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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 year ended 31 December 2024 (the "**Year**"), comparing to the net loss of approximately HK$900 million for the year ended 31 December 2023, the Group is expected to record a net loss of approximately HK$2 billion for the Year.

Based on the information currently available to the Company, the Board considers that the expected increase in net loss was mainly due to (i) the impairments of certain investment in associates amounting to approximately HK$110 million during the Year; and (ii) the fair value losses on investment properties in the range of approximately HK$1.2 billion to HK$1.3 billion during the Year as compared to the fair value gains on investment properties for the previous year.

As the Company is still in the course of finalising its audited annual results for the Year, 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 Year 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 audited annual results announcement for the Year which will be published by the Company on 28 March 2025.

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, 21 March 2025

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 Professor WU Si Zong, Mr. CHAN Yee Herman and Mr. CHAN So Kuen.