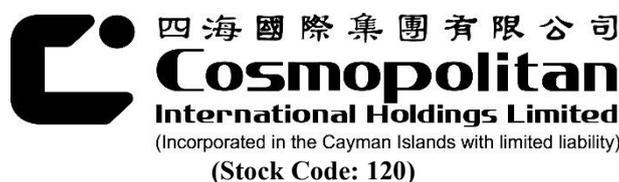


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## PROFIT WARNING

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, 2023, it is expected that the Group will record a net loss for the year ended 31st December, 2023, as compared to the net profit of HK\$4 million recorded for the preceding year.

Due to the sluggish property market conditions in Mainland China, the profit contribution from property sales in the Group’s two composite developments in Chengdu and Tianjin during the year under review was relatively insignificant as compared to the preceding year. Moreover, having regard to the continued downward adjustments in overall property prices, the Group has provided for impairment losses on some properties held for sale as well as parts of properties under development in those two development projects for an aggregate amount of approximately HK\$172 million. Consequently, after further accounting for finance costs, administrative expenses and taxation charges, it is expected that the Company will incur for the year under review a loss attributable to shareholders of approximately HK\$372 million.

The expected net loss is based only on the unaudited consolidated management accounts of the Group for the year ended 31st December, 2023. The audited consolidated financial statements of the Group for the year ended 31st December, 2023 are still being finalised. The final results announcement of the Group for the year ended 31st December, 2023 will be published on 27th March, 2024.

**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, 20th March, 2024

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

Mr. Abraham SHEK Lai Him, GBS, JP