

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



**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 pursuant to Rule 13.09 of the Listing Rules.

The Board of the Company wishes to inform the Shareholders and potential investors that the annual results of the Group for the year ended 31st December, 2008 are expected to show a substantial decline as compared with that for the corresponding period in 2007.

**The 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 together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that though there was an increase in the operating profit of the Group for the year ended 31st December, 2008, the annual results of the Group for the said financial year are expected to show a substantial decline as compared with that for the corresponding period in 2007, based on the consolidated management accounts of the Group for the year ended 31st December, 2008 and the latest information available.

The expected substantial decline in annual results of the Group for the year ended 31st December, 2008 was mainly attributable to a reduction in the gain on fair value changes of investment properties. As stated in the annual report of the Company for the year ended 31st December, 2007, two out of four blocks of residential towers of a prime residential development project of the Group in the Mainland China, Tomson Riviera, were classified for investment purpose. In this connection, a significant gain on fair value change was recorded in 2007 as the said two blocks of investment properties were measured at their fair value in the financial statements of the Group for the year 2007 instead of being stated at book cost when being classified as properties under development in previous financial statements according to the applicable accounting standards. The said gain on fair value change arisen from the change of classification could only be recognized once. In addition, all the investment properties of the

Group in the Mainland China were revalued as at 31st December, 2008 pursuant to the applicable accounting standards and it is expected a decrease in gain on fair value changes of those investment properties as compared with that for the six months ended 30th June, 2008 as a result of an adverse economic condition caused by the global financial market meltdown in the second half of 2008.

Nevertheless, the decrease in gain on fair value changes of the investment properties of the Group will not affect the cash flows of the Group. The Group has a strong net cash position and the Board of the Company believes that the financial position of the Group remains sound.

As the Company is still in the process of finalizing the annual results of the Group for the year ended 31st December, 2008, the information contained in this announcement is only based on a preliminary assessment by the Company according to the consolidated management accounts of the Group, which have neither been confirmed nor audited by the Company's auditor. Details of the audited consolidated annual results of the Group for the year ended 31st December, 2008 are expected to be announced by the Company in early April 2009.

**The 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, 24th March, 2009

*As at the date of this announcement, the Board of the Company comprises four executive directors, namely Madam Hsu Feng (Chairman and Managing Director), Mr Tong Albert (Vice-Chairman), Mr Tong Chi Kar Charles and Mr Chuang Hsiao-Chen, and three independent non-executive directors, namely Madam Tung Wai Yee, Mr Cheung Siu Ping, Oscar and Mr Lee Chan Fai.*