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Tomson Group

TOMSON GROUP LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 258)

PROFIT WARNING

This announcement is made by the Company under Part XIVA of the SFO and pursuant to Rule 13.09(2)(a) of the Listing Rules.

The Board wishes to inform that based on a preliminary assessment, the Group is expected to record a substantial decrease of approximately 85% to 90% in its consolidated profit after taxation attributable to the Shareholders for the six months ended 30th June, 2026 as compared with that of HK$782.19 million for the corresponding period in 2025.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

This announcement is made by Tomson Group Limited (the "**Company**", and when together with its subsidiaries, the "**Group**") under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) ("**SFO**") and pursuant to Rule 13.09(2)(a) 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 shareholders of the Company (the "**Shareholders**") and potential investors that the Group is expected to record a substantial decrease of approximately 85% to 90% in its consolidated profit after taxation attributable to the Shareholders for the six months ended 30th June, 2026 as compared with that of HK$782.19 million for the corresponding period in 2025.

The expected substantial decline in the results of the Group for the period under review is mainly attributable to a decrease in the Group's revenue. In the first half of 2025, the Group recognized considerable sale proceeds of the first phase of Tomson Foresta, a residential development of the Group in Shanghai, the People's Republic of China, after delivery of approximately 90% of the sold units. Whilst in 2026, other than recognition of the remaining sale proceeds of the sold units of the first phase of Tomson Foresta during the period under review, the Group could not recognize further sale proceeds until delivery of the second phase of the project in the second half of 2026. In addition, the results for the period under review would be further impacted by an unrealized loss on fair value changes of investment properties of the Group arisen from market valuation pursuant to accounting standards.

Although a decline in the consolidated results of the Group may be recorded, the Board believes that this will not have any material adverse impact on the financial position of the Group.

The Company is in the process of finalizing the interim results of the Group for the six months ended 30th June, 2026. The information contained in this announcement is only based on a preliminary assessment by the Company with reference to the information currently available and the consolidated management accounts of the Group, which have neither been confirmed nor audited by the Company's auditor and may be subject to adjustments. Details of the unaudited consolidated interim results of the Group for the six months ended 30th June, 2026 are expected to be announced by the Company by the end of August 2026.

Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board of
TOMSON GROUP LIMITED
Hsu Feng
Chairman and Managing Director

Hong Kong, 6th August, 2026

As at the date of this announcement, the Board comprises three executive directors, Madam Hsu Feng (Chairman and Managing Director), Mr Albert Tong (Vice-Chairman) and Mr Tong Chi Kar Charles (Vice-Chairman), and three independent non-executive directors, Mr Cheung Siu Ping, Oscar, Mr Lee Chan Fai and Mr Ng Chi Him.