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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)**

**CLARIFICATION ANNOUNCEMENT  
TENANCY AGREEMENTS CONSTITUTING  
CONTINUING CONNECTED TRANSACTIONS**

Reference is made to the announcement issued by Success Universe Group Limited (the “**Company**”) dated 13 February 2018 (the “**Announcement**”) in respect of, among others, the continuing connected transactions in relation to the Tenancy Agreements. Capitalised terms used herein shall have the same meanings as those defined in the Announcement unless stated otherwise.

The Company would like to clarify that the Annual Caps set out in the Announcement have been revised due to the postponement of the expected Completion Date to on or around end of April 2018 and the adjustment for rounding up to the nearest thousand of the annual rental income under the First Tenancy Agreement and the Tenancy Agreements, as set out below:

<b>Annual Caps</b>	<b>For the year ending 31 December 2018 HK\$'000</b>	<b>For the year ending 31 December 2019 HK\$'000</b>
Rental income under the First Tenancy Agreement ( <i>Note 1</i> )	5,585	2,808
Rental income under Tenancy Agreement I ( <i>Note 2</i> )	606	448
Rental income under Tenancy Agreement II ( <i>Note 2</i> )	<u>1,337</u>	<u>988</u>
<b>Total</b>	<u><u>7,528</u></u>	<u><u>4,244</u></u>

*Note 1:* amounts adjusted for rounding up from HK\$5,584,000 and HK\$2,807,000 as disclosed in the Announcement.

*Note 2:* calculated as from Completion, assuming it to take place on 26 April 2018 instead of 1 April 2018 as disclosed in the Announcement in view of the current expected Completion Date to be on or around end of April 2018.

Save as disclosed above, all the information disclosed in the Announcement remains unchanged.

By order of the Board of  
**SUCCESS UNIVERSE GROUP LIMITED**  
**Chiu Nam Ying, Agnes**  
*Company Secretary*

Hong Kong, 29 March 2018

*As at the date of this announcement, the Board comprises two executive Directors, namely Mr. Yeung Hoi Sing, Sonny (Chairman) and Dr. 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 Mr. Chong Ming Yu.*