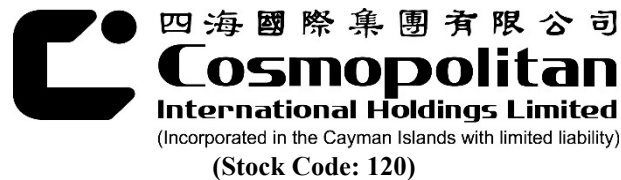


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PROFIT WARNING

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, 2024, it is expected that the Group will record a net loss of approximately HK\$453 million for the year ended 31st December, 2024, as compared to the loss of HK\$372.3 million recorded for the preceding year.

Due to the sluggish property market in China, particularly with respect to the commercial and retail segments, the progress in the sale of the remaining components in the two composite development projects of the Group in Chengdu and Tianjin was slow. On the other hand, on account of the increased provisions for impairment of the Group’s property portfolio as well as the substantial amount of tax charge, the loss incurred by the Group for the year has increased as compared with the preceding financial year.

The expected net loss is based only on the unaudited consolidated management accounts of the Group for the year ended 31st December, 2024. The audited consolidated financial statements of the Group for the year ended 31st December, 2024 are still being finalised. The final results announcement of the Group for the year ended 31st December, 2024 will be published on 28th March, 2025.

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, 21st March, 2025

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)

Ms. 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