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**SUCCESS**

**SUCCESS UNIVERSE GROUP LIMITED**

**實德環球有限公司**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 00487)**

## **PROFIT WARNING**

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of 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 Board wishes to inform the shareholders of the Company and potential investors that based on the draft unaudited consolidated management accounts of the Group for the six months ended 30 June 2024, the Group is expected to record an unaudited consolidated loss for the six months ended 30 June 2024 in the range of approximately HK\$30 million to HK\$50 million as compared with an unaudited consolidated profit for the last corresponding period of approximately HK\$153.8 million.

**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 Success Universe Group 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 in 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 and potential investors that based on the draft unaudited consolidated management accounts of the Group for the six months ended 30 June 2024, the Group is expected to record an unaudited consolidated loss for the six months ended 30 June 2024 in the range of approximately HK\$30 million to HK\$50 million as compared with an unaudited consolidated profit for the last corresponding period of approximately HK\$153.8 million. The Group’s unaudited consolidated loss for the six months ended 30 June 2024 was mainly attributable to the following:

- (i) A fair value loss on the Group’s overseas listed equity securities was recognized for the six months ended 30 June 2024, whereas a fair value gain of approximately HK\$105.5 million was recognized for the last corresponding period; and
- (ii) A fair value loss on the Group’s investment properties as well as write-down / impairment loss of carrying amounts of the Group’s stock of properties and leasehold land and building classified under property, plant and equipment were recognized for the six months ended 30 June 2024, while a fair value gain on the Group’s investment properties and a reversal of write-down of carrying amount of the Group’s stock of properties in the aggregate amount of approximately HK\$2.3 million were recognized for the last corresponding period.

The aforesaid fair value losses on the Group’s overseas listed equity securities and investment properties as well as write-down / impairment loss of carrying amounts of the Group’s stock of properties and leasehold land and building are all unrealized in nature and are non-cash items which will not affect the cash flows of the Group.

The Company is still in the process of finalizing the unaudited consolidated interim results of the Group for the six months ended 30 June 2024. The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the draft unaudited consolidated management accounts of the Group for the six months ended 30 June 2024, which have not been reviewed by the Company’s auditors or the audit committee of the Board and is subject to adjustments. Shareholders of the Company and potential investors are advised to read carefully the Company’s announcement regarding the unaudited consolidated interim results of the Group for the six months ended 30 June 2024 which is expected to be published in late August 2024.

**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 of  
**SUCCESS UNIVERSE GROUP LIMITED**  
**Ma Ho Man, Hoffman**  
*Deputy Chairman*

Hong Kong, 19 August 2024

*As at the date of this announcement, the Board comprises two executive directors, namely Mr. Yeung Hoi Sing, Sonny (Chairman) and Mr. Ma Ho Man, Hoffman (Deputy Chairman); one non-executive director, namely Mr. Choi Kin Pui, Russelle; and three independent non-executive directors, namely Ms. Yeung Mo Sheung, Ann, Mr. Chin Wing Lok, Ambrose and Ms. Hon Hong Lun, Jackie.*