**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 the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the shareholders of the Company and potential investors that the Group is expected to report an approximate 60% decrease in profit for the six months ended 30 September 2016, as compared to the same period in last year.

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

This announcement is made by Winfair Investment Company Limited (the "**Company**", 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**") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong) (the "**SFO**").

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company and potential investors that the Group is expected to report an approximate 60% decrease in profit for the six months ended 30 September 2016, as compared to the same period in last year. The decrease in profit was mainly due to HK$10,300,000 revaluation loss on investment properties, as compared to HK$31,290,000 revaluation gain in the last corresponding period.

As the Company is still in the process of finalising its interim results for the six months ended 30 September 2016, the information contained in this announcement is only based on the preliminary review by the Company's management according to the management accounts of the Group, which have neither been confirmed nor reviewed by the Company's audit committee or auditors. Detailed financial information and performance of the Group for the six months ended 30 September 2016 are expected to be announced by the end of November 2016.

**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 Company Limited**
**Ng See Wah**
*Chairman*

Hong Kong, 4 November 2016

*As at the date of this announcement, 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.*