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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 2024, the Group is expected to record a decrease of around 40% to 50% in the unaudited consolidated profit for the year ended 31 December 2024 as compared with an audited consolidated profit of approximately HK\$169 million for the last corresponding year.

**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 2024, the Group is expected to record a decrease of around 40% to 50% in the unaudited consolidated profit for the year ended 31 December 2024 as compared with an audited consolidated profit of approximately HK\$169 million for the last corresponding year. Notwithstanding that a gain of approximately HK\$31 million was recognized from the disposal of the Group’s overseas listed equity securities (the “**Disposal**”) for the year ended 31 December 2024 (details of the Disposal were disclosed in the Company’s announcement dated 13 December 2024), the decrease in the unaudited consolidated profit of the Group for the year ended 31 December 2024 was mainly attributable to the following:

- (i) The substantial increase in the fair value loss on the Group’s investment properties and the write-down of carrying amount of the Group’s stock of properties (“**Write-down of the Stock of Properties**”) for the year ended 31 December 2024;
- (ii) The recognition of a substantial impairment loss of carrying amount of the Group’s leasehold land and building classified under property, plant and equipment (“**Impairment Loss**”) for the year ended 31 December 2024; and
- (iii) The decrease in the Group’s share of profit of the associates relating to Ponte 16, the flagship investment project of the Group, for the year ended 31 December 2024.

The aforesaid fair value loss on the Group’s investment properties as well as Write-down of the Stock of Properties and Impairment Loss 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 final results of the Group for the year ended 31 December 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 year ended 31 December 2024, 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 2024 which is expected to be published in late March 2025.

**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, 13 March 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.*