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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 (SUPPLEMENTARY)

Reference is made to the Announcement of Winfair Investment Company Limited (the “Company”) dated 12 June 2014 in respect of the Profit Warning of the Company and its subsidiaries (the “Group”).

The Board wishes to provide further information on estimated figures regarding the reasons of substantial decrease in profit for the year ended 31 March 2014 of the Group. Based on the preliminary review of the management accounts of the Group, the unaudited profit for the year ended 31 March 2014 of the Group was likely to reduce by approximately 84% as compared to 2013. The decrease was mainly attributable to absence of capital gain on investment properties of approximately HK\$39 million and decrease in fair value gain on investment properties by approximately HK\$94 million (or 84%) as the Hong Kong property prices have been stabilised since the second-half fiscal financial year, following the Hong Kong government’s persistent influence on the over heat local property market. Also, as the global economic recovery remains uncertain, unrealised losses on trading securities and long-term security investment of approximately HK\$2 million and HK\$8 million were recorded for the year in the statement of profit or loss and statement of other comprehensive income respectively, as compared to unrealised gain on trading securities of approximately HK\$7 million and unrealised gain on securities investment of approximately HK\$11 million in last 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 and the company’s auditor.

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, 17 June 2014

As at the date of this announcement of the Company, the executive Directors 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.