富豪酒店國際控股有限公司
Regal Hotels International Holdings Limited
(Incorporated in Bermuda with limited liability)
(Stock Code: 78)

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

PROFIT ALERT

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, 2026 (the "**2026 Interim Period**"), it is expected that the Group will attain a consolidated profit attributable to shareholders of approximately HK$158 million for the 2026 Interim Period, while for the corresponding period in 2025, a loss of HK$677.6 million was incurred.

Apart from the improved performance achieved in its hotel business operations and the reduction in finance costs due to the lowered level of interest rates, the profit attained by the Group during the 2026 Interim Period was mainly attributable to the gain realised on the disposal in April 2026 of the subsidiaries that owned the Regal Oriental Hotel in Hong Kong, which were held through Regal Real Estate Investment Trust, a listed subsidiary of Regal.

During the 2026 Interim Period, gross profit from business operations is expected to amount to approximately HK$373 million, an increase of approximately 19.6% over the comparative amount of HK$311.9 million in 2025. Having accounted for the gain of approximately HK$850 million realised from the effective disposal of the Regal Oriental Hotel, the Group's operating profit before depreciation, finance costs and tax is expected to amount to approximately HK$1,069 million, as compared to HK$85.4 million in the corresponding period last year.

Moreover, 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 2026 Interim Period, total depreciation charges on the Group's hotel portfolio in Hong Kong is expected to amount to approximately HK$246 million (2025 – HK$290.2 million). Although these depreciation charges have no immediate impact on the Group's cash flow, they have nevertheless adversely affected its financial results.

The expected interim net profit is only based on the unaudited consolidated management accounts of the Group for the 2026 Interim Period. The unaudited condensed consolidated financial statements of the Group for the 2026 Interim Period are still being finalised. The interim results announcement of the Group for the 2026 Interim Period will be published on 26th August, 2026.

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, 20th August, 2026

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

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