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有利集團有限公司*
Yau Lee Holdings Limited
(Incorporated in Bermuda with limited liability)
(Stock Code: 406)

PROFIT WARNING

This announcement is made by Yau Lee Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group and other information currently available to the Board, the Group is expected to record a net loss in a range of approximately HK\$100 million to HK\$130 million for the year ended 31 March 2025 as compared with the net profit of HK\$66 million recorded for the year ended 31 March 2024.

The change was mainly attributable to the combined effect of (i) the negative contract price fluctuation for the government public housing construction projects which reduced the contract value and adversely affected the gross margin of the Group’s construction business; (ii) unrealised revaluation loss of the Group’s investment properties in commercial sector, resulting from the downward adjustments of the property market in Hong Kong; and (iii) the decrease in the profit of fitting-out business due to deterioration in the gross margins of several large fitting-out contracts as a result of reduced works orders in second half of the financial year. The negative impacts of the above were partially offset by the increase in profit for the net value of the in-kind compensation in properties received from the landlord during the financial year pursuant to the Relocation Compensation Agreement concluded in 2015, which set out the terms of compensation in relation to the relocation of the Longhua Shenzhen factory in Mainland China.

* For identification purpose only

The Company is still in the course of finalising its consolidated financial results of the Group for the year ended 31 March 2025. The information contained in this announcement is only a preliminary assessment by the Board based on the information currently available to the Board, which has neither been reviewed nor audited by the Company's auditors. The Group's audited results for the year ended 31 March 2025 are expected to be published in late June of 2025.

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
Yau Lee Holdings Limited
Wong Ip Kuen
Chairman

Hong Kong, 10 June 2025

As at the date of this announcement, the Board comprises Mr. Wong Ip Kuen (Chairman), Ir.Dr. Wong Tin Cheung, Dr. Wong Rosana Wai Man and Mr. Sun Chun Wai as Executive Directors and Mr. Chan Bernard Charnwut, Mr. Wu King Cheong, Mr. Yeung Tak Bun and Dr. Yeung Tsun Man Eric as Independent Non-Executive Directors.