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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)

INSIDE INFORMATION PROFIT ALERT – REDUCTION IN LOSS

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 2026 (the “**Period**”), comparing to the net loss of approximately HK\$750.3 million for the six months ended 30 June 2025, the Group is expected to record a net loss of approximately HK\$350.0 million for the Period.

Based on the information currently available to the Company, the Board considers that the expected decrease in net loss was mainly attributable to the stabilisation of fair value changes on investment properties, from valuation losses of approximately HK\$635.1 million for the six months ended 30 June 2025 to valuation gains of approximately HK\$9.9 million for the 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 finalised, 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 28 August 2026.

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, 26 August 2026

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.