform the holders of the securities of Regal and RH International and potential investors that, based on the preliminary review by management of Regal of the unaudited consolidated management accounts of the Group for the six months ended 30th June, 2025 (the “**2025 Interim Period**”), it is expected that the Group will record a consolidated loss attributable to shareholders of approximately HK\$678 million for the 2025 Interim Period, while for the corresponding period in 2024, a loss of HK\$1,599.2 million was incurred.

The reduction in the loss between the two comparative periods was mainly due to the fact that in the interim period in 2024, a fair value loss of HK\$932.6 million was incurred on the Group’s financial assets at fair value through profit or loss, while a fair value gain of approximately HK\$7 million on such financial assets is expected to be recorded in the 2025 Interim Period. As explained in Regal’s 2024 interim report, the fair value loss on the financial assets was mostly related to the Group’s investment holdings in Cosmopolitan International Holdings Limited, a listed fellow subsidiary of Regal, which have since been written down to a relatively insignificant value. Moreover, as the Hong Kong Interbank Offered Rates (HIBOR) has dropped significantly since mid-May this year, the finance costs for the first six months in 2025 was lower than the comparative amount in 2024, which also contributed to the reduced loss in the financial results under review.

During the 2025 Interim Period, the Group's operating profit before interest, taxation, depreciation and amortisation is expected to amount to approximately HK\$85 million, reversing from a loss of HK\$734.8 million in the same period in 2024.

As the Group's hotel properties in Hong Kong are all owned and operated by subsidiaries of Regal, they are required to be subject to depreciation to conform to the applicable accounting standards. For the 2025 Interim Period, total depreciation charges on the Group's hotel portfolio in Hong Kong is expected to amount to approximately HK\$290 million (2024 – HK\$291.3 million). Although such depreciation charges have no immediate impact on the Group's cash flow, they have nevertheless adversely affected the Group's financial results.

The expected interim net loss is only based on the unaudited consolidated management accounts of the Group for the 2025 Interim Period. The unaudited condensed consolidated financial statements of the Group for the 2025 Interim Period are still being finalised. The interim results announcement of the Group for the 2025 Interim Period will be published on 27th August, 2025.

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

By order of the board of directors of
Regal Hotels International Holdings Limited
Eliza Lam Sau Fun
Secretary

By order of the board of directors of
RH International Finance Limited
Kenneth Ng Kwai Kai
Director

Hong Kong, 22nd August, 2025

As at the date of this joint announcement, the board of directors of Regal comprises the following members:

Executive Directors:

Mr. LO Yuk Sui

(Chairman and Chief Executive Officer)

Ms. LO Po Man

(Vice Chairman and Managing Director)

Mr. Kelvin LEUNG So Po

Mr. Jimmy LO Chun To

Mr. Kenneth NG Kwai Kai

Mr. Allen WAN Tze Wai

Non-Executive Directors:

Dr. Francis CHOI Chee Ming, GBS, JP

(Vice Chairman)

Ms. Belinda YEUNG Bik Yiu, JP

Independent Non-Executive Directors:

Ms. Alice KAN Lai Kuen

Professor Japhet Sebastian LAW

Ms. Winnie NG, JP

Mr. WONG Chi Keung

As at the date of this joint announcement, the board of directors of RH International comprises the following members:

Directors:

Mr. LO Yuk Sui

Mr. Jimmy LO Chun To

Ms. LO Po Man

Mr. Kenneth NG Kwai Kai

Mr. Allen WAN Tze Wai