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WINFAIR INVESTMENT COMPANY LIMITED

永發置業有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 287)

PROFIT WARNING

This announcement is made by Winfair Investment Company Limited (the “Company”) pursuant to Rule 13.09 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, Laws of Hong Kong).

The Board wishes to inform the shareholders and the potential investors of the Company that the profit for the year ended 31 March 2014 of the Company and its subsidiaries (the “Group”) are likely to reduce substantially, as compared to last year. The decrease was mainly due to the absence of capital gain of investment properties, decrease in fair value gain on investment properties and unrealised loss on share investment recorded for the year. This profit warning announcement is only based on preliminary review of the management accounts of the Group, which have neither been confirmed nor reviewed by the Company’s audit committee.

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

By order of the Board
WINFAIR INVESTMENT CO. LTD.

Ng See Wah
Chairman

Hong Kong, 12 June 2014

As at the date of this announcement, the executive Directors of the Company are Mr. Ng See Wah, Mr. Ng Tai Wai and Mr. Ng Tai Yin Victor; the non-executive Directors are Mr. So Kwok Leung and Mr. So Kwok Wai Benjamin; the independent non-executive Directors are Dr. Loke Yu alias Loke Hoi Lam, Dr. Ng Chi Yeung, Simon and Ms. Chan Suit Fei, Esther; and Ms. Ng Kwok Fun is alternate Director of Mr. Ng See Wah.