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MOS House Group Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1653)

PROFIT WARNING

This announcement is made by MOS House Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong). Unless otherwise specified, terms used herein shall have the same meanings as those defined in the Company’s prospectus dated 28 September 2018.

The board (the “**Board**”) of directors (the “**Director(s)**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2019 (the “**Year**”) and assessment of the information currently available, the Group is expected to record a decrease in profit attributable to owners of the Company by not less than 70% (if listing expenses are excluded, decrease by not less than 50%) as compared to that of the year ended 31 March 2018, which was mainly attributable to the decrease in revenue by approximately 13% and the consequent decrease in gross profit (i.e. revenue minus cost of inventories sold) by approximately 10%. The Directors consider such decline was mainly due to, among others, the general downtrend of the Hong Kong property market since mid-2018, and the downtrend worsened since October 2018 which attributed to the sluggish economies in Hong Kong since then and consequently the negatively affected investment and consumption sentiments of the general public.

As the Company is still in the process of finalising the final results of the Group for the Year, the information contained in this announcement is only a preliminary assessment by the Board based on the latest information currently available, and is not based on any data or information which is finalised, audited or reviewed by the auditors of the Company. Shareholders and potential investors are advised to read the announcement of the Company in relation to the final results of the Group for the Year carefully.

Shareholders of the Company and potential investors should exercise caution when dealing in the securities of the Company.

By order of the Board
MOS House Group Limited
Simon Tso
Executive Director

Hong Kong, 27 May 2019

As at the date of this announcement, the Board comprises two executive Directors, namely Mr. Simon Tso and Ms. Tsui To Fei, two non-executive Directors, namely, Mr. Leung Wai Chuen and Mr. Sincere Wong, and three independent non-executive Directors, namely Mr. Ho Wing Tim, Mr. Ng Wang To and Ms. Law Chui Yuk.