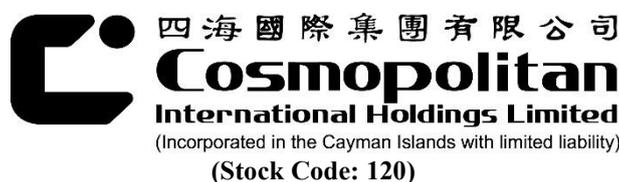


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PROFIT WARNING

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, 2023 (the “**2023 Interim Period**”), it is expected that the Group will record a net loss of approximately HK\$98 million for the 2023 Interim Period, as compared to the profit of HK\$87.8 million recorded for the comparative six months in 2022.

The loss incurred was mainly due to the low level of profits recognised in the 2023 Interim Period from the sale of properties in the two development projects of the Group in Tianjin and Chengdu, China. While for the comparative half year in 2022, substantial profits were derived from the sale of the remaining residential units in the third stage of the Group’s development project in Chengdu.

The expected interim net loss is only based on the unaudited consolidated management accounts of the Group for the 2023 Interim Period. The unaudited condensed consolidated financial statements of the Group for the 2023 Interim Period are still being finalised. The interim results announcement of the Group for the 2023 Interim Period will be published on 25th August, 2023.

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, 18th August, 2023

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

Mr. Abraham SHEK Lai Him, GBS, JP