SUCCESS

SUCCESS UNIVERSE GROUP LIMITED
實德環球有限公司

(Incorporated in Bermuda with limited liability)
(Stock Code: 00487)

VOLUNTARY ANNOUNCEMENT

This announcement is made by Success Universe Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") on a voluntary basis. The purpose of this announcement is to keep the shareholders and potential investors of the Company informed of the latest investment of the Group.

Reference is made to the voluntary announcement issued by the Company dated 9 June 2025 in relation to the announcement of SJM Holdings Limited ("**SJM**", a company whose issued shares are listed on the main board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"), stock code: 880) dated 9 June 2025 indicating its intention to, among other things, acquire the property where Casino Ponte 16 is located (the "**SJM's Proposed Acquisition of Casino Ponte 16**"). Casino Ponte 16 is a casino situated at a property in Macau Special Administrative Region of the People's Republic of China ("**Macau**") which forms part of Ponte 16 project owned by Pier 16 – Property Development Limited ("**Pier 16 – Property Development**", a company incorporated under the laws of Macau and an associate of the Group, beneficially owned as to 49% by an indirect wholly-owned subsidiary of the Company and as to 51% by a subsidiary of SJM).

Reference is also made to the《Agreement for Provision of Services》dated 30 December 2022 (as amended by the Addendum dated 30 March 2023) (the "**Service Agreement**") entered into between SJM Resorts, S.A. ("**SJM Resorts**", a company incorporated under the laws of Macau and a subsidiary of SJM) and Pier 16 – Entertainment Group Corporation Limited ("**Pier 16 – Entertainment**", a company incorporated under the laws of Macau and a wholly-owned subsidiary of Pier 16 – Property Development) concerning the provision of casino management services by Pier 16 – Entertainment to SJM Resorts at Casino Ponte 16 which term will expire on 31 December 2025.

The board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company and potential investors that it was notified by Pier 16 – Property Development and with reference to the voluntary announcement issued by SJM on 20 November 2025 (after trading hours), SJM Resorts and Pier 16 – Entertainment mutually agreed and entered into a termination agreement, pursuant to which the Service Agreement will be early terminated with effect from 29 November 2025 (the "**Termination Date**"). Accordingly, Pier 16 – Entertainment shall cease to provide casino management services to SJM Resorts at Casino Ponte 16 and Casino Ponte 16 shall cease its operation on the Termination Date, and the SJM's Proposed Acquisition of Casino Ponte 16 will not proceed.

Notwithstanding the cessation of the operation of Casino Ponte 16, the Group will continue its travel-related business as well as property investment business, and investment in Ponte 16 project.

The Group's share of profits of the associates relating to Ponte 16 (the "**Associates**") amounted to approximately HK$48.5 million for the six months ended 30 June 2025 and approximately HK$112.0 million for the year ended 31 December 2024. The carrying amounts of the Group's interests in the Associates were approximately HK$814.0 million as at 30 June 2025 and approximately HK$765.6 million as at 31 December 2024. Based on the Board's preliminary assessment by reference to the information currently available, the Board expects to report a significant reduction in the Group's share of results of the Associates from the Termination Date.

The information contained in this announcement is only based on the Company's preliminary review of the management accounts of the Group and the information currently available to the Company and is not based on any figure or information that has been reviewed by the auditors of the Company.

The Company will issue further announcement(s) as and when appropriate to keep the market informed of any material changes of the Group's performance in accordance with the requirements of the Rules Governing the Listing of Securities on the Stock Exchange.

By order of the Board of
SUCCESS UNIVERSE GROUP LIMITED
Yeung Hoi Sing, Sonny
Chairman

Hong Kong, 20 November 2025

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.