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MAJOR TRANSACTION



**DISCLOSEABLE
TRANSACTION**



MAJOR TRANSACTION

COMPLETION OF DISPOSAL OF SUBSIDIARIES OWNING REGAL ORIENTAL HOTEL

References are made to the joint announcements dated 22 March 2026 and 24 April 2026 (the “**Joint Announcements**”) issued by Century City International Holdings Limited (“**Century City**”), Paliburg Holdings Limited (“**Paliburg**”) and Regal Hotels International Holdings Limited (“**Regal**”) in relation to the Preliminary SP Agreement and the Transaction. Capitalised terms used in this joint announcement shall have the same meanings as those defined in the Joint Announcements unless the context otherwise requires.

The boards of directors of Century City, Paliburg and Regal are pleased to announce that Completion of the Transaction took place on 30 April 2026 (the “**Completion Date**”) following the satisfaction of all the Conditions under the Preliminary SP Agreement (including without limitation the obtaining of the approval from the shareholders of Century City and Regal for the Preliminary SP Agreement and the transaction contemplated thereunder and the completion of the Internal Reorganisation).

Following Completion, the Target Company and the Target Subsidiary ceased to be subsidiaries of Century City, Paliburg and Regal, and the financial results of the Target Group are no longer consolidated into the consolidated financial statements of Century City, Paliburg and Regal.

Upon Completion, the New Purchaser settled an aggregate amount HK\$1,366,200,000, comprising the Completion Payment (being HK\$618,570,000) and the amount outstanding under the Rich Day Loan as at the Completion Date (being HK\$747,630,000) (the “**Rich Day Amount**”), by direct payment to the Existing Lender Agent.

The Completion Payment of HK\$618,570,000 represents the balance of the Total Consideration after deducting the Deposit of HK\$151,800,000 from the aggregate of the Sale Share Consideration of HK\$628,193,912 (before adjustment for the True-up Amount) and the Sale Loan Consideration of HK\$142,176,088 (the latter being the total amount of the Sale Loan outstanding as at Completion).

The Rich Day Amount of HK\$747,630,000 represents the total amount owed by the Target Subsidiary to Rich Day under the Rich Day Loan as at the Completion Date. Pursuant to the Preliminary SP Agreement, payment by the New Purchaser to the Existing Lender Agent of the Rich Day Amount is treated as full repayment of the Rich Day Loan by the Target Subsidiary to Rich Day.

The net proceeds (after expenses of approximately HK\$22,000,000) from the Transaction to date (including the Deposit received prior to the date of this joint announcement) and the Rich Day Amount, amounted to HK\$1,496,000,000, out of which HK\$1,047,200,000 has been used towards partial repayment of the Existing Facilities. The Regal REIT Group will use the remainder to finance asset enhancement initiatives and for general working capital purposes of the Regal REIT Group.

Pursuant to the Preliminary SP Agreement, to the extent that the Target Group Fair Value (as determined by reference to the Completion Accounts) is different from the Target Group Fair Value (as determined by reference to the Pro Forma Completion Accounts), an amount representing such difference (being the True-up Amount) shall be added to or deducted from the Sale Share Consideration, and paid by the New Purchaser or repaid by the Vendor (as the case may be). Century City, Paliburg and Regal will make a further announcement to update their respective shareholders on the determination of the Target Group Fair Value based on the Completion Accounts and the final Total Consideration as adjusted by the True-up Amount as and when necessary or appropriate in accordance with the applicable regulatory requirements.

By order of the board of directors of
Century City International Holdings Limited
Eliza Lam Sau Fun
Secretary

By order of the board of directors of
Paliburg Holdings Limited
Eliza Lam Sau Fun
Secretary

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

Hong Kong, 30 April 2026

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

Executive directors:

Mr. LO Yuk Sui
(Chairman and Chief Executive Officer)
Mr. Jimmy LO Chun To *(Vice Chairman)*
Ms. LO Po Man *(Vice Chairman)*
Mr. Kenneth NG Kwai Kai
(Chief Operating Officer)
Mr. Kelvin LEUNG So Po

Independent non-executive directors:

Mr. Anthony CHUANG
Ms. Winnie NG, JP
Mr. WONG Chi Keung

As at the date of this joint announcement, the board of directors of Paliburg 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. Kelvin LEUNG So Po
Ms. 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
Mr. Abraham SHEK Lai Him, GBS, JP
Mr. WONG Chi Keung

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