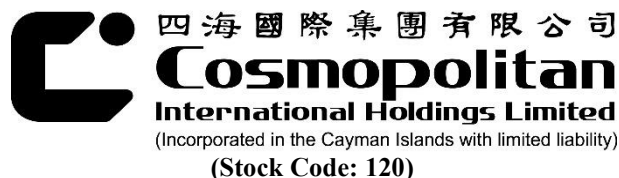


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PROFIT WARNING

This announcement is made by Cosmopolitan International Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) 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, 2020 (the “**2020 Interim Period**”), it is expected that the Group will incur a net loss of approximately HK\$80 million, as compared to the loss of HK\$57.5 million recorded for the comparative six months in 2019.

The estimated increase in the loss for the 2020 Interim Period is primarily attributable to the fair value losses on financial assets at fair value through profit or loss and investment properties. Moreover, despite the substantial contracted presales of the residential units in the third stage of the development undertaken by the Group in Chengdu, China, the profits from these secured presales will only be recognised when the properties sold are delivered to the respective purchasers after the project is completed, which is anticipated in 2021.

The estimated interim net loss is only based on the unaudited consolidated management accounts of the Group for the 2020 Interim Period and may be subject to adjustments. The unaudited condensed consolidated financial statements of the Group for the 2020 Interim Period are still being finalised. The interim results announcement of the Group for the six months ended 30th June, 2020 is anticipated to be published on or about 25th August, 2020.

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 July, 2020

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

Non-Executive Director:

Mr. Francis BONG Shu Ying

Independent Non-Executive Directors:

Ms. Alice KAN Lai Kuen

Mr. LEE Choy Sang

Mr. David LI Ka Fai

Hon Abraham SHEK Lai Him, GBS, JP