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## **TOP SPRING INTERNATIONAL HOLDINGS LIMITED**

**萊蒙國際集團有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 03688)**

### **PROFIT WARNING**

This announcement is made by Top Spring International Holdings Limited (the “**Company**”), together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Director(s)**”) of the Company wishes to inform the shareholders and potential investors of the Company that, based on a preliminary assessment by the Board on the unaudited consolidated management accounts of the Group for the six months ended 30 June 2022 (the “**Period**”), the Group is expected to record a net profit of approximately HK\$4 million for the Period as compared to a net profit of approximately HK\$96.6 million for the six months ended 30 June 2021 (the “**Corresponding Period**”).

Based on the information currently available to the Company, the Board considers that the expected decrease in net profit for the Period was mainly attributable to the absence of (i) net gain after tax of approximately HK\$250 million as a result of the disposal of 50% of the issued share capital of each of the two subsidiaries holding the land use rights of land parcels located at Shap Pat Heung Road and Tai Tong Road, Yuen Long, New Territories and the fair value gain of the remaining 50% equity (please refer to the announcements of the Company dated 5 May 2021 and 28 June 2021 and the circular of the Company dated 8 June 2021 for details of the disposals); and (ii) the recovery of certain impaired receivables and compensation fee of approximately HK\$190 million, which were recorded during the Corresponding Period.

As the Company is still in the course of finalising its interim results for the Period, the information contained in this announcement is only a preliminary assessment by the Board based on the information currently available and the unaudited consolidated management accounts of the Group, which have not been reviewed or audited by the Company's auditors nor confirmed by the Company's audit committee. The overall financial results of the Group for the Period will only be ascertained when all the relevant results and corresponding treatments are finalized, which may be different from those disclosed in this announcement. Detailed financial information of the Group will be disclosed in the interim results announcement for the Period which will be published by the Company on 30 August 2022.

**Shareholders of the Company and potential investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. If in doubt, investors are advised to seek professional advice from professional or financial advisers.**

By order of the Board  
**Top Spring International Holdings Limited**  
**WONG Tak Chun**  
*Company Secretary*

Hong Kong, 23 August 2022

*As at the date of this announcement, the executive Directors are Mr. WONG Chun Hong, Ms. LAM Mei Ka, Shirley and Mr. WONG Sze Yuen; the non-executive Directors are Mr. YIP Hoong Mun and Mr Kui Qiang; and the independent non-executive Directors are Mr. CHENG Yuk Wo, Professor WU Si Zong and Mr. CHAN Yee Herman.*