



SUCCESS

SUCCESS UNIVERSE GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock code: 00487)

2024 Annual Results



Forward-looking statements

This material is for information purposes only. This presentation may contain forward-looking statements based on current assumptions and forecasts made by the management of SUCCESS UNIVERSE GROUP LIMITED.

Various known and unknown risks, uncertainties and other factors may lead to substantial differences among the actual future results, financial position, development or performance of the Company and the estimates given here. The Company accepts no obligation to continue to report or update these forward-looking statements or adjust them to future events or development.

This material may not be reproduced, distributed or transmitted to any other person or incorporated in any way into another documents or other materials without prior written consent of SUCCESS UNIVERSE GROUP LIMITED.



Operational highlights

- Revenue was approximately HK\$51.4 million and gross profit was approximately HK\$17.3 million for 2024
- Profit attributable to owners of the Company decreased to approximately HK\$93.4 million. Notwithstanding that a gain on the disposal of the Group's overseas listed equity securities of approximately HK\$31.1 million was recorded, the decrease in profit was mainly attributable to (i) the substantial increase in the fair value loss on the Group's investment properties and the write-down of carrying amount of the Group's stock of properties (the "Write-down of the Stock of Properties") in the aggregate amount of approximately HK\$39.7 million; (ii) the recognition of a substantial impairment loss of carrying amount of the Group's leasehold land and building classified under property, plant and equipment in the amount of approximately HK\$36.1 million; and (iii) the decrease in the Group's share of profit of the associates relating to Ponte 16, the flagship investment project of the Group (the "Associates")
- Revenue of the travel business decreased to approximately HK\$48.7 million, while gross profit margin increased to approximately 30.0%; segment profit was approximately HK\$0.5 million
- Revenue of the property investment business amounted to approximately HK\$2.7 million; segment loss was approximately HK\$34.9 million which was primarily attributable to the recognition of the fair value loss on the Group's investment properties and the Write-down of the Stock of Properties in the aggregate amount of approximately HK\$39.7 million
- The Group's shared profit of the Associates was approximately HK\$112.0 million



Key financial data

	For the year ended 31 December	
	2024 HK\$'000	2023 HK\$'000
Revenue from operations	51,370	101,897
Travel business	48,696	99,229
Property investment business	2,674	2,668
Gain arising on change in fair value of financial assets at fair value through profit	89,158	95,390
Profit from operations	9,182	51,836
Share of results of associates	111,950	143,717
Profit for the year attributable to owners of the Company	93,391	169,301
Earnings per share	1.90 HK cents	3.44 HK cents



Financial performance by segment

	For the year ended 31 December	
	2024 HK\$'000	2023 HK\$'000
Travel business		
Revenue	48,696	99,229
Segment profit	463	4,276
Property investment business		
Revenue	2,674	2,668
Segment loss	(34,855)	(14,172)
Ponte 16		
Share of results of associates relating to Ponte 16	111,950	143,717



Travel business – Jade Travel

Business review and prospects

Business review

- According to UN Tourism, 2024 marked a significant recovery in international tourism, with a record of 1.4 billion arrivals worldwide. Many destinations surpassed pre-pandemic international visitor levels, driving robust growth in traveller spending. Overall, international arrivals surged by 33% in 2024, representing an increase of 78 million visitors compared to the previous year. According to the International Air Transport Association analysis, passenger volume in 2024 exceeded the 2019 peak by 0.5%, with growth observed across all regions. China's annual passenger volume and load factor reached historical highs, increasing by 12.3% compared to 2023. Meanwhile, strong travel demands from Western Europe and North America further bolstered the global tourism recovery, boosting traveller spending and overall sector growth.
- Capitalising on these positive industry trends, Jade Travel expanded its product offerings with a 24/7 online auto ticketing system and an efficient online ticketing platform, Jade Travel has further enhanced its operational efficiency.
- Revenue of the travel business segment for the year ended 31 December 2024 decreased by approximately 50.9% to approximately HK\$48.7 million (2023: approximately HK\$99.2 million), while gross profit margin increased from approximately 14.2% to approximately 30.0%. Segment profit for the year was approximately HK\$0.5 million (2023: approximately HK\$4.3 million that included a reversal of impairment loss recognised on intangible assets of approximately HK\$2.0 million).

Prospects

- 1 Global tourism is expected to continue its recovery in 2025, building on a strong rebound in 2024. Initiatives such as the introduction of visa-free agreements between China and several key European and Asian countries, coupled with the expansion and resumption of flight routes, are expected to significantly boost travel activities.
- 2 With a strong brand presence in wholesale and a comprehensive network across North America and Asia, Jade Travel is well-positioned to capitalise on the industry's resurgence by broadening its product offerings to meet evolving preferences. Leveraging its reputation and strong connections within the Asian community, Jade Travel will continue to expand its customer base and seize emerging opportunities in its business.



Property investment business

Business review and prospects

Business review

- In the relatively high-interest rate environment, Hong Kong's commercial property market has been facing headwinds. According to Jones Lang LaSalle, the overall vacancy rate for Grade A office spaces reached 13.1% in 2024, marking its highest level in 25 years, driven largely by new completions in Central and surrounding areas. Market wide rents decreased by 8.6%, with Central experiencing a more pronounced decline of 12.0% due to increased competition from new developments.
- The Group remains cautiously optimistic about the long-term prospects of the commercial property sector. The Hong Kong government has actively implemented initiatives to attract global businesses and talents, reinforcing the city's status as a leading financial hub and maintaining its competitive edge. The Group is diligently monitoring market conditions and regularly evaluating its investment portfolio to ensure ongoing stability while consistently generating rental income.
- Revenue of the property investment business for the year ended 31 December 2024 amounted to approximately HK\$2.7 million (2023: approximately HK\$2.7 million). Segment loss was approximately HK\$34.9 million (2023: approximately HK\$14.2 million) which was primarily attributable to the recognition of a fair value loss on the Group's investment properties and the Write-down of the Stock of Properties in the aggregate amount of approximately HK\$39.7 million for the year ended 31 December 2024 (2023: approximately HK\$19.0 million).



Prospects

- 1 The Hong Kong commercial property market is currently encountering significant challenges, with vacancy rates reaching historic highs since 2019, particularly in core business districts. This trend is driven by several factors, including weak economic performance, declining demand, shifting tenant preferences and the impact of rising interest rates. The market expects that falling rents in prime areas will lead to new dynamics, as the narrowing rent gap between core and non-core locations may encourage some businesses to relocate to central business districts, indicating resilient underlying demand.
- 2 The Group maintains an optimistic outlook for Hong Kong's commercial property market recognising the enduring strength and exceptional value of its commercial real estate underpinned by the city's unparalleled global connectivity and its position as a leading financial hub in the Asia-Pacific region. The Group is confident that its investment portfolio is solid and will continue to provide stable and resilient returns, despite current market fluctuations.



Ponte 16 Resort, Macau

Business review and prospects

Business Review

- Macau's tourism sector showed robust growth in 2024, welcoming 34.9 million visitors, representing a 23.8% increase YOY. Capitalising on the influx of visitors, Macau's GGR reached MOP226.8 billion in 2024, representing a nearly 24% increase YOY, surpassing the official target of MOP216 billion.
- This surge of visitor arrival was driven by favourable policies from the Central Government and initiatives by the Macau government aimed at enhancing accessibility.
- Committed to enhancing the local travel and entertainment sectors, Ponte 16 has consistently refined its comprehensive platform, “OLA 澳優遊”, which provides tourists with valuable travel information and exclusive promotions from local businesses, encouraging diversified spending. Expanding beyond Macau, OLA has forged partnerships with business in other Greater Bay Area cities, particularly Zhuhai.
- As at 31 December 2024, the casino at Ponte 16 operated 109 gaming tables, comprising 103 mass tables and 6 high-limit tables. The average occupancy rate of Sofitel Macau At Ponte 16 was approximately 88% for the year ended 31 December 2024 (2023: approximately 83%). For the year ended 31 December 2024, the Group's shared profit of the Associates was approximately HK\$112.0 million (2023: approximately HK\$143.7 million).



Prospects

1 Macau continues to be a preferred destination for Mainland Chinese visitors and is gaining traction as a destination for international travellers. During the Chinese New Year holiday in 2025, Mainland Chinese visitor arrivals exceeded one million and a daily average of 125,000. Single-day arrivals peaked at over 219,000 on the third day of the Chinese New Year holiday, marking the second-highest single-day figure on record. International arrivals also reached 58,000, reflecting a 10.2% increase YOY. These results can be mainly attributed to new visa policies for neighbouring cities and a range of festive events.

2 Ponte 16 is dedicated to offering exceptional guest experiences with unique cultural elements, while strengthening local community partnerships to promote Macau's tourism. Capitalising on the rise in both Mainland Chinese and international visitors, Ponte 16 offers a diverse range of accommodations, entertainment, and activities. To enhance its reach among visitors, Ponte 16 will continue targeted marketing campaigns across popular social media and online platforms.





Appendix

Consolidated statement of profit or loss

	For the year ended 31 December	
	2024 HK\$'000	2023 HK\$'000
Revenue	51,370	101,897
Cost of sales	(34,092)	(85,119)
Gross profit	17,278	16,778
Other revenue and gains	34,121	3,942
Fair value loss on investment properties	(24,700)	(7,300)
Gain arising on change in fair value of financial assets at fair value through profit	89,158	95,390
Administrative expenses	(55,675)	(50,490)
Other operating expenses	(51,000)	(6,484)
Profit from operations	9,182	51,836
Finance costs	(28,423)	(26,770)
Share of results of joint ventures	682	518
Share of results of associates	111,950	143,717
Profit before taxation	93,391	169,301
Taxation	-	-
Profit for the year	93,391	169,301
Profit for the year attributable to owners of the Company	93,391	169,301
Earnings per share – Basic and diluted	1.90 HK cents	3.44 HK cents

Consolidated statement of financial position

	As at 31 December 2024 HK\$'000	As at 31 December 2023 HK\$'000
Non-current assets	1,054,772	1,037,538
Property, plant and equipment	177,614	223,241
Intangible assets	5,600	6,102
Investment properties	96,800	121,500
Interests in associates	765,608	678,227
Interests in joint ventures	9,150	8,468
Current assets	399,316	351,017
Stock of properties	73,900	88,900
Trade and other receivables	11,688	15,727
Financial assets at fair value through profit or loss	230,542	188,453
Restricted bank deposits	–	549
Pledged bank deposits with maturity over three months	8,236	–
Cash and cash equivalents	74,950	57,388
Current liabilities	290,953	327,907
Trade and other payables	25,948	20,294
Contract liabilities	2,813	802
Bank loans	261,500	306,500
Lease liabilities	692	311



Consolidated statement of financial position *(cont.)*

	As at 31 December 2024 HK\$'000	As at 31 December 2023 HK\$'000
Non-current liabilities	185,747	173,284
Lease liabilities	647	284
Loan from a director and controlling shareholder	185,100	173,000
Net assets	977,388	887,364
Capital and reserves		
Share capital	49,265	49,265
Reserves	928,123	838,099
Total equity attributable to owners of the Company	977,388	887,364



Thank you



SUCCESS UNIVERSE GROUP LIMITED

Units 1003-04A, 10/F.,
Tower 1, Admiralty Centre,
18 Harcourt Road, Hong Kong

Tel: (852) 3101 8668

Fax: (852) 3102 9078

Website: www.successug.com

