(Incorporated in the Republic of Singapore)
Company Registration No. 198003719Z

PROFIT WARNING FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2016

The Board of Directors (the **"Board"**) of Top Global Limited (the **"Company"**) wishes to issue a profit warning regarding the unaudited full year financial result of the Company and its subsidiaries (the **"Group"**) for the financial year ended 31 December 2016 (**"Full Year Results"**).

Based on its preliminary review, the Group is expected to report a net operating loss for the Full Year Results, mainly due to lower revenue from slower sales and significant impairment losses on carrying value of unsold development property of Braddell and Bartley projects in Singapore.

Further details of the Group's financial performance will be disclosed when the Company announces its Full Year Results, which will be no later than 1 March 2017.

In the meantime, the Board wishes to advise shareholders and investors to exercise caution when dealing in the shares of the Company.

BY ORDER OF THE BOARD

Hano Maeloa
Chief Executive Officer and Executive Director
Singapore, 16 February 2017