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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 year ended 31 December 2020, the Group is expected to record an unaudited consolidated loss for the year ended 31 December 2020 in the range of approximately HK\$130 million to HK\$150 million as compared with an audited consolidated profit of approximately HK\$74.2 million for the year ended 31 December 2019.

**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 year ended 31 December 2020, the Group is expected to record an unaudited consolidated loss for the year ended 31 December 2020 in the range of approximately HK\$130 million to HK\$150 million as compared with an audited consolidated profit of approximately HK\$74.2 million for the year ended 31 December 2019. Notwithstanding that a fair value gain on the Group’s overseas listed equity securities acquired during the year was recorded, the Group’s unaudited consolidated loss for the year ended 31 December 2020 was mainly attributable to (i) the Group’s share of a substantial loss of the associates relating to Ponte 16, the flagship investment project of the Group (the “**Associates**”), as a result of the outbreak of COVID-19 since early 2020 which has severely affected the financial performance of the Associates; and (ii) a fair value loss on the Group’s investment properties as well as write-down of carrying amount of the Group’s stock of properties.

The Company is still in the process of finalizing the final results of the Group for the year ended 31 December 2020. 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 year ended 31 December 2020, which have neither been confirmed nor audited by the Company’s auditors and are subject to adjustments. Shareholders of the Company and potential investors are advised to read carefully the Company’s announcement regarding the final results of the Group for the year ended 31 December 2020 which is expected to be published in late March 2021.

**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**  
**Yeung Hoi Sing, Sonny**  
*Chairman*

Hong Kong, 25 February 2021

*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 Mr. Chong Ming Yu.*