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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: 3688)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(1) of the Listing Rules.

The Board wishes to inform the shareholders of the Company and potential investors that it is expected that the Company may have a significant decrease in the consolidated profit attributable to the equity shareholders of the Company for the six months ended 30 June 2012 as compared to the corresponding period of 2011.

The information contained in this announcement is only based on the preliminary assessment by the Company according to the unaudited consolidated management accounts of the Group which has not been reviewed by the Company's auditors.

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

This announcement is made by Top Spring International Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rules 13.09(1) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

The board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company and potential investors that it is expected that the Company may have a significant decrease in the consolidated profit attributable to the equity shareholders of the Company for the six months ended 30 June 2012 as compared to the corresponding period of 2011. Such decrease was primarily attributable to a decrease in the Group's turnover and gross profit of properties delivered to buyers during the six months ended 30 June 2012 as compared with the corresponding period of 2011. The reason for the decrease in the Group's turnover and gross profit was due to a significant decrease in gross floor area sold and delivered of our high margin properties in Shenzhen, namely, Shenzhen Hidden Valley and The Spring Land, in the six months ended 30 June 2012 as compared with the corresponding period of 2011. Nevertheless, barring unforeseen circumstances, 2012 full year's completion of properties is expected to be as planned as disclosed in the Company's Annual Report for the year ended 31 December 2011.

As the Company is still in the process of preparing and finalising the consolidated financial statements of the Group for the six months ended 30 June 2012, the information contained in this announcement is only based on the preliminary assessment by the Company according to the unaudited consolidated management accounts of the Group which has not been reviewed by the Company's auditors. Shareholders of the Company and potential investors should read the Group's interim results announcement for the six months ended 30 June 2012 carefully, which is expected to be published before the end of August 2012.

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

By order of the Board
Top Spring International Holdings Limited
LUK Po Chun
Company Secretary

Hong Kong, 10 August 2012

As at the date of this announcement, the executive directors of the Company are Mr. WONG Chun Hong, Ms. LI Yan Jie, Mr. LEE Sai Kai David and Mr. LAM Jim; the non-executive directors of the Company are Dr. McCABE Kevin Charles (the alternate director to Dr. McCABE Kevin Charles is Ms. THAM Qian), Mr. LI Zhi Zheng and Mr. ZHANG Yi Jun; and the independent non-executive directors of the Company are Mr. BROOKE Charles Nicholas, Mr. CHENG Yuk Wo and Professor WU Si Zong.