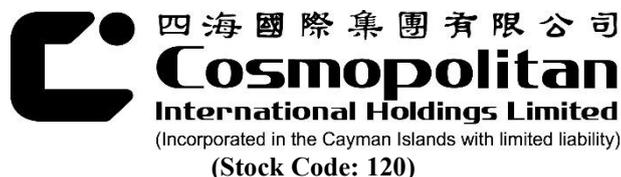


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## PROFIT ALERT

This announcement is made by Cosmopolitan International Holdings Limited (the “**Company**”, and 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 and Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the holders of the securities of the Company and potential investors that, based on the preliminary review by management of the Company on the unaudited consolidated management accounts of the Group for the year ended 31st December, 2021, it is expected that the Group will record a net profit of approximately HK\$34 million for the year ended 31st December, 2021, as compared to the net loss of HK\$123.5 million recorded for the preceding year.

The improved results attained in the year under review were largely attributable to the partial recognition of the revenues from the contracted presales of the residential units in the third stage of the Group’s Regal Cosmopolitan City development in Chengdu, China, as about 60% of the units presold have been handed over to the purchasers before the year end in 2021. The revenues from the remaining presold units will be recognised in the current financial year, as the handover of those units is expected to be fully completed within the first quarter of 2022.

The property income from the sale of the residential units and other properties in the Chengdu project, which have been handed over to the purchasers before 31st December, 2021, amounted to approximately HK\$599 million before tax and selling expenses. However, at the same time, there were impairment losses on goodwill related to as well as on the property under development comprised within the Chengdu project, which totaled approximately HK\$237 million. Consequently, after further accounting for the substantial tax incurred on the property projects, the net profit attributable to shareholders for the financial year under review had been affected.

The estimated net profit is only based on the unaudited consolidated management accounts of the Group for the year ended 31st December, 2021. The audited consolidated financial statements of the Group for the year ended 31st December, 2021 are still being finalised. The final results announcement of the Group for the year ended 31st December, 2021 will be published on 31st March, 2022.

**Holders of the securities of the Company and potential investors are advised to exercise caution when dealing in the securities of the Company.**

By Order of the Board  
**Cosmopolitan International Holdings Limited**  
**Eliza Lam Sau Fun**  
Secretary

Hong Kong, 23rd March, 2022

As at the date of this announcement, the Board comprises the following members:

**Executive Directors:**

Mr. LO Yuk Sui

*(Chairman and Chief Executive Officer)*

Mr. Jimmy LO Chun To

*(Vice Chairman and Managing Director)*

Miss LO Po Man *(Vice Chairman)*

Mr. Kenneth WONG Po Man

*(Chief Operating Officer)*

Mr. Kelvin LEUNG So Po

*(Chief Financial Officer)*

Mr. Kenneth NG Kwai Kai

**Independent Non-Executive Directors:**

Mr. Francis BONG Shu Ying

Ms. Alice KAN Lai Kuen

Mr. David LI Ka Fai

Hon Abraham SHEK Lai Him, GBS, JP