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## PAK FAH YEOW INTERNATIONAL LIMITED

白花油國際有限公司\*

*(Incorporated in Bermuda with limited liability)*

(Stock code: 239)

### POSITIVE PROFIT ALERT

This announcement is made pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the SFO.

Based on a preliminary assessment of the management accounts of the Group, the Board wishes to inform the shareholders of the Company and potential investors that the Group expects to record an increase in consolidated net profit attributable to the owners of the Company to approximately HK\$91.3 million for the year ended 31 December 2025, as compared to the published consolidated net profit attributable to the owners of the Company of HK\$78.6 million for the corresponding period in 2024.

**Shareholders of the Company and potential investors should exercise caution when dealing in shares of the Company.**

This announcement is made by Pak Fah Yeow International Limited (the “Company”, together with its subsidiaries, the “Group”) pursuant to Rule 13.09 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “SFO”).

Based on a preliminary assessment of the management accounts of the Group, the board of directors (the “Board”) of the Company wishes to inform the shareholders of the Company and potential investors that the Group expects to record an increase in consolidated net profit attributable to the owners of the Company to approximately HK\$91.3 million for the year ended 31 December 2025, as compared to the published consolidated net profit attributable to the owners of the Company of HK\$78.6 million for the corresponding period in 2024.

The Board considers that the expected increase in net profit is primarily attributable to a significant reduction in unrealised fair value losses on the Group’s investment properties, which decreased to approximately HK\$6.3 million for the year ended 31 December 2025, as compared with unrealised fair value losses of HK\$26.0 million for the corresponding period in 2024, based on independent property valuations. The positive impact arising from the reduction in unrealised fair value losses was partially offset by a lower recurring operating profit contribution from the Healthcare segment, resulting from a year-on-year decrease in segment revenue of approximately HK\$20.1 million.

The Board wishes to emphasise that the fair value movements mentioned above are non-cash in nature and are determined based on independent professional valuations as at the respective year-end dates. Such valuation adjustments do not have a direct impact on the Group's cash flow.

The information contained in this announcement is only based on a preliminary assessment performed by the Board with reference to the Group's management accounts and information currently available to the Company and has not been reviewed by the Company's auditor and the audit committee, and may be subject to amendments.

The annual results announcement of the Company for the year ended 31 December 2025 is expected to be published by the end of March 2026.

**Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.**

By Order of the Board  
**Pak Fah Yeow International Limited**  
**GAN Wee Sean**  
*Chairman*

Hong Kong, 13 March 2026

*As at the date of this announcement, the Board comprises: (i) three executive directors, namely Mr. Gan Wee Sean, Mr. Gan Fock Wai, Stephen and Mr. Gan Cheng Hooi, Gavin; (ii) one non-executive director, namely Ms. Gan Fook Yin, Anita; and (iii) three independent non-executive directors, namely Mr. Leung Man Chiu, Lawrence, Mr. Dell'Orto Renato and Mr. Chan Chi Chung, Simon.*

*\* for identification purpose only*