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SUCCESS

SUCCESS UNIVERSE GROUP LIMITED
實德環球有限公司

(Incorporated in Bermuda with limited liability)
(Stock Code: 00487)

ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2026

INTERIM RESULTS

The board of directors (the "**Board**") of Success Universe Group Limited (the "**Company**") announces the unaudited condensed consolidated results of the Company and its subsidiaries (collectively the "**Group**") for the six months ended 30 June 2026 together with comparative figures for the corresponding period as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2026

	Note	Unaudited For the six months ended **30/6/2026** ***HK$'000***	 30/6/2025 *HK$'000*
Revenue	*3*	**32,045**	28,990
Cost of sales		**(18,924)**	(19,684)
Gross profit		**13,121**	9,306
Other revenue, gain and loss	*4*	**1,935**	2,089
Fair value gain/(loss) on investment properties		**700**	(5,200)
Loss arising on change in fair value of financial assets at fair value through profit or loss		**(16,706)**	(49,335)
Administrative expenses		**(22,748)**	(23,552)
Other operating income/(expenses)	*5(c)*	**2,381**	(4,211)
Loss from operations		**(21,317)**	(70,903)
Finance costs	*5(a)*	**(10,899)**	(11,685)
Share of results of joint ventures		**(79)**	345
Share of results of associates		**(20,626)**	48,538
Loss before taxation	*5*	**(52,921)**	(33,705)
Taxation	*6*	**–**	–
Loss for the period		**(52,921)**	(33,705)
Loss for the period attributable to owners of the Company		**(52,921)**	(33,705)
Loss per share			
– Basic and diluted	*8*	**(1.07) HK cents**	(0.68) HK cents

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2026

	Unaudited For the six months ended	
	30/6/2026	30/6/2025
	HK$'000	*HK$'000*
Loss for the period	**(52,921)**	(33,705)
Other comprehensive income		
Item that may be reclassified subsequently to profit or loss:		
Exchange differences on translation of financial statements of overseas subsidiaries	**419**	1,633
Total other comprehensive income for the period, net of tax	**419**	1,633
Total comprehensive loss for the period	**(52,502)**	(32,072)
Total comprehensive loss for the period attributable to owners of the Company	**(52,502)**	(32,072)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2026

	Note	**Unaudited At 30/6/2026** ***HK$'000***	Audited At 31/12/2025 *HK$'000*
Non-current assets			
Property, plant and equipment		**143,743**	146,685
Intangible assets		**5,708**	5,877
Investment properties		**81,000**	80,300
Interests in associates		**400,394**	421,020
Interests in joint ventures		**9,748**	9,827
		640,593	663,709
Current assets			
Stock of properties		**63,700**	62,000
Trade and other receivables	*9*	**30,396**	19,105
Financial assets at fair value through profit or loss		**242,497**	257,343
Pledged bank deposits with maturity over three months		**13,138**	9,454
Cash and cash equivalents		**43,857**	64,297
		393,588	412,199
Current liabilities			
Trade and other payables	*10*	**36,808**	32,446
Contract liabilities		**3,739**	2,950
Bank loans		**162,500**	162,500
Lease liabilities		**303**	649
		203,350	198,545
Net current assets		**190,238**	213,654
Total assets less current liabilities		**830,831**	877,363

	Unaudited	Audited
	At	At
	30/6/2026	31/12/2025
	HK$'000	*HK$'000*
Non-current liabilities		
Lease liabilities	**–**	30
Loan from a director and controlling shareholder	**315,100**	309,100
	315,100	309,130
Net assets	**515,731**	568,233
Capital and reserves		
Share capital	**49,265**	49,265
Reserves	**466,466**	518,968
Total equity	**515,731**	568,233

NOTES:

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and with Hong Kong Accounting Standards ("**HKAS(s)**") 34, "Interim Financial Reporting" ("**HKAS 34**") issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**").

The condensed consolidated financial statements do not include all the information and disclosures required for annual financial statements, and should be read in conjunction with the consolidated financial statements of the Group for the year ended 31 December 2025 as contained in the Company's Annual Report 2025 (the "**Annual Report 2025**").

The preparation of the condensed consolidated financial statements in conformity with HKAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

The condensed consolidated financial statements are denominated in Hong Kong dollars ("**HK$**"). Unless otherwise specifically stated, all amounts are presented in thousand.

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for investment properties and financial assets at fair value through profit or loss ("**FVTPL**"), which measured at fair values.

The accounting policies and methods of computation used in the preparation of the condensed consolidated financial statements are consistent with those used in the Annual Report 2025, except for described below.

Application of Amendments to HKFRS Accounting Standards

In the current interim period, the Group has applied the following amendments to HKFRS Accounting Standards issued by the HKICPA for the first time, which are mandatorily effective for the annual periods beginning on or after 1 January 2026 for the preparation of the condensed consolidated financial statements:

HKFRS 9 and HKFRS 7 (Amendments)	Amendments to the Classification and Measurement of Financial Instruments
HKFRS 9 and HKFRS 7 (Amendments)	Contracts Referencing Nature-dependent Electricity
HKFRS Accounting Standards (Amendments)	Annual Improvements to HKFRS Accounting Standards – Volume 11

The application of the amendments to HKFRS Accounting Standards in the current interim period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

3. SEGMENT INFORMATION

Operating segments are identified on the basis of internal reports which provide information about components of the Group. This information are reported to and reviewed by the chief operating decision maker (the "**CODM**") for the purposes of resource allocation and performance assessment.

The CODM considers the business from both geographic and service perspective.

The Group has presented the following two reportable segments:

– Travel business: sales of air tickets and provision of travel-related services.

– Property investment business: receiving rental income from leasing office premises and sales of properties in Hong Kong.

(a) Segment results, assets and liabilities

In accordance with HKFRS 8 "Operating Segments", segment information disclosed in these condensed consolidated financial statements has been prepared in a manner consistent with the information used by the Group's CODM for the purposes of assessing segment performance and allocating resources between segments, the Group's CODM monitors the results, assets and liabilities attributable to each reportable segment on the following basis:

Segment profit represents the profit from each segment without allocation of corporate administrative costs such as directors' emoluments, share of results of associates and joint ventures, loss arising on change in fair value of financial assets at FVTPL, reversal of impairment loss recognised on intangible assets, impairment loss recognised on property, plant and equipment as well as corporate finance costs. To arrive at reportable segment profit, the management additionally provides segment information concerning interest income, finance costs and major non-cash items such as depreciation, amortisation and impairment losses derived from reportable segments. Unallocated corporate income mainly comprises interest income and other sundry income. This is the measure reported to the CODM for the purposes of resource allocation and performance assessment. Taxation is not allocated to reportable segments.

Revenue and expenses are allocated to the reportable segments with reference to sales generated by those segments and the expenses incurred by those segments.

The revenue from external parties reported to the CODM is measured in a manner consistent with that in the condensed consolidated statement of profit or loss.

All assets are allocated to reportable segments other than amount due from associates, interests in associates and joint ventures and financial assets at FVTPL. Unallocated corporate assets mainly included part of the property, plant and equipment as well as intangible assets, together with cash and cash equivalents of the central administration companies.

All liabilities are allocated to reportable segments other than corporate liabilities. Unallocated corporate liabilities mainly include, loan from a director and controlling shareholder and bank loans as well as other payables borne by the central administration companies.

Information regarding the Group's reportable segments as provided to the Group's CODM for the purposes of resource allocation and assessment of segment performance for the period is set out below:

	Travel		**Property investment**		**Total**	
	Unaudited		**Unaudited**		**Unaudited**	
	For the six months ended		**For the six months ended**		**For the six months ended**	
	30/6/2026	30/6/2025	**30/6/2026**	30/6/2025	**30/6/2026**	30/6/2025
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*
Revenue from external customers and reportable segment revenue	**30,770**	27,654	**1,275**	1,336	**32,045**	28,990
Reportable segment profit/ (loss)	**3,386**	573	**4,930**	(3,101)	**8,316**	(2,528)
Share of results of joint ventures					**(79)**	345
Share of results of associates					**(20,626)**	48,538
Loss arising on change in fair value of financial assets at FVTPL					**(16,706)**	(49,335)
Reversal of impairment loss recognised on intangible assets					**563**	2,255
Unallocated corporate income					**215**	251
Unallocated corporate expenses					**(13,710)**	(21,558)
Finance costs					**(10,894)**	(11,673)
Consolidated loss before taxation					**(52,921)**	(33,705)
Taxation					**–**	–
Consolidated loss for the period					**(52,921)**	(33,705)

	Travel		Property investment		Total	
	Unaudited at 30/6/2026	Audited at 31/12/2025	**Unaudited at 30/6/2026**	Audited at 31/12/2025	**Unaudited at 30/6/2026**	Audited at 31/12/2025
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*
Reportable segment assets	**74,658**	62,668	**145,884**	143,440	**220,542**	206,108
Unallocated corporate assets						
– Interests in associates					**400,394**	421,020
– Interests in joint ventures					**9,748**	9,827
– Financial assets at FVTPL					**242,497**	257,343
– Corporate assets					**161,000**	181,610
					1,034,181	1,075,908
Reportable segment liabilities	**37,514**	32,638	**1,666**	1,960	**39,180**	34,598
Unallocated corporate liabilities						
– Corporate liabilities					**479,270**	473,077
					518,450	507,675

(b) Other segment information

	Travel		Property investment		Other corporate entities		Total	
	Unaudited		Unaudited		Unaudited		Unaudited	
	For the six months ended		For the six months ended		For the six months ended		For the six months ended	
	30/6/2026	30/6/2025	**30/6/2026**	30/6/2025	**30/6/2026**	30/6/2025	**30/6/2026**	30/6/2025
	HK$'000	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*	***HK$'000***	*HK$'000*
Interest income	**25**	161	**–**	–	**12**	107	**37**	268
Depreciation:								
– owned property, plant and equipment	**(106)**	(114)	**–**	–	**(3,278)**	(5,005)	**(3,384)**	(5,119)
– right-of-use assets	**(351)**	(340)	**–**	–	**–**	–	**(351)**	(340)
Reversal of allowance for/ (allowance for) expected credit losses on trade receivables	**118**	(25)	**–**	–	**–**	–	**118**	(25)
Reversal of impairment loss recognised on intangible assets	**–**	–	**–**	–	**563**	2,255	**563**	2,255
Fair value gain/(loss) on investment properties	**–**	–	**700**	(5,200)	**–**	–	**700**	(5,200)
Reversal of write-down/(write-down) of stock of properties	**–**	–	**1,700**	(400)	**–**	–	**1,700**	(400)
Impairment loss recognised on property, plant and equipment	**–**	–	**–**	–	**–**	(6,041)	**–**	(6,041)
Finance costs	**(5)**	(12)	**–**	–	**(10,894)**	(11,673)	**(10,899)**	(11,685)
Additions to non-current assets*	**60**	–	**–**	–	**790**	3,313	**850**	3,313

* Additions to non-current assets only include the additions to property, plant and equipment but excluded right-of-use assets for both periods.

(c) Disaggregation of revenue

	Unaudited For the six months ended	
	30/6/2026	30/6/2025
	HK$'000	*HK$'000*
Revenue from contract with customers:		
Recognised at a point in time		
Travel business:		
Sales of air tickets	**11,128**	14,303
Travel and related service fee income	**19,642**	13,351
	30,770	27,654
Revenue from other sources:		
Rental income	**1,275**	1,336
Total revenue	**32,045**	28,990

4. OTHER REVENUE, GAIN AND LOSS

	Unaudited For the six months ended	
	30/6/2026	30/6/2025
	HK$'000	*HK$'000*
Interest income on bank deposits	**37**	268
Other income	**1,898**	1,821
Total	**1,935**	2,089

5. LOSS BEFORE TAXATION

Loss before taxation is arrived at after charging/(crediting) as follows:

	Unaudited For the six months ended	
	30/6/2026	30/6/2025
	HK$'000	*HK$'000*
(a) Finance costs		
Interest on bank loans	**3,505**	5,317
Interest on loan from a director and controlling shareholder	**7,389**	6,356
Interest on lease liabilities	**5**	12
	10,899	11,685
(b) Staff costs		
Salaries, wages and other benefits (including directors' emoluments)	**13,290**	13,488
Contributions to defined contribution retirement plan	**507**	541
	13,797	14,029
(c) Other operating (income)/expenses		
(Reversal of write-down)/write-down of stock of properties	**(1,700)**	400
Reversal of impairment loss recognised on intangible assets	**(563)**	(2,255)
(Reversal of allowance for)/allowance for expected credit losses on trade receivables	**(118)**	25
Impairment loss recognised on property, plant and equipment	**–**	6,041
	(2,381)	4,211
(d) Other items		
Auditors' remuneration	**600**	600
Depreciation:		
– owned property, plant and equipment	**3,384**	5,119
– right-of-use assets	**351**	340
Gross rental income from investment properties	**(1,275)**	(1,336)
Less: Direct operating expenses incurred for investment properties that generated rental income during the period	**167**	169
Operating lease rentals		
– short-term lease	**465**	406
– low-value assets	**34**	31
Net exchange gain	**(1,946)**	(2,808)

6. TAXATION IN THE CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	Unaudited For the six months ended	
	30/6/2026	30/6/2025
	HK$'000	*HK$'000*
Current tax	**–**	–

Hong Kong Profits Tax is calculated at 16.5% (for the six months ended 30 June 2025: 16.5%) of the estimated assessable profit for the year. No Hong Kong Profits Tax, in which the subsidiaries operate, has been provided for the six months ended 30 June 2026 and 2025 as the Group has no estimated assessable profits for the periods.

Canadian subsidiaries are subject to Canadian Corporate Income Tax which comprises federal and provincial income taxes. The net federal income tax is calculated at 15% (for the six months ended 30 June 2025: 15%) and the provincial income tax is calculated at the rates prevailing in the relevant provinces. No provision for Canadian Corporate Income Tax has been made for the periods ended 30 June 2026 and 2025 as the Group has sufficient tax losses brought forward available to offset the current period's estimated assessable profits in Canada.

The People's Republic of China ("**PRC**") subsidiary is subject to PRC Enterprise Income Tax at 25% (for the six months ended 30 June 2025: 25%). No provision for PRC Enterprise Income Tax has been made for the periods ended 30 June 2026 and 2025 as the Group has no assessable profits arising in the PRC.

Taxation arising in other jurisdictions is calculated at the rates prevailing in the relevant jurisdictions.

7. DIVIDENDS

The directors of the Company do not recommend the payment of an interim dividend for the six months ended 30 June 2026 (for the six months ended 30 June 2025: nil).

No dividend payable to owners of the Company attributable to the previous financial year was approved and paid during the period.

8. LOSS PER SHARE

The calculation of the basic loss per share attributable to the owners of the Company is based on the following data:

	Unaudited For the six months ended	
	30/6/2026	30/6/2025
	HK$'000	*HK$'000*
Loss:		
Loss for the period attributable to the owners of the Company	**(52,921)**	(33,705)
	'000	*'000*
	shares	*shares*
Number of shares:		
Weighted average number of shares for the purpose of basic loss per share	**4,926,491**	4,926,491

Diluted loss per share for the periods ended 30 June 2026 and 2025 was the same as the basic loss per share. There were no potential dilutive ordinary shares outstanding for both periods presented.

9. TRADE AND OTHER RECEIVABLES

Included in trade and other receivables, the aging analysis for trade receivables, based on the due dates and net of allowance for expected credit losses, is as follows:

	Unaudited **At**	Audited At
	30/6/2026	31/12/2025
	HK$'000	*HK$'000*
Current	**20,429**	9,665
31 to 60 days	**1,350**	1,543
61 to 90 days	**438**	153
Over 90 days	**874**	517
Trade receivables	**23,091**	11,878
Other receivables	**608**	922
Prepayments and deposits	**6,697**	6,305
	30,396	19,105

All of the trade and other receivables are expected to be recovered within one year.

Included in trade receivables, the lease receivables of approximately HK$472,000 (31 December 2025: approximately HK$456,000) arise from properties rental income.

10. TRADE AND OTHER PAYABLES

Included in trade and other payables, the aging analysis for trade payables, based on the due dates, is as follows:

	Unaudited	Audited
	At	At
	30/6/2026	31/12/2025
	HK$'000	*HK$'000*
Current	**22,165**	19,411
31 to 60 days	**719**	291
61 to 90 days	**46**	62
Over 90 days	**609**	931
Trade payables	**23,539**	20,695
Accrued charges and other payables	**13,269**	11,751
	36,808	32,446

MANAGEMENT DISCUSSION AND ANALYSIS

Overview

In the first half of 2026, the global economy navigated a complex landscape amid persistent headwinds. While escalated geopolitical conflicts drove up energy prices and stalled a broader global trend of disinflation, markets demonstrated underlying resilience. Slower growth, mounting inflationary pressures and heightened uncertainties combined to create challenges across trade, investment and financial markets worldwide. Notwithstanding the fluctuations in global consumer sentiment which were primarily driven by the outbreak and intensification of the conflict in the Middle East, the overarching economic environment gradually sought stabilization amidst the volatility.

As the world's second-largest economy, China recorded steady growth in the first half of 2026, despite global fossil fuel supply chain disruptions. Its gross domestic product ("**GDP**") expanded by 4.7% year-on-year ("**YOY**"), remaining well on track to meet the official annual growth target. Concurrently, Hong Kong and Macau both delivered robust economic performances, recording GDP growth of 5.1% and 3.7% YOY in the first half of 2026, respectively. Notably, Macau's tourism industry continued to demonstrate strong growth momentum, welcoming over 20.9 million visitor arrivals in the first half of 2026, representing a solid 9.0% YOY increase.

Against this dynamic macroeconomic backdrop, the Group continued to maintain operational resilience. By adhering to a prudent yet agile strategy and closely monitoring rapid market shifts, the Group proactively managed external pressures. Backed by its adaptability and solid foundation, the Group remains strategically positioned to capitalise on emerging market opportunities.

Results

For the six months ended 30 June 2026, revenue of the Group amounted to approximately HK$32.0 million, representing an increase of approximately 11% from approximately HK$29.0 million for the corresponding period in 2025. Gross profit increased by approximately 41% to approximately HK$13.1 million (2025: approximately HK$9.3 million). The Group shared a loss of the associates relating to Ponte 16, the Group's flagship investment project (the "**Associates**"), of approximately HK$20.6 million for the first half of 2026 (2025: profit of approximately HK$48.5 million) (the "**Share of Loss of the Associates**"). This shift was a direct consequence of the cessation of Casino Ponte 16's operation in November 2025. Loss attributable to owners of the Company for the six months ended 30 June 2026 amounted to approximately HK$52.9 million (2025: approximately HK$33.7 million), and loss per share was 1.07 HK cents (2025: 0.68 HK cents).

The increase in the unaudited consolidated loss of the Group for the six months ended 30 June 2026 was mainly attributable to the Share of Loss of the Associates, notwithstanding that a decrease in the fair value loss on the Group's overseas listed equity securities to approximately HK$16.7 million for the first half of 2026 was recorded (2025: approximately HK$49.3 million).

Interim Dividend

The directors of the Company ("**Director(s)**") do not recommend the payment of an interim dividend for the six months ended 30 June 2026 (2025: nil).

Review of Operations

Travel Business

The Group's travel business, operating under Jade Travel Ltd. ("**Jade Travel**"), is strategically positioned as one of the leading travel agencies in Canada, offering diverse and exceptional travel products and services to both wholesale and retail customers. In the first half of 2026, global tourism demonstrated remarkable resilience, maintaining steady travel demand notwithstanding persistent geopolitical and economic pressures. Global connectivity and passenger traffic continued to expand, with North America remaining an important market and the Asia Pacific continuing to be among the faster-growing regions. Leveraging its strong long-standing airline partnerships and extensive product offerings, Jade Travel continued to capture the ongoing travel demand and reinforce its competitive presence, particularly within the Asian community in North America.

While industry momentum was partially tempered by rising travel costs, geopolitical disruptions, and higher oil prices, which increased transportation and accommodation costs and contributed to higher tourism-related inflation amid growing global uncertainty, the overall sector sustained its recovery trajectory. According to UN Tourism, international tourist arrivals reached 307 million, representing a 2% YOY increase in the first quarter of 2026 with several destinations reporting strong double-digit growth in international tourism receipts. Regionally, North America, which accounts for over 60% of the region's arrivals, grew by 2% in the first quarter, while Asia and the Pacific recorded 3% growth. In addition, the International Air Transport Association (IATA) indicated that international air traffic grew by 4% YOY in the first quarter, measured in revenue passenger-kilometres (RPKs), reflecting positive performances across most regions.

To capitalise on the sustained growth of the global tourism sector, Jade Travel continues to diversify its offerings through its round-the-clock online auto-ticketing system and comprehensive online booking platform. Furthermore, Jade Travel has expanded its operations by strengthening its corporate sales team and broadening its client portfolio. As a result, revenue from the travel business segment for the six months ended 30 June 2026 increased by approximately 11% to approximately HK$30.8 million (2025: approximately HK$27.7 million), with gross profit margin increased from approximately 29% to approximately 39%. Profit of approximately HK$3.4 million was recorded in this segment (2025: approximately HK$0.6 million).

Property Investment Business

The commercial property market in Hong Kong showed early signs of stabilisation in the first half of 2026, supported by improving financial activities and more resilient market demand. Leasing sentiment in the office market improved, underpinned by financial-sector-related activities, including initial public offerings ("**IPO**")-related and other capital market activities, demand for professional legal and accounting services, and ongoing cross-border business flows with the Chinese Mainland. Investment sentiment also showed improvement, with commercial real estate transaction volume recording a yearly increase. According to Coldwell Banker Richard Ellis (CBRE), Hong Kong's office market saw a noticeable improvement in leasing sentiment in the first half of 2026, led by financial services, insurance and professional services, while overall rents increased by 3.5% compared to the beginning of the year.

The Group maintains a cautious yet prudent approach toward the Hong Kong commercial property market. The Hong Kong government's proactive initiatives to attract international investments and enterprises have provided supporting factors for the commercial real estate landscape. These policies continue to emphasise Hong Kong's unique position as a premier international financial hub within the Greater Bay Area and its role as a "super connector". The Group remains optimistic about the long-term fundamentals of the market and will continue to closely monitor changing dynamics to review and optimise its investment portfolio.

Revenue from the property investment business for the six months ended 30 June 2026 amounted to approximately HK$1.3 million (2025: approximately HK$1.3 million). The segment profit was approximately HK$4.9 million (2025: loss of approximately HK$3.1 million), which included the recognition of a fair value gain on the Group's investment properties and a reversal of write-down of the carrying amount of the Group's stock of properties in the aggregate amount of approximately HK$2.4 million for the reporting period (2025: fair value loss on the Group's investment properties and a write-down of the carrying amount of the Group's stock of properties in the aggregate amount of approximately HK$5.6 million).

Investment Project – Ponte 16

Macau's tourism sector demonstrated sustained upward momentum, underpinned by robust visitor arrivals and the ongoing execution of economic diversification initiatives. According to the Statistics and Census Service ("**DSEC**") of Macau, visitor arrivals increased by 9.0% YOY to approximately 20.9 million, supported by a rich calendar of cultural festivals and high-profile concerts. Total non-gaming spending by tourists surged by 24.5% YOY to MOP24.43 billion in the first quarter of 2026.

Chinese Mainland remains Macau's largest and most crucial source market, accounting for over 73% of total visitors. In the first half of 2026, visitors from the Chinese Mainland increased by 11.0% YOY to approximately 15.3 million, with travellers arriving under the Individual Visit Scheme (IVS) growing by 13.6% to approximately 8.4 million, according to the DSEC of Macau. In addition, Macau ranked first in the "Top 10 Destinations for Chinese Outbound Tourist Satisfaction" by the China Tourism Academy for the second consecutive year. Visitors from Hong Kong, Taiwan, and South Korea continued to serve as major pillars for Macau's tourism economy, broadening its international visitor base and reinforcing its position as a World Centre of Tourism and Leisure.

Accessibility into and within Macau has continued to improve, supported by deeper regional integration within the Greater Bay Area that facilitates seamless transit via the Hong Kong-Zhuhai-Macao Bridge. To optimise intra-city and community distribution, local transport initiatives were further enhanced to support a more balanced distribution of visitor flows. Authorities and integrated resorts have partnered to introduce targeted weekend shuttle services, featuring thematic leisure bus routes that directly connect major properties to older residential and commercial districts. These initiatives encourage tourists to venture beyond primary resort areas and explore Macau's rich local culinary and cultural heritage.

Ponte 16 strategically targets the mass market segment, delivering a premier integrated leisure-entertainment resort experience that blends live entertainment, international cuisine, and Macau's rich cultural heritage. Situated within United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage site, the resort differentiates itself through deep integration of local culture. To further enhance the tourism ecosystem in Macau, Ponte 16's "OLA 澳優遊" ("**OLA**") platform collaborates with local merchants to boost visitor spending and community engagement. By the end of June 2026, OLA boasted approximately 320 merchant partners. The initiative continued to enhance Ponte 16's contribution to Macau's tourism landscape and support economic growth across the Macau Peninsula.

Following the cessation of Casino Ponte 16's operation, Ponte 16 revitalised and transformed its venue spaces to enhance its leisure-entertainment offerings and promote local cultural heritage. To drive visitor engagement, particularly among younger demographics, Ponte 16 hosted a series of vibrant cultural events during the reporting period, such as the "Festival of the Drunken Dragon" performance and the "Distinguished Gentleman's Ride 2026". These were complemented by interactive social media campaigns.

During the first half of 2026, Sofitel Macau At Ponte 16 garnered international acclaim and awards for its exceptional guest experience and dedication to environmental and social responsibility. Notable recognitions included the "Continuous Energy Saving Award" and "Excellence Award" at the "Macau Energy Saving Activity 2026", presented by the Companhia de Electricidade de Macau (CEM), the "Macau Most Popular Restaurant Awards 2025", presented by the AOMI APP, and the Bronze award under the "Macau Green Hotel Award", presented by the Macao Environmental Protection Bureau.

The average occupancy rate of Sofitel Macau At Ponte 16 was approximately 80% for the first half of 2026 (2025: approximately 86%). For the six months ended 30 June 2026, the Group shared a loss of the Associates of approximately HK$20.6 million (2025: shared profit of approximately HK$48.5 million). This shift in profit to loss for the six months ended 30 June 2026 was a direct consequence of the cessation of Casino Ponte 16's operation.

Provision of Financial Assistance to Pier 16 – Property Development Limited

The existing loan facilities in the aggregate amounts of HK$160 million and MOP273 million (the "**Loan Facilities**") made available to Pier 16 – Property Development Limited ("**Pier 16 – Property Development**", an associate of the Group and is principally engaged in property holding and, through its subsidiaries, operating Ponte 16) by a bank (the "**Lender**" or the "**Security Agent**") pursuant to an amended and restated facility agreement effective as of 23 June 2025 (the "**Facility Agreement**") have matured on 23 June 2026, and Pier 16 – Property Development is in negotiation with the Lender to extend the maturity date of the Facility Agreement.

Upon the request of the Lender for temporary extension of the maturity date under the Facility Agreement to 23 September 2026, Pier 16 – Property Development, as chargor, entered into a pledge of bank account agreement (the "**Pledge Agreement**") with the Security Agent in July 2026 whereby a fixed deposit of MOP150 million of Pier 16 – Property Development was pledged to the Lender. As at the date of this announcement, the extension of the maturity date under the Facility Agreement is still under negotiation and no documents (other than the Pledge Agreement) have been executed by Pier 16 – Property Development and the Group.

Significant Investment

The Group continued to hold overseas listed equity securities during the reporting period to diversify its investment portfolio. As at 30 June 2026, the Group held the following significant investment which was classified as financial assets at fair value through profit or loss:

Name of investment	**Trading symbol**	**Number of common stock held as at 30 June 2026**	**Approximate percentage of stockholding as at 30 June 2026**	**Investment cost as at 30 June 2026**	**Fair value as at 30 June 2026**	**Approximate percentage to the Group's total assets as at 30 June 2026**
			%	*Equivalent to HK$ million*	*Equivalent to HK$ million*	%
Tesla, Inc. ("Tesla")	**TSLA**	**73,250**	**0.002**	**35**	**242**	**23**

Name of investment	Trading symbol	Number of common stock held as at 31 December 2025	Approximate percentage of stockholding as at 31 December 2025	Investment cost as at 31 December 2025	Fair value as at 31 December 2025	Approximate percentage to the Group's total assets as at 31 December 2025
			%	*Equivalent to HK$ million*	*Equivalent to HK$ million*	%
Tesla	TSLA	73,250	0.002	35	257	24

Tesla, a corporation organised and existing under the laws of the State of Texas, the United States of America with its common stock traded on The Nasdaq Global Select Market, is principally engaged in designing, developing, manufacturing, selling and leasing high-performance fully electric vehicles and energy generation and storage systems, and offering services related to its sustainable energy products. Additionally, Tesla is focused on bringing artificial intelligence ("**AI**") into the real world, through products and services like Full Self-Driving ("**FSD**") (Supervised) and Robotaxi, as well as working to develop and commercialise AI robots (including Optimus).

As disclosed in Tesla's unaudited consolidated financial statements for the six months ended 30 June 2026, total revenues of Tesla was increased by approximately 21% to approximately USD50.6 billion (equivalent to approximately HK$398.5 billion) (2025: approximately USD41.8 billion (equivalent to approximately HK$329.6 billion)), in part from bringing down all of its vehicle factories simultaneously for the changeover to the new model in the prior period. Additionally, Tesla had a higher average selling price per unit driven by sales mix and a positive impact from the weakening of the United States dollar when compared to foreign currencies year over year and an increase from higher revenue from FSD (Supervised) subscriptions in the reporting period. Net income attributable to common stockholders for the six months ended 30 June 2026 was approximately USD1.6 billion (equivalent to approximately HK$12.5 billion) (2025: approximately USD1.6 billion (equivalent to approximately HK$12.5 billion)). Tesla continues to ramp production and build and optimise its manufacturing capacity, expand its operations while focusing on further cost reductions and operational efficiencies, including vertical integration of its battery and semiconductor supply chains, to enable increased deliveries and deployments of its products. Tesla is also investing heavily in research and development to accelerate its AI, software, and fleet-based profits for further revenue growth, which will negatively impact its profitability during this phase.

Tesla operates in a cyclical industry that is sensitive to shifting consumer trends, geopolitical conflicts, political and regulatory uncertainty, including with respect to trade and the environment, all of which can be compounded by inflationary pressures, rising energy prices, interest rate fluctuations and the liquidity of enterprise customers. For example, as inflationary pressures increased across the markets in which Tesla operates, central banks in developed countries raised interest rates rapidly and substantially, which impacted the affordability of vehicle lease and finance arrangements. Further, sales of vehicles in the automotive industry also tend to be cyclical in many markets, which may expose it to increased volatility as it expands and adjusts its operations. Moreover, as additional competitors enter the marketplace and help to bring the world closer to sustainable transportation, Tesla will have to adjust and continue to execute well to maintain its momentum. Additionally, its suppliers' liquidity and allocation plans may be affected by current challenges in the automotive industry, which could reduce its access to components or result in unfavorable changes to cost. These macroeconomic and industry trends have had, and will likely continue to have, an impact on the pricing of, and order rate for its vehicles, and in turn its operating margin.

Changes in government and economic policies, incentives or tariffs may also impact its production, cost structure and the competitive landscape. For instance, while the final scope and application of recently announced changes in trade policy remain uncertain at this time, tariffs on imports and subsequent retaliatory tariffs could impact consumer spending and demand for durable goods and related services. Tesla will continue to adjust accordingly to such developments, and Tesla believes its ongoing cost reduction efforts, including through production innovation, process improvements and logistics optimisation, and focus on operating leverage, vertical integration and supply chain localisation will continue to benefit it in relation to its competitors. Its new products, production capacity, infrastructure investments and advances in autonomy and robotics, position it for future growth.

As its vehicle production increases, Tesla must work constantly to similarly increase vehicle delivery capability so that it does not become a bottleneck on Tesla's total deliveries. As Tesla expands its manufacturing operations and vehicle lineup globally, Tesla will also have to continue to increase and staff its delivery, servicing and charging infrastructure accordingly, maintain its vehicle reliability and optimise its supercharger locations to ensure cost effectiveness and customer satisfaction. In particular, as other automotive manufacturers have announced their adoption of the North American Charging System (NACS) and agreements with Tesla to utilise its superchargers, Tesla must correspondingly expand its network in order to ensure adequate availability to meet customer demands. In tandem with the launch of the Robotaxi business, Tesla is focused on developing and optimising dedicated infrastructure, including in relation to vehicle cleaning and maintenance, charging, security, teleoperations and fleet management, to ensure service quality as it continues to scale.

A fair value loss of approximately HK$16.7 million was recognised for the six months ended 30 June 2026 (2025: approximately HK$49.3 million). During the period under review, Tesla did not declare any dividend.

The significant investment is held for trading. The Group will review its investment strategy regularly in response to the changes in market situation.

Financial Review

Liquidity, Financial Resources and Gearing

As at 30 June 2026, the Group had net current assets of approximately HK$190.2 million (31 December 2025: approximately HK$213.7 million) and net assets of approximately HK$515.7 million (31 December 2025: approximately HK$568.2 million). There was no material change in the Group's funding and treasury policies as disclosed in the Annual Report 2025, and the Group has no hedging policy with respect to the foreign exchange exposure. The Group's transactional foreign exchange exposure was insignificant.

On 1 December 2008, Mr. Yeung Hoi Sing, Sonny ("**Mr. Yeung**", being the Chairman of the Board, an executive Director and a controlling shareholder of the Company) provided a HK$200 million term loan facility to the Company which is unsecured and charged with interest at the prime rate quoted for Hong Kong dollars loans by The Hongkong and Shanghai Banking Corporation Limited. The principal amount of the loan facility was increased up to HK$290 million on 14 April 2009 and was further increased up to HK$380 million on 25 June 2025 (the "**Revised Mr. Yeung's Loan Facility**") and the final repayment date of the loan and all other sums owing to Mr. Yeung under the Revised Mr. Yeung's Loan Facility was further extended from 31 October 2026 to 31 October 2028 by a supplemental letter of agreement dated 25 June 2025. As at 30 June 2026, the Company owed HK$315.1 million to Mr. Yeung under the Revised Mr. Yeung's Loan Facility (31 December 2025: HK$309.1 million).

As at 30 June 2026, the Group's secured bank facility was HK$162.5 million (31 December 2025: HK$162.5 million) which bear interest at Hong Kong interbank offered rate (HIBOR) plus a margin that was 1.7% per annum (31 December 2025: 1.7% per annum). The proceed of the facility was for the Group's general operation. As at 30 June 2026, the outstanding bank loan was HK$162.5 million (31 December 2025: HK$162.5 million).

As at 30 June 2026, the Group had current lease liabilities of approximately HK$0.3 million (31 December 2025: current and non-current lease liabilities of approximately HK$0.6 million and HK$0.03 million respectively).

As at 30 June 2026, total equity attributable to owners of the Company was approximately HK$515.7 million (31 December 2025: approximately HK$568.2 million). The net gearing ratio, which was measured on the basis of the interest-bearing borrowings (including lease liabilities), net of cash and cash equivalents, of the Group over total equity attributable to owners of the Company, was approximately 84% as at 30 June 2026 (31 December 2025: approximately 72%).

Pledge of Assets

As at 30 June 2026, the Group had secured the following assets:

(a) The Group pledged the leasehold land and building as well as one of its stock of properties totally with the carrying amount of approximately HK$192.3 million (31 December 2025: approximately HK$193.4 million) to secure against the loan facility of HK$162.5 million (31 December 2025: HK$162.5 million) granted to the Group;

(b) World Fortune Limited, an indirect wholly-owned subsidiary of the Company, pledged all (31 December 2025: all) of its shares in Pier 16 – Property Development to a bank in respect of the Loan Facilities; and

(c) The Group pledged time deposits of approximately HK$0.5 million, CAD1.6 million (equivalent to approximately HK$8.7 million) and USD0.5 million (equivalent to approximately HK$3.9 million), totally equivalent to approximately HK$13.1 million (31 December 2025: approximately HK$0.5 million and CAD1.6 million (equivalent to approximately HK$9.0 million), totally equivalent to approximately HK$9.5 million) to certain banks for the issuance of a bank guarantee and standby letters of credit and overdraft facility for the operations of the Group.

Contingent Liabilities

The Company gave a corporate guarantee (the "**Guarantee**") to a bank in respect of the Loan Facilities. The maximum guarantee amount borne by the Company under the Guarantee was HK$490.0 million.

The outstanding loan under the Loan Facilities as at 30 June 2026 was approximately HK$355.1 million (31 December 2025: approximately HK$365.1 million).

Human Resources

As at 30 June 2026, the Group had a total of 76 employees. Remuneration is determined on the basis of qualifications, experience, responsibilities and performance. In addition to the basic remuneration, staff benefits include medical insurance and retirement benefits.

Prospects

With downside risks remaining from geopolitical conflicts, financial market volatility, and inflationary pressures, global GDP growth has been forecasted at 2.5% in 2026, 0.2 percentage points below the January projection, according to the United Nations in May 2026. While this adjustment reflects a complex macroeconomic backdrop, the Group remains confident in its underlying business fundamentals and will continue to closely monitor macroeconomic developments while maintaining a prudent and disciplined approach to navigating this increasingly dynamic operating environment.

Global tourism is expected to maintain its path of moderate recovery notwithstanding prevailing geopolitical tensions and elevated fuel costs, which continue to weigh on air ticket prices. International travel demand remains resilient, particularly across the Asia-Pacific and African corridor. The recovery has been further bolstered by regulatory easing, including Transport Canada's April 2026 policy unlocking additional direct passenger flight capacity between Canada and China. Leveraging these developments, Jade Travel is strategically expanding its commercial footprint. By strengthening airline partnerships across North America and Asia, and deploying a dedicated corporate sales team, the business is actively enhancing coverage among core Asian consumer segments in North America while accelerating corporate accounts expansion to build a more diversified business mix.

Hong Kong's commercial property market has shown early signs of recovery amid improving capital market sentiment. Supported by a resurgence in IPO activities, growing demand from financial institutions, and continued inflows of capital from Chinese Mainland, leasing momentum in Central's Grade A office market has shown signs of improvement. According to Jones Lang LaSalle, rental growth for Grade A office in Central area is expected to reach between 10% and 15% for 2026, while overall Grade A office rents are also projected to strenghten. Improving occupancy levels and strong demand from banking, finance and professional services firms are expected to provide continued support to the market. The Group maintains a prudent yet constructive view on the long-term fundamentals of Hong Kong's commercial property sector.

Macau's tourism sector is expected to continue building momentum through economic diversification and deeper regional integration within the Greater Bay Area. Aligning with the Macau Government Tourism Office's (MGTO) "Tourism+" strategy, Ponte 16 is actively leveraging its prime location in the historic Inner Harbour district to support urban revitalisation and tourism growth. During the summer of 2026, Ponte 16 partnered with the Macau Old District Promotion Association to participate in "Harbour Spirits 2026", an initiative in celebrating local culinary heritage, street art and community culture. In parallel, the resort launched its flagship weekend concept, the "O.O.O. Market", featuring the "Summer

Tipsy Music Festival 2026" across July and August 2026. Combining live music, lifestyle markets and interactive workshops, these events are strategically curated to attract younger demographics, lengthen visitor stays and stimulate retail spending. Going forward, Ponte 16 will leverage its unique heritage footprint to expand its hospitality and leisure-entertainment offerings, further enhancing its mass-market appeal.

Amid heightened macroeconomic uncertainty, the Group maintains a cautious yet agile approach to monitoring and responding to evolving market dynamics. At the same time, the Group will continue to diversify and fortify its portfolio across its businesses to enhance resilience and capture selective growth opportunities.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

During the six months ended 30 June 2026, there was no purchase, sale or redemption by the Company, or any of its subsidiaries, of the listed securities of the Company.

CORPORATE GOVERNANCE

In the opinion of the Directors, the Company has complied with all the code provisions set out in Part 2 of the Corporate Governance Code contained in Appendix C1 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited during the six months ended 30 June 2026.

REVIEW OF INTERIM RESULTS

The unaudited interim results for the six months ended 30 June 2026 have been reviewed by the audit committee of the Board and HLB Hodgson Impey Cheng Limited, the auditors of the Company, which were of the opinion that the preparation of such results complied with the applicable accounting standards and requirements and that adequate disclosures have been made.

On behalf of the Board of
SUCCESS UNIVERSE GROUP LIMITED
Yeung Hoi Sing, Sonny
Chairman

Hong Kong, 28 August 2026

As at the date of this announcement, the Board comprises two executive Directors, namely Mr. Yeung Hoi Sing, Sonny (Chairman) and Mr. Ma Ho Man, Hoffman (Deputy Chairman); one non-executive Director, namely Mr. Choi Kin Pui, Russelle; and three independent non-executive Directors, namely Ms. Yeung Mo Sheung, Ann, Mr. Chin Wing Lok, Ambrose and Ms. Hon Hong Lun, Jackie.