SUCCESS

SUCCESS UNIVERSE GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(Stock code: 00487)

2026 Interim 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.

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Operational highlights

- Revenue was approximately HK$32.0 million and gross profit was approximately HK$13.1 million for the first half of 2026
- Loss attributable to owners of the Company was approximately HK$52.9 million for the six months ended 30 June 2026
- Revenue of the travel business increased to approximately HK$30.8 million, with the gross profit margin increased to approximately 39%. Segment profit was approximately HK$3.4 million
- Revenue of the property investment business was approximately HK$1.3 million; segment profit amounted to approximately HK$4.9 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
- The Group recorded a shared loss of the associates relating to Ponte 16, the flagship investment project of the Group, of approximately HK$20.6 million, which was a direct consequence of the cessation of Casino Ponte 16's operation

Key financial data

	For the year ended 31 December	For the six months ended 30 June (Unaudited)	
	2025 *HK$'000*	2026 *HK$'000*	2025 *HK$'000*
Revenue from operations	59,737	**32,045**	28,990
Travel business	57,126	**30,770**	27,654
Property investment business	2,611	**1,275**	1,336
Gain/ (loss) arising on change in fair value of financial assets at fair value through profit or loss	26,434	**(16,706)**	(49,335)
Loss from operations	(384,645)	**(21,317)**	(70,903)
Share of results of associates	(3,766)	**(20,626)**	48,538
Loss for the period attributable to owners of the Company	(410,388)	**(52,921)**	(33,705)
Loss per share (HK cents)	(8.33)	**(1.07)**	(0.68)

Financial performance by segment

	For the year ended 31 December	For the six months ended 30 June (Unaudited)	
	2025 *HK$'000*	**2026** *HK$'000*	**2025** *HK$'000*
Travel business			
Revenue	57,126	**30,770**	27,654
Segment profit	762	**3,386**	573
Property investment business			
Revenue	2,611	**1,275**	1,336
Segment profit / (loss)	(23,572)	**4,930**	(3,101)
Ponte 16			
Share of results of associates relating to Ponte 16	(3,766)	**(20,626)**	48,538

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Travel business – Jade Travel

Business review and prospects

Business review

- Global tourism demonstrated remarkable resilience, maintaining steady travel demand notwithstanding persistent geopolitical and economic pressures. According to UN Tourism, international tourist arrivals increased by 2% in the first quarter of 2026 to 307 million. Regionally, North America, which accounts for over 60% of the region's arrivals, grew by 2%, while Asia and the Pacific recorded 3% growth.
- 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. 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.
- 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, and has expanded its operations by strengthening its corporate sales team and broadening its client portfolio.
- 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 (2025: approximately HK$0.6 million).

JADE TOURS

Prospects

1. Global tourism is expected to maintain its path of moderate recovery. 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.
2. 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.

Property investment business

Business review and prospects

Business review

- 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 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.
- 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".
- 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). 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 (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).

Prospects

1. 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, while overall Grade A office rents are also projected to strengthen.
2. 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 and will continue to closely monitor changing dynamics to review and optimise its investment portfolio.

Ponte 16 Resort, Macau

Business review and prospects

Business review

- Macau's tourism sector demonstrated sustained upward momentum, underpinned by robust visitor arrivals and the ongoing execution of economic diversification initiatives. 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.
- 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. Its "OLA 澳優遊" platform collaborates with local merchants to boost visitor spending and community engagement, enhancing 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, which were complemented by interactive social media campaigns.
- 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.

Prospects

1. Macau's tourism sector is expected to continue building momentum through economic diversification and deeper regional integration within the Greater Bay Area. Aligning with "Tourism+" strategy, Ponte 16 is actively leveraging its prime location in the historic Inner Harbour district to support urban revitalisation and tourism growth.
2. During the summer of 2026, Ponte 16 participate in "Harbour Spirits 2026", an initiative in celebrating local culinary heritage, street art and community culture, and launched its flagship weekend concept, the "O.O.O. Market", featuring the "Summer Tipsy Music Festival 2026", strategically attracting younger demographics, lengthening visitor stays and stimulate retail spending.
3. Going forward, Ponte 16 will leverage its unique heritage footprint to expand its hospitality and leisure-entertainment offerings, further enhancing its mass-market appeal.

Appendix

Consolidated statement of profit or loss

	For the six months ended 30 June (unaudited)	
	2026 *HK$'000*	2025 *HK$'000*
Revenue	**32,045**	28,990
Cost of sales	**(18,924)**	(19,684)
Gross profit	**13,121**	9,306
Other revenue, gains and loss	**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)	**2,381**	(4,211)
Loss from operations	**(21,317)**	(70,903)
Finance costs	**(10,899)**	(11,685)
Share of results of joint ventures	**(79)**	345
Share of results of associates	**(20,626)**	48,538
Loss before taxation	**(52,921)**	(33,705)
Taxation	**-**	-
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	**(1.07) HK cents**	(0.68) HK cents

Consolidated statement of financial position

	As at 30 June 2026 (Unaudited) *HK$'000*	As at 31 December 2025 *HK$'000*
Non-current assets	**640,593**	663,709
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
Current assets	**393,588**	412,199
Stock of properties	**63,700**	62,000
Trade and other receivables	**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
Current liabilities	**203,350**	198,545
Trade and other payables	**36,808**	32,446
Contract liabilities	**3,739**	2,950
Bank loans	**162,500**	162,500
Lease liabilities	**303**	649

Consolidated statement of financial position *(cont.)*

	As at 30 June 2026 (Unaudited) *HK$'000*	As at 31 December 2025 *HK$'000*
Non-current liabilities	**315,100**	309,130
Lease liabilities	**–**	30
Loan from a director and controlling shareholder	**315,100**	309,100
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

Thank you

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