四海國際集團有限公司
Cosmopolitan
International Holdings Limited
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 120)

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, 2026 (the "**2026 Interim Period**"), it is expected that the Group will record a consolidated loss attributable to shareholders of approximately HK$232 million for the 2026 Interim Period, as compared to the loss of HK$56.5 million for the comparative six months in the preceding year.

Although the Group completed the sale of the hotel property in its Regal Cosmopolitan City project in Chengdu in June 2026, the progress on the disposals of the remaining commercial components in this project in Chengdu as well as the Group's other development project in Tianjin remained sluggish. Consequently, overall profit contribution from the sale of properties during the 2026 Interim Period was relatively modest. The increased loss sustained in the half year under review was mainly attributable to the impairment of the capitalised prepayment costs of the Group's reforestation and land grant project in Urumqi, due to recent changes in circumstances affecting the project.

The expected interim net loss is only based on the unaudited consolidated management accounts of the Group for the 2026 Interim Period. The unaudited condensed consolidated financial statements of the Group for the 2026 Interim Period are still being finalised. The interim results announcement of the Group for the 2026 Interim Period will be published on 26th August, 2026.

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 August, 2026

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