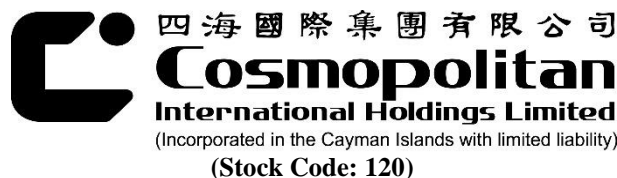


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PROFIT WARNING

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 year ended 31st December, 2020, it is expected that the Group will incur a net loss in the region of HK\$120 million for the year ended 31st December, 2020, as compared to the loss of HK\$170.3 million recorded for the preceding year. The loss expected to be incurred by the Group for the year ended 31st December, 2020 is primarily attributable to the fair value losses on financial assets and finance costs.

Up to the present time, substantially all the 1,555 residential units comprised in the ten residential towers in the third stage of the Regal Cosmopolitan City in Chengdu, China have been presold, at prices which are significantly higher than those achieved in the first and second stages of the development. The entire third stage development is targeted to be completed in mid-2021. The profits to be derived from the secured substantial contracted presale will be accounted for in the financial year ending 31st December, 2021 after the third stage development is completed.

This announcement is only based on the unaudited consolidated management accounts of the Group for the year ended 31st December, 2020. The audited consolidated financial statements of the Group for the year ended 31st December, 2020 are still being finalised. The final results announcement of the Group for the year ended 31st December, 2020 will be published on 23rd March, 2021.

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, 16th March, 2021

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