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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)

POSITIVE PROFIT ALERT

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 2019, the Group is expected to record an increase of around 2 to 3 times in the unaudited consolidated profit for the six months ended 30 June 2019 as compared with that for the last corresponding period of approximately HK\$14.2 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 2019, the Group is expected to record an increase of around 2 to 3 times in the unaudited consolidated profit for the six months ended 30 June 2019 as compared with that for the last corresponding period of approximately HK\$14.2 million. Notwithstanding the decrease in fair value gain on investment properties of the Group, the increase in the unaudited consolidated profit of the Group for the six months ended 30 June 2019 was mainly attributable to the increase in the Group’s share of profit of the associates relating to Ponte 16, the flagship investment project 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 2019. 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 2019, 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 2019 which is expected to be published in late August 2019.

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, 12 August 2019

As at the date of this announcement, the Board comprises two executive directors, namely Mr. Yeung Hoi Sing, Sonny (Chairman) and Dr. 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.