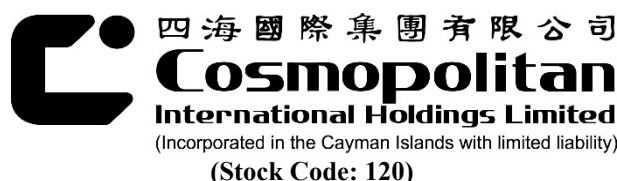


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## PROFIT WARNING

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 six months ended 30th June, 2024 (the “**2024 Interim Period**”), it is expected that the Group will record a net loss of approximately HK\$169 million for the 2024 Interim Period, as compared to the loss of HK\$98.3 million recorded for the comparative six months in 2023.

The increased loss incurred for the period under review was mainly attributable to the taxation charges levied on the Group’s property projects in China on account of the revisions in the basis of allocation of project development costs that were adopted in prior years. On the other hand, due to the sluggish environment in the real estate market in China, the profit contribution from the sale of units in the Group’s two development projects in Tianjin and Chengdu was relatively modest.

The expected interim net loss is only based on the unaudited consolidated management accounts of the Group for the 2024 Interim Period. The unaudited condensed consolidated financial statements of the Group for the 2024 Interim Period are still being finalised. The interim results announcement of the Group for the 2024 Interim Period will be published on 28th August, 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, 19th August, 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, MH

Mr. Abraham SHEK Lai Him, GBS, JP