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Rosedale Hotel Holdings Limited

珀麗酒店控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 1189)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(1) of the Listing Rules.

The Board wishes to inform the shareholders of the Company and potential investors that it is expected that the Group would record a consolidated loss for the year ended 31 December 2011 as compared to the audited consolidated profit for the year ended 31 December 2010.

Information in this announcement is derived based on the preliminary assessment of the unaudited management accounts of the Group prepared by the management of the Company, which is subject to changes and audit by the Company's auditors. The audited consolidated results of the Group for the year ended 31 December 2011 are expected to be announced on 7 March 2012.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

This announcement is made by Rosedale Hotel Holdings Limited (the "Company" and together with its subsidiaries, the "Group") pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

The board of directors of the Company (the "Board") wishes to inform the shareholders of the Company and potential investors that it is expected that the Group would record a consolidated loss for the year ended 31 December 2011 as compared to the audited consolidated profit for the year ended 31 December 2010. For the year ended 31 December

2010, the Group recorded an audited consolidated profit attributable to owners of the Company of approximately HK\$468.5 million, which was mainly attributable to a gain on disposal of the travel and related business of approximately HK\$716.9 million. The aforesaid gain on disposal was a non-recurring item. As stated in the Company's interim results for the first half of the year ended 31 December 2011, no similar item was recorded. There was no similar item recorded in the second half of the year ended 31 December 2011 either. As it was in the case of the year ended 31 December 2010, the Group recorded a loss from its continuing operations for the year ended 31 December 2011. However, such loss has reduced from that of the previous year.

The Company is still in the process of finalising the consolidated results for the year ended 31 December 2011. The information contained in this announcement is derived based on the preliminary assessment of the unaudited management accounts of the Group prepared by the management of the Company, which is subject to changes that may be made after the continue review and monitoring by the Company's management in particular, of the recoverable amounts of the assets of the Group. The management accounts of the Group for the year ended 31 December 2011 is subject to audit by the Company's auditors and the audited consolidated results of the Group for the year ended 31 December 2011 are expected to be announced on 7 March 2012.

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
Rosedale Hotel Holdings Limited
Chan Ling, Eva
Managing Director

Hong Kong, 1 March 2012

As at the date of this announcement, the Board comprises:

Executive Directors:

Mr. Cheung Hon Kit (*Chairman*)
Ms. Chan Ling, Eva (*Managing Director*)
Mr. Chan Pak Cheung, Natalis

Independent Non-executive Directors:

Mr. Kwok Ka Lap, Alva
Mr. Poon Kwok Hing, Albert
Mr. Sin Chi Fai