Mingfa Group (International) Company Limited
明發集團(國際)有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 00846)

ANNOUNCEMENT OF UNAUDITED ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2019

PERFORMANCE HIGHLIGHTS

The consolidated revenue of the Group for 2019 was approximately RMB12,660.9 million, representing an increase of 8.8% as compared to 2018.

The consolidated profit attributable to the equity holders of the Company was approximately RMB952.1 million, representing an increase of 11.3% as compared to 2018.

The basic and diluted earnings per share were RMB15.6 cents for 2019, representing an increase of 11.4% as compared to 2018.

The Board does not recommend payment of final dividend for the year ended 31 December 2019.

UNAUDITED CONSOLIDATED RESULTS

For the reasons explained below under "Review of Unaudited Annual Results", the auditing process for the annual results of Mingfa Group (International) Company Limited (the "**Company**") and its subsidiaries (collectively the "**Group**") has not been completed. In order to keep the Shareholders and potential investors informed of the business operation and financial position of the Group, the board of directors (the

"**Board**") of the Company decides to publish the unaudited consolidated results of the Group for the year ended 31 December 2019 together with the comparative figures for the corresponding year in 2018 as follows:

UNAUDITED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
For the year ended 31 December 2019

		Year ended 31 December	
	Notes	**2019** *RMB'000* **(Unaudited)**	2018 *RMB'000* (Audited)
Revenues	3	**12,660,897**	11,641,880
Cost of sales		**(8,662,921)**	(8,319,853)
Gross profit		**3,997,976**	3,322,027
Fair value gains on investment properties		**258,460**	749,298
Other income and other gains and losses	8	**(115,519)**	(168,202)
Net impairment loss on financial assets		**(21,966)**	(154,707)
Selling and marketing costs		**(647,130)**	(560,158)
General and administrative expenses		**(802,246)**	(701,844)
Operating profit		**2,669,575**	2,486,414
Finance income	10	**94,582**	72,788
Finance costs	10	**(7,752)**	—
Finance income — net	10	**86,830**	72,788
Share of results of			
— Associated companies		**(60,878)**	16,701
— Joint ventures		**6,163**	(509)
		(54,715)	16,192
Profit before income tax	9	**2,701,690**	2,575,394
Income tax expense	11	**(1,565,765)**	(1,286,263)
Profit for the year		**1,135,925**	1,289,131
Attributable to:			
Equity holders of the Company		**952,112**	855,076
Non-controlling interests		**183,813**	434,055
		1,135,925	1,289,131
Earnings per share for profit attributable to equity holders of the Company *(RMB cents)*	13		
— Basic		**15.6**	14.0
— Diluted		**15.6**	14.0

UNAUDITED CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2019

	Year ended 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Profit for the year	**1,135,925**	1,289,131
Other comprehensive income:		
Item that may be reclassified subsequently to profit or loss		
— Currency translation differences	**13,465**	1,339
Item that will not be reclassified subsequently to profit or loss		
— Revaluation deficit upon transfer of an owner-occupied property to an investment property	**—**	(589)
Other comprehensive income for the year, net of tax	**13,465**	750
Total comprehensive income for the year	**1,149,390**	1,289,881
Attributable to:		
Equity holders of the Company	**965,577**	855,826
Non-controlling interests	**183,813**	434,055
	1,149,390	1,289,881

UNAUDITED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2019

	Notes	As at 31 December **2019** *RMB'000* **(Unaudited)**	2018 *RMB'000* (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment		**2,077,767**	1,606,743
Investment properties		**11,334,622**	10,693,027
Land use rights		**1,018,789**	461,258
Goodwill		**7,169**	7,169
Investments in associated companies		**1,924,870**	1,509,279
Investments in joint ventures		**1,995,572**	1,987,909
Deferred income tax assets		**578,935**	606,273
Other financial assets		**40,550**	40,550
Other receivables	4	**14,527**	106,327
Prepayments or deposits for land use rights		**989,412**	1,046,340
Right-of-use assets		**109,043**	—
		20,091,256	18,064,875
Current assets			
Land use rights		—	17,357,451
Properties under development		**29,692,629**	16,883,863
Completed properties held for sale		**15,844,139**	10,314,214
Inventories		**43,992**	38,606
Trade and other receivables and prepayments	4	**4,356,715**	4,919,969
Contract costs	4	**312,788**	228,475
Prepaid income taxes		**296,958**	394,407
Amounts due from related parties, joint ventures and associated companies		**1,139,208**	1,099,647
Amounts due from non-controlling interests		**547,168**	378,777
Restricted cash		**103,254**	429,621
Cash and cash equivalents		**3,488,059**	5,263,380
		55,824,910	57,308,410
Total assets		**75,916,166**	75,373,285

	Notes	As at 31 December 2019 RMB'000 (Unaudited)	2018 RMB'000 (Audited)
LIABILITIES			
Current liabilities			
Trade and other payables	7	**15,941,082**	13,449,206
Contract liabilities		**22,293,816**	22,428,369
Amounts due to related parties, joint ventures and associated companies		**6,320,389**	6,932,656
Amounts due to non-controlling interests		**1,168,589**	836,285
Income tax payable		**2,402,962**	1,895,249
Borrowings	6	**6,491,985**	8,729,820
Provision for other liabilities and charges		**70,318**	64,827
Lease liabilities		**56,789**	—
		54,745,930	54,336,412
Net current assets		**1,078,980**	2,971,998
Total assets less current liabilities		**21,170,236**	21,036,873
Non-current liabilities			
Deferred government grants		**1,458,041**	1,429,486
Borrowings	6	**560,406**	2,109,678
Deferred income tax liabilities		**2,405,032**	2,209,896
Lease liabilities		**62,291**	—
		4,485,770	5,749,060
Total liabilities		**59,231,700**	60,085,472
Net assets		**16,684,466**	15,287,813
EQUITY			
Capital and reserves attributable to equity holders of the Company			
Share capital	5	**536,281**	536,281
Reserves		**14,388,121**	13,422,882
		14,924,402	13,959,163
Non-controlling interests		**1,760,064**	1,328,650
Total equity		**16,684,466**	15,287,813

NOTES TO THE UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS

1 GENERAL INFORMATION

Mingfa Group (International) Company Limited (the "**Company**") was incorporated in the Cayman Islands on 27 November 2007 as an exempted company with limited liability under the Companies Law, Cap 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands. The address of its registered office is Floor 4, Willow House, Cricket Square, P.O. Box 2804, Grand Cayman KY1-1112, Cayman Islands.

The principal activities of the Company and its subsidiaries (together, the "**Group**") are property development, property investment and hotel operation in the People's Republic of China (the "**PRC**").

The Company's shares began to list on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") on 13 November 2009. Its immediate and ultimate holding company is Galaxy Earnest Limited (incorporated in the British Virgin Islands).

The unaudited consolidated financial statements are presented in thousands of Renminbi (RMB'000), unless otherwise stated.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of the unaudited consolidated financial statements are set out below. These policies have been consistently applied to both years presented, unless otherwise stated.

(a) Basis of preparation

The unaudited consolidated financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("**HKFRSs**") issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**") and under the historical cost convention, as modified by the revaluation of investment properties and other financial assets which are carried at fair value.

The preparation of financial statements in conformity with HKFRSs requires the use of certain critical accounting estimates. It also requires management to exercise judgement in the process of applying the Group's accounting policies.

(i) Adoption of new/revised HKFRSs — effective 1 January 2019

The HKICPA has issued a number of new or amended HKFRSs that are first effective for the current accounting period of the Group:

HKFRS 16	Leases
HK(IFRIC)-Int 23	Uncertainty over Income Tax Treatments
Amendments to HKFRS 9	Prepayment Features and Negative Compensation
Amendments to HKAS 19	Plan Amendment, Curtailment or Settlement
Amendments to HKAS 28	Long-term Interests in Associates and Joint Ventures
Annual Improvements to HKFRSs 2015–2017 Cycle	Amendments to HKFRS 3, Business Combinations
Annual Improvements to HKFRSs 2015–2017 Cycle	Amendments to HKFRS 11, Joint Arrangements
Annual Improvements to HKFRSs 2015–2017 Cycle	Amendments to HKAS 12, Income Taxes
Annual Improvements to HKFRSs 2015–2017 Cycle	Amendments to HKAS 23, Borrowing Costs

(ii) New/revised HKFRSs that have been issued but are not yet effective

The following new/revised HKFRSs, potentially relevant to the Group's financial statements, have been issued, but are not yet effective and have not been early adopted by the Group. The Group's current intention is to apply these changes on the date they become effective.

Amendments to HKFRS 3	Definition of a Business[1]
Amendments to HKAS 1 and HKAS 8	Definition of Material[1]
Amendments to HKFRS 9, HKAS 39 and HKFRS 7	Interest Rate Benchmark Reform[1]
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture[2]

1 Effective for annual periods beginning on or after 1 January 2020

2 The amendments were originally intended to be effective for periods beginning on or after 1 January 2018. The effective date has now been deferred/removed. Early application of the amendments continue to be permitted.

3 REVENUES AND SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services and has three reportable operating segments:

(i) the property development segment engages in real estate development, and is further segregated into commercial and residential;

(ii) the hotel segment engages in hotel operation;

(iii) the property investment and management segment invests in properties for their rental income potential and/or for capital appreciation, and provides management and security services to residential, hotel and commercial properties.

Other operating segments mainly include investment holding, manufacture and sale of furniture, which are not included within the reportable operating segments, as they are not included in the reports provided to the management. The results of these operations are included in the "all other segments" column.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss which in certain respects may be measured differently from operating profit or loss in the consolidated financial statements. Group financing (including finance costs and interest income) and income taxes are managed on a group basis and are not allocated to operating segments.

Inter-segment revenues are eliminated on consolidation.

The Group's revenue from external customers is derived solely from its operations in the PRC, and no significant non-current assets of the Group are located outside the PRC.

Segment assets consist primarily of property, plant and equipment, investment properties, land use rights, properties under development, completed properties held for sale, receivables and cash balances. They also include goodwill recognised arising from acquisition of subsidiaries or non-controlling interests relating to respective segments. They exclude deferred income tax assets, prepaid income taxes and other financial assets.

Segment liabilities comprise operating liabilities. They exclude borrowings, deferred income tax liabilities and income tax payable.

(a) Segment information

The segment results and other segment items for the year ended 31 December 2019 are as follows:

	Property development — commercial RMB'000 (Unaudited)	Property development — residential RMB'000 (Unaudited)	Hotel RMB'000 (Unaudited)	Property investment and management RMB'000 (Unaudited)	All other segments RMB'000 (Unaudited)	Elimination RMB'000 (Unaudited)	Total RMB'000 (Unaudited)
Total segment revenues	565,608	11,525,158	402,283	318,567	13,063	—	12,824,679
Inter-segment revenues	—	—	(163,782)	—	—	—	(163,782)
Revenues	565,608	11,525,158	238,501	318,567	13,063	—	12,660,897
Operating profit/(loss)	256,788	2,068,418	(29,559)	479,887	(105,959)	—	2,669,575
Finance income — net							86,830
Share of results of associated companies	(212)	(1,990)	—	(2,152)	(56,524)	—	(60,878)
Share of results of joint ventures	—	7,269	—	(1,106)	—	—	6,163
Profit before income tax							2,701,690
Income tax expense							(1,565,765)
Profit for the year							1,135,925
Other segment information							
Capital and property development expenditure	5,157,610	2,286,583	25,067	528	167,086	—	7,636,874
Depreciation of property, plant and equipment	14,276	66,771	3,982	250	715	—	85,944
Depreciation of right-of-use assets	—	8,714	—	—	—	—	8,714
Fair value gains on investment properties	—	—	—	258,460	—	—	258,460

The segment assets and liabilities as at 31 December 2019 are as follows:

	Property development — commercial RMB'000 (Unaudited)	Property development — residential RMB'000 (Unaudited)	Hotel RMB'000 (Unaudited)	Property investment and management RMB'000 (Unaudited)	All other segments RMB'000 (Unaudited)	Elimination RMB'000 (Unaudited)	Total RMB'000 (Unaudited)
Segment assets	4,320,143	89,755,745	1,922,149	12,988,762	16,876,944	(54,784,462)	71,079,281
Associated companies	64	870,684	—	1,161,220	(107,098)	—	1,924,870
Joint ventures	163	48,535	—	1,946,874	—	—	1,995,572
	4,320,370	90,674,964	1,922,149	16,096,856	16,769,846	(54,784,462)	74,999,723
Unallocated:							
Deferred income tax assets							578,935
Prepaid income taxes							296,958
Other financial assets							40,550
Total assets							75,916,166
Segment liabilities	3,439,021	92,568,912	95,609	2,007,397	4,044,838	(54,784,462)	47,371,315
Unallocated:							
Deferred income tax liabilities							2,405,032
Borrowings							7,052,391
Income tax payable							2,402,962
Total liabilities							59,231,700

The segment results and other segment items for the year ended 31 December 2018 are as follows:

	Property development — commercial *RMB'000* (Audited)	Property development — residential *RMB'000* (Audited)	Hotel *RMB'000* (Audited)	Property investment and management *RMB'000* (Audited)	All other segments *RMB'000* (Audited)	Elimination *RMB'000* (Audited)	Total *RMB'000* (Audited)
Total segment revenues	886,739	10,236,879	228,265	285,316	8,287	—	11,645,486
Inter-segment revenues	—	—	(3,606)	—	—	—	(3,606)
Revenues	886,739	10,236,879	224,659	285,316	8,287	—	11,641,880
Operating profit/(loss)	119,487	1,811,678	(26,280)	936,057	(354,528)	—	2,486,414
Finance income — net							72,788
Share of results of associated companies	(273)	(12,571)	—	53,298	(23,753)	—	16,701
Share of results of joint ventures	—	30,348	—	(30,857)	—	—	(509)
Profit before income tax							2,575,394
Income tax expense							(1,286,263)
Profit for the year							1,289,131
Other segment information							
Capital and property development expenditure	221,845	7,360,580	20,500	1,989,147	231	—	9,592,303
Depreciation	17,080	46,157	50,335	1,743	106	—	115,421
Amortisation of land use rights as expenses	—	56,200	—	—	—	—	56,200
Fair value gains on investment properties	—	—	—	749,298	—	—	749,298

The segment assets and liabilities as at 31 December 2018 are as follows:

	Property development — commercial *RMB'000* (Audited)	Property development — residential *RMB'000* (Audited)	Hotel *RMB'000* (Audited)	Property investment and management *RMB'000* (Audited)	All other segments *RMB'000* (Audited)	Elimination *RMB'000* (Audited)	Total *RMB'000* (Audited)
Segment assets	4,514,420	93,497,720	2,357,106	12,031,122	15,407,262	(56,972,763)	70,834,867
Associated companies	147,923	104,101	—	1,163,373	93,882	—	1,509,279
Joint ventures	—	39,930	—	1,947,979	—	—	1,987,909
	4,662,343	93,641,751	2,357,106	15,142,474	15,501,144	(56,972,763)	74,332,055
Unallocated:							
Deferred income tax assets							606,273
Prepaid income taxes							394,407
Other financial assets							40,550
Total assets							75,373,285
Segment liabilities	3,343,014	74,510,968	450,668	8,282,843	15,526,099	(56,972,763)	45,140,829
Unallocated:							
Deferred income tax liabilities							2,209,896
Borrowings							10,839,498
Income tax payable							1,895,249
Total liabilities							60,085,472

(b) Revenues

The following summary describes the operations in each of the Group's reportable segments:

	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Revenue from contracts with customer within the scope of HKFRS 15:		
• Property development — commercial	**565,608**	886,739
• Property development — residential	**11,525,158**	10,236,879
• Hotel	**238,501**	224,659
• Property investment and management — property management fee income	**74,910**	61,804
• All other segments	**13,063**	8,287
	12,417,240	11,418,368
Revenue from other sources		
• Property investment and management — rental income	**243,657**	223,512
	12,660,897	11,641,880

In the following tables, revenue is disaggregated by primary geographical market, major products and service and timing of revenue recognition. The table also includes a reconciliation of the disaggregated revenue with the Group's reportable segments.

	Property development — commercial		Property development — residential		Hotel		Property investment and management		All other segments		Total	
	2019	2018	**2019**	2018	**2019**	2018	**2019**	2018	**2019**	2018	**2019**	2018
	RMB'000	*RMB'000*	***RMB'000***	*RMB'000*	***RMB'000***	*RMB'000*	***RMB'000***	*RMB'000*	***RMB'000***	*RMB'000*	***RMB'000***	*RMB'000*
	(Unaudited)	(Audited)	**(Unaudited)**	(Audited)	**(Unaudited)**	(Audited)	**(Unaudited)**	(Audited)	**(Unaudited)**	(Audited)	**(Unaudited)**	(Audited)
Primary geographical markets												
PRC	**565,608**	886,739	**11,525,158**	10,236,879	**238,501**	224,659	**318,567**	285,316	**13,063**	8,287	**12,660,897**	11,641,880
Major products/services												
Sales of properties	**565,608**	886,739	**11,525,158**	10,236,879	**—**	—	**—**	—	**—**	—	**12,090,766**	11,123,618
Hotel operating income	**—**	—	**—**	—	**238,501**	224,659	**—**	—	**—**	—	**238,501**	224,659
Rental income												
— from investment properties	**—**	—	**—**	—	**—**	—	**203,914**	183,177	**—**	—	**203,914**	183,177
— others	**—**	—	**—**	—	**—**	—	**39,743**	40,335	**—**	—	**39,743**	40,335
Property management fee income	**—**	—	**—**	—	**—**	—	**74,910**	61,804	**—**	—	**74,910**	61,804
Miscellaneous income	**—**	—	**—**	—	**—**	—	**—**	—	**13,063**	8,287	**13,063**	8,287
	565,608	886,739	**11,525,158**	10,236,879	**238,501**	224,659	**318,567**	285,316	**13,063**	8,287	**12,660,897**	11,641,880
Timing of revenue recognition												
At a point in time	**565,608**	886,739	**11,525,158**	10,236,879	**—**	—	**—**	—	**13,063**	8,287	**12,103,829**	11,131,905
Transferred over time	**—**	—	**—**	—	**238,501**	224,659	**318,567**	285,316	**—**	—	**557,068**	509,975
	565,608	886,739	**11,525,158**	10,236,879	**238,501**	224,659	**318,567**	285,316	**13,063**	8,287	**12,660,897**	11,641,880

4 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS/CONTRACT COSTS

	As at 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Trade receivables	**445,546**	417,552
Less: Provision for impairment of trade receivables *(Note (a))*	**(186,594)**	(164,628)
Trade receivables — net *(Note (b))*	**258,952**	252,924
Government grant receivables	**60,220**	60,220
Other receivables *(Note (c))*	**645,344**	739,314
Advances to group companies of non-controlling interests *(Note (d))*	**919,221**	1,756,222
Deposits for resettlement costs	**2,687**	2,687
Deposits for land purchases	**265,472**	194,827
Less: Provision for impairment of other receivables, deposits and advances to group companies of non-controlling interests	**(462,117)**	(462,176)
Other receivables and deposits — net	**1,430,827**	2,291,094
Prepayments for construction costs	**1,508,550**	1,595,254
Prepaid business tax and other levies on pre-sale proceeds	**1,163,327**	885,697
Miscellaneous	**9,586**	1,327
	4,371,242	5,026,296
Less: Non-current portion of other receivables *(Note (e))*	**(14,527)**	(106,327)
Current portion	**4,356,715**	4,919,969
Contract costs *(Note (f))*	**312,788**	228,475

As at 31 December 2019 and 2018, the fair values of trade receivables, deposits for resettlement costs and land purchases, advances to group companies of non-controlling interest and other parties, other receivables and contract costs approximate their carrying amounts.

Notes:

(a) Movement in provision for impairment of trade receivables is as follows:

	As at 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Opening balance	**164,628**	50,686
Effect of adoption of HKFRS 9	**—**	118,708
As at 1 January 2019 (restated)	**164,628**	169,394
Net impairment loss recognised during the year	**21,966**	(4,766)
As at 31 December 2019	**186,594**	164,628

(b) Trade receivables are mainly arose from sales of properties, leases of investment properties and property construction. Proceeds in respect of properties sold and leased and property construction are to be received in accordance with the terms of the related sales and purchase agreements, lease agreements and construction agreement.

The ageing analysis of trade receivables (net of impairment losses) of the Group, based on invoice dates, as of the end of the year is as follows:

	As at 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Within 90 days	**53,542**	65,185
Over 90 days and within 1 year	**103,978**	81,343
Over 1 year and within 2 years	**51,462**	54,889
Over 2 years	**49,970**	51,507
	258,952	252,924

(c) The amount mainly comprises general and administrative expenses paid on behalf of the Group's tenants and customers, and refundable workers wages protection fund requested by the related government authorities in the property development industry.

(d) The amount represents advances to group companies of non-controlling interests, which is engaged in property development business and has a long standing business relationship with the Group. The balance is unsecured, interest-free and repayable on demand.

(e) The non-current portion of other receivables comprised the below items:

(i) The balance of 2018 includes a cash consideration of RMB90,000,000 paid for acquisition of 9% equity interest of an insurance company. The consideration was refunded in December 2019.

(ii) The remaining balance represents the unsettled proceeds from the sale of a building included in property, plant and equipment which are to be collected over a period of seven years. The receivables were initially recognised at fair value based on cash flows discounted using a rate of 5.94%.

(f) The amount represents commission paid to property agents in PRC in advance after entering into pre-sale agreements and receiving deposits from customers. These payments are expected to be recognised in profit or loss within twelve months from the end of the reporting period at the point in time when the properties are complete and control is transferred to customers.

5 SHARE CAPITAL

	Number of ordinary shares	**Nominal value of ordinary shares** *HK$*	**Equivalent** *RMB*
Authorised:			
At 1 January 2018, 31 December 2018 (Audited) and at 31 December 2019 (Unaudited)	12,000,000,000	1,200,000,000	
Issued and fully paid:			
At 1 January 2018, 31 December 2018 (Audited) and at 31 December 2019 (Unaudited)	6,093,451,026	609,345,103	536,280,877

6 BORROWINGS

	As at 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Borrowings included in non-current liabilities		
Bank borrowings — secured	**2,965,625**	3,137,813
Bank borrowings — unsecured	**—**	184,880
Other borrowings — secured	**—**	278,636
Bonds	**—**	1,501,268
	2,965,625	5,102,597
Less: Amounts due within one year	**(2,405,219)**	(2,992,919)
	560,406	2,109,678
Borrowings included in current liabilities		
Current portion of long-term borrowings	**2,405,219**	2,992,919
Bank borrowings — secured	**772,100**	3,388,002
Other borrowings — guaranteed and secured	**—**	976,259
Bonds	**3,314,666**	1,372,640
	6,491,985	8,729,820

7 TRADE AND OTHER PAYABLES

	As at 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Trade payables *(Note (a))*	**11,642,929**	9,946,853
Other payables *(Note (b))*	**4,045,283**	3,250,058
Other taxes payable	**252,870**	252,295
Current portion	**15,941,082**	13,449,206

Notes:

(a) The ageing analysis of trade payables, based on invoice dates, as of the end of the year is as follows:

	As at 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Within 90 days	**8,636,311**	5,318,440
Over 90 days and within 1 year	**1,439,178**	1,540,523
Over 1 year	**1,567,440**	3,087,890
	11,642,929	9,946,853

(b) Other payables comprise:

	As at 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Deposits and advances from contractors	**729,135**	518,118
Deposits received from tenants of investment properties	**57,977**	72,114
Payable to joint operation partner	**31,720**	31,720
Advances from shareholders of associated companies and joint ventures *(Note (i))*	**1,005,410**	1,011,178
Advances from other parties *(Note (ii))*	**147,935**	313,164
Consideration payable on acquisition of subsidiaries	**313,121**	320,976
Consideration received for disposal of a subsidiary	**89,578**	87,620
Consideration received on behalf of an associate from associate's parent	**754,050**	—
Commission payables	**40,796**	35,908
Accruals and other payables *(Note (iii))*	**515,891**	680,543
Provision for loss arising from financial guarantee agreements *(Note (iv))*	**139,944**	89,136
Miscellaneous	**219,726**	89,581
	4,045,283	3,250,058

(i) As at 31 December 2019, except for advances from shareholders of associated companies and joint ventures amounted to RMB564,024,000 (2018: RMB850,411,000) which are unsecured, interest-bearing at rate ranging from 7% to 8.5% (2018: ranging from 5.2% to 13.5%) per annum and repayable on demand (2018: 6 months to 2 years after drawdown date), the remaining balances are unsecured, interest-free and repayable on demand.

(ii) As at 31 December 2019, except for advances from other parties amounted to RMB122,793,000 (2018: RMB116,553,000) which are secured, interest-bearing at 12% (2018: 12%) per annum, the remaining balance is unsecured, interest-bearing at rate ranging from 4.35% to 13.5% (2018: 4.35% to 13.5%) per annum and repayable on demand.

(iii) The amount mainly comprises accruals of general and administrative expenses, salaries and operating expenses.

(iv) In 2016, a provision for losses arose from three financial guarantee contracts in respect of guarantee agreements entered into by a subsidiary of the Group amounted to RMB34,990,000, RMB26,546,000 and RMB27,600,000 respectively.

8 OTHER INCOME AND OTHER GAINS AND LOSSES

	Year ended 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Government grants *(Note (a))*	**1,087**	2,534
Reversal of provision for losses on financial guarantee contracts in respect of guarantee agreement	**—**	674
Net loss from disposal of property, plant and equipment	**(1,477)**	(185)
Net exchange losses *(Note (b))*	**(63,703)**	(207,365)
Net loss from disposal of investment properties	**(3,844)**	(1,541)
Gain on disposal of subsidiary	**5,163**	—
Gain on rights transferred on sale and leaseback transactions	**10,795**	—
Miscellaneous	**(63,540)**	37,681
	(115,519)	(168,202)

Note:

(a) The government grants represented both the amortisation of deferred government grant and other subsidy income received from various local government authorities by certain subsidiaries which were credited to the unaudited consolidated statement of profit or loss directly. Grants from government were recognised at their fair values when the Group fulfilled the attached conditions.

As the provision of government grants should be approved by local government authorities on a case by case basis there is no assurance that the Group will continue to enjoy such grants in the future.

(b) Exchange difference mainly arises from the bonds in Note 6 which is denominated in USD.

9 PROFIT BEFORE INCOME TAX

Profit before income tax is arrived at after charging the following:

	Year ended 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Staff costs — including directors' emoluments *(Note (a))*	**410,744**	435,825
Auditor's remuneration	**3,700**	4,800
Charitable donation	**4,110**	1,134
Depreciation of property, plant and equipment	**85,994**	115,421
Depreciation of right-of-use assets	**8,714**	—
Amortisation of land use rights	**—**	56,200
Cost of properties sold	**8,212,205**	7,815,744
Business tax and other levies on sales and construction of properties *(Note (b))*	**151,665**	234,549
Direct outgoings arising from investment properties that generate rental income	**142,140**	143,343
Short-term leases expenses	**11,381**	—
Total minimum lease payment for lease previously classified as operating leases under HKAS 17	**—**	32,093
Hotel operating expenses	**145,927**	115,108

Notes:

(a) Staff costs (including directors' emoluments)

	Year ended 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Wages and salaries	**353,310**	372,863
Pension costs — defined contribution plans	**38,668**	41,054
Other allowances and benefits	**18,766**	21,908
	410,744	435,825

(b) Business tax and other levies on sales and construction of properties

The PRC companies of the Group are subject to business tax of 5% and other levies on their revenues from sale and construction of properties. These expenses are included in cost of sales.

10 FINANCE INCOME AND COSTS

	Year ended 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Finance income		
— interest income on bank deposits and loan to a related party	**94,582**	72,788
Interest expenses on bank borrowings	**(373,761)**	(638,454)
Interest expenses on other borrowings and advances from other parties	**(32,779)**	(31,865)
Interest expenses on senior notes and bonds	**(354,909)**	(340,853)
Interest expenses in lease liabilities	**(7,752)**	—
Less: Interest capitalised	**761,449**	1,011,172
Finance costs	**(7,752)**	—
Net finance income	**86,830**	72,788

11 INCOME TAX EXPENSE

	Year ended 31 December	
	2019	2018
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Current income tax		
— PRC enterprise income tax	**622,574**	645,650
— PRC land appreciation tax	**720,157**	389,949
	1,342,731	1,035,599
Deferred income tax		
— PRC enterprise income tax	**129,506**	165,394
— PRC withholding income tax	**93,528**	85,270
	223,034	250,664
	1,565,765	1,286,263

Hong Kong profits tax

Under two-tiered profits tax regime, the first HK$2 million of profits of qualifying corporations will be taxed at 8.25%, and profits above HK$2 million will be taxed at 16.5%. For the years ended 31 December 2019 and 2018, Hong Kong profit tax is calculated in accordance with the two-tiered profits tax rates regime.

Hong Kong profits tax has not been provided for as the Group has no estimated assessable profit in Hong Kong for the year ended 31 December 2019 (2018: Nil).

PRC enterprise income tax

PRC enterprise income tax is provided for at 25% (2018: 25%) of the profits for the PRC statutory financial reporting purpose, adjusted for those items which are not assessable or deductible for the PRC enterprise income tax purpose.

PRC land appreciation tax

PRC land appreciation tax is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds from sales of properties less deductible expenditures including cost of land use rights, borrowing costs, business taxes and all property development expenditures. The tax is incurred upon transfer of property ownership.

PRC withholding income tax

According to the Enterprise Income Tax Law of the PRC and its detailed implementation regulations, starting from 1 January 2008, a 10% withholding tax will be levied on the immediate holding companies established outside the PRC when their invested entities in the PRC declare their dividends out of the profits earned after 1 January 2008. A lower 5% withholding tax rate may be applied, subject to approval of local tax authorities, when the immediate holding companies are established in Hong Kong according to the tax treaty arrangement between the PRC and Hong Kong. The Group accrues for the PRC withholding income tax based on the tax rate of 5% for its immediate holding companies which are established in Hong Kong.

12 DIVIDENDS

No interim dividend was declared and the Board does not recommend payment of final dividend for the year ended 31 December 2019 (2018: Nil).

13 EARNINGS PER SHARE

Basic and diluted

Basic earnings per share for the years ended 31 December 2019 and 2018 is calculated by dividing the profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the year.

As there were no dilutive options and other dilutive potential shares in issue during 2019 and 2018, and the Company's shares were suspended for trading on the Stock Exchange, diluted earnings per share is the same as basic earnings per share.

	Year ended 31 December	
	2019	2018
	(Unaudited)	(Audited)
Profit attributable to equity holders of the Company *(RMB'000)*	**952,112**	855,076
Weighted average number of ordinary shares in issue *(thousands)*	**6,093,451**	6,093,451
Basic and diluted earnings per share *(RMB cents)*	**15.6**	14.0

14 COMPARATIVE FIGURES

Certain comparative figures have been reclassified in order to conform with current year's presentation.

RESULTS

The consolidated revenue of the Group was approximately RMB12,660.9 million for 2019 (2018: approximately RMB11,641.9 million), representing an increase of 8.8% as compared to 2018. The consolidated profit for the year and profit attributable to equity holders of the Company were approximately RMB1,135.9 million and RMB952.1 million respectively for 2019 (2018: approximately RMB1,289.1 million and RMB855.1 million respectively), representing a decrease of 11.9% and an increase of 11.3% respectively as compared to 2018. The basic and diluted earnings per share were RMB15.6 cents for 2019 (2018: RMB14.0 cents per share), representing an increase of 11.4% as compared to 2018.

The Board does not recommend payment of final dividend for the year ended 31 December 2019.

INDUSTRY REVIEW

The PRC government reiterated that residential properties should be used as dwellings instead of speculative investment. Stringent regulations were still applied on the real estate market to curb the speculative activities. The GFA sold in community house in the PRC in 2019 remained stable in terms of transaction volume and selling price.

PROSPECTS

Looking forward to 2020, the outbreak and spread of Coronavirus has significant adverse impacts on the economy. Real estate sectors are expected to be sluggish in the first and second quarters. Nevertheless, the adverse impacts on real estate market may be short term and temporary and have limited impact on the economy in long run.

In consideration of the economy uncertainties in 2020, the Group will develop the existing land reserves first and replenish the land parcel in a more prudent manner. The land reserves decreased by 4.9% in 2019 to 21.3 million sq.m. which is expected to be sufficient for projected growth for seven to eight years.

The Group is holding 36.8% and 24.6% of its land reserves in Anhui and Jiangsu Province respectively. Looking forward, the Group remains focused on capturing the opportunities presented by the market trends and government policies to optimize the regional layout of property projects.

BUSINESS REVIEW

Sales and Earnings

The revenue of the Group was approximately RMB12,660.9 million for 2019 (2018: approximately RMB11,641.9 million), representing an increase of 8.8% as compared to 2018. The increase in revenue in 2019 was mainly due to the increase in the GFA delivered from 1,248,065 sq.m. in 2018 to 1,484,164 sq.m. in 2019.

The gross profit of the Group was approximately RMB3,998.0 million for 2019, representing an increase of 20.3% as compared to 2018 (2018: approximately RMB3,322.0 million). The gross profit for 2019 increased primarily as a result of the revenue growth.

The profit for the year of the Group decreased by 11.9% from approximately RMB1,289.1 million in 2018 to approximately RMB1,135.9 million in 2019. The decrease was mainly due to the increase in the income tax provision.

The profit attributable to the equity holders of the Company was approximately RMB952.1 million for 2019, representing an increase of approximately RMB97.0 million or approximately 11.3% from 2018 (2018: approximately RMB855.1 million). The increase was mainly due to less profits being shared to the non-controlling interests in Nanjing Rong Li.

The cost of sales of the Group was approximately RMB8,662.9 million for 2019, representing an increase of 4.1% as compared to 2018 (2018: approximately RMB8,319.9 million). Cost of sales increased in line with revenue.

The average cost of properties included in cost of sales of the Group was RMB5,585.7 per sq.m. for 2019, representing a decrease of 11.6% over 2018 (2018: average cost of properties included in cost of sales was RMB6,319.9 per sq.m.). The decrease was due to less commercial properties being delivered in 2019 which had higher cost.

The total GFA sold and delivered by the Group in 2019 was approximately 1,484,164 sq.m., representing an increase of 18.9% as compared to 2018 (2018: approximately 1,248,065 sq.m.). Such increase was due to more properties delivered in the newly completed projects in Jiangsu and Anhui in 2019.

During the year under review, the average selling price ("**ASP**") of the Group's delivered properties was RMB8,146.5 per sq.m., representing a decrease of 8.4% as compared to 2018 (2018: RMB8,912.7 per sq.m). Such decrease was mainly due to less commercial properties being delivered to buyers in 2019 which had higher ASP.

The GFA of the properties delivered by the Group in 2019 and the ASP per sq.m. were as follows:

	Sales Revenue (RMB'000)		GFA Delivered (sq.m.)		ASP (RMB per sq.m.)	
	2019	2018	**2019**	2018	**2019**	2018
Nanjing Mingfa Wealth Centre	**2,132,058.9**	n/a	**143,207.9**	n/a	**14,887.9**	n/a
Wujing Mingfa Jiangwan City	**1,621,212.5**	1,005,192.3	**286,733.7**	201,557.7	**5,654.1**	4,987.1
Nanjing Minghong Xin Xing Yue Cheng	**1,054,427.8**	n/a	**76,040.9**	n/a	**13,866.6**	n/a
Nanjing Rong Li	**747,089.7**	2,433,583.3	**32,738.1**	105,362.8	**22,820.2**	23,097.2
Zhangzhou Longhai Mingfa Mall	**589,384.5**	n/a	**78,804.8**	n/a	**7,479.0**	n/a
Mingfa MingBo Town	**580,123.8**	n/a	**111,441.5**	n/a	**5,205.6**	n/a
Changsha Mingfa Shopping Mall	**503,207.9**	5,836.2	**72,379.7**	926.6	**6,952.3**	6,298.5
Guang'an Mingfa Mall	**445,289.1**	n/a	**107,308.6**	n/a	**4,149.6**	n/a
Xiamen Mingfa Mingfeng Town	**429,736.8**	n/a	**24,907.1**	n/a	**17,253.6**	n/a
Taoyuan Guandi	**423,454.4**	n/a	**67,076.3**	n/a	**6,313.0**	n/a
Nanjing Mingfa Xiang Hill Garden	**385,421.1**	383,900.1	**15,591.4**	16,080.4	**24,720.1**	23,873.7
Taizhou Mingfa City Complex	**333,465.6**	530,463.2	**47,918.7**	85,299.2	**6,959.0**	6,218.9
Taoyuan Guanlan	**328,797.2**	n/a	**64,800.8**	n/a	**5,074.0**	n/a
Taoyuan Fudi	**242,308.1**	n/a	**49,587.5**	n/a	**4,886.5**	n/a
Wuxi Mingfa International New Town	**212,796.8**	70,977.2	**23,056.2**	9,215.3	**9,229.5**	7,702.1
Jinzhai Mingfa Shopping Mall	**204,068.2**	1,668,529.8	**40,400.0**	325,519.1	**5,051.2**	5,125.8
Taoyuan Xi'an	**195,689.5**	n/a	**35,350.3**	n/a	**5,535.7**	n/a
Shenyang Creative Industrial Estate	**186,773.6**	n/a	**31,884.0**	n/a	**5,857.9**	n/a
Nanjing Mingfa Yueshanyuefu	**184,564.0**	n/a	**6,602.5**	n/a	**27,953.7**	n/a
Taoyuan Mingzhu	**160,030.2**	n/a	**23,116.3**	n/a	**6,922.8**	n/a
Taoyuan Mansion	**134,034.4**	n/a	**27,372.7**	n/a	**4,896.6**	n/a
Sihong	**127,412.4**	n/a	**24,482.4**	n/a	**5,204.2**	n/a
Minghong Xin Xing Yue Cheng	**126,806.5**	n/a	**4,879.4**	n/a	**25,988.1**	n/a
Zhenjiang Mingfa Jinxiu Yinshan	**119,887.0**	72,671.6	**23,520.3**	15,051.8	**5,097.2**	4,828.1
Nanjing Mingfa New City Finance Building	**93,837.2**	112,380.7	**4,126.7**	6,205.4	**22,739.0**	18,110.2
Taoyuan Nanyuan Villa	**89,720.6**	n/a	**9,764.2**	n/a	**9,188.7**	n/a
Huai'an Mingfa Shopping Mall	**75,664.1**	n/a	**9,539.2**	n/a	**7,931.9**	n/a
Yangzhou Mingfa Jiangwan City	**51,962.0**	161,425.8	**7,124.1**	26,611.1	**7,293.8**	6,066.1
Tianjin Binhai Mingfa Shopping Mall	**46,969.1**	431,216.3	**4,504.7**	48,548.9	**10,426.7**	8,882.1
Nanjing Mingfa Yuejingyuan	**43,067.7**	784,346.4	**2,338.2**	49,193.5	**18,419.2**	15,944.1
Zibo Mingfa World Trade Centre	**34,419.0**	1,068,073.2	**2,041.8**	167,619.9	**16,857.2**	6,372.0
Shenzhen Mingfa Guangming Xuan	**18,184.9**	92,959.1	**579.7**	2,906.1	**31,369.5**	31,988.1
Nanjing Mingfa Cloud Mansion	**11,545.5**	141,044.2	**575.7**	6,001.7	**20,054.7**	23,500.6
Nanjing Mingfa Pearl River International	**7,403.4**	68,985.2	**388.7**	2,130.9	**19,046.6**	32,374.5
Nanjing Dream Garden	**n/a**	1,608,024.8	**n/a**	112,316.6	**n/a**	14,316.9
Nanjing Mingfa Pearl Spring Resort	**n/a**	116,849.1	**n/a**	5,050.9	**n/a**	23,134.5
Quanzhou Mingfa International Huachang City	**n/a**	103,271.4	**n/a**	20,260.4	**n/a**	5,097.2
Others	**149,952.6**	263,887.7	**23,979.7**	42,206.7	**6,253.3**	6,252.3
Total	**12,090,766.1**	11,123,617.6	**1,484,163.9**	1,248,064.7	**8,146.5**	8,912.7

CONTRACTED SALES

In the year under review, the Group recorded contracted sales of approximately RMB11,314.0 million with GFA of 1,448,890 sq.m. (2018: approximately RMB16,358.8 million with GFA of 1,786,192 sq.m.).

PRE-SOLD PROPERTIES

As at 31 December 2019, the attributable GFA of pre-sold properties not yet delivered to the buyers was 2,908,020 sq.m. (2018: 2,685,253 sq.m.). Set out below are the details of the properties, the Group's interest and the attributable pre-sold GFA of the Group:

City	Property	Group's Interest	Attributable Pre-sold GFA *(sq.m.)*
Changsha	Changsha Mingfa Shoppong Mall	100%	242,691
Chizhou	Taoyuan Mingzhu	100%	38,326
Chizhou	Taoyuan Xiangsong	100%	97,375
Chizhou	Yangguang Qingcheng	100%	14,409
Dingyuan	Dingyuan Mingfa Shuiyun Taoyuan	100%	35,262
Fengxian	Xingyue City	70%	32,738
Guang'an	Guang'an Mingfa Mall	100%	53,359
Guang'an	Guang'an Wealth Centre	100%	88,132
Hefei	Hefei Mingfa Shopping Mall	100%	19,946
Huai'an	Huai'an Mingfa Shopping Mall	100%	35,269
Huai'an	Jinse Shuian	100%	60,314
Huizhou	Huizhou Mingfa Gaobang New City	80%	21,942
Jinzhai	Jinazhai Yueshanyuefu	100%	91,801
Jinzhai	Jinzhai Mingfa City Square	100%	202,567
Jinzhai	Mingfa City Lights	100%	61,765
Laian	Mingfa North Station Centre	100%	56,263
Laian	Mingfa North Station New Town	100%	124,064
Laian	Mingfa North Station Yayuan	100%	92,219
Ma'anshan	Hecheng Shoufu	100%	17,901
Nanjing	Nanjing Mingfa G20	80%	41,089
Nanjing	Nanjing Mingfa Shopping Mall	100%	30,547
Nanjing	Nanjing Mingfa Yueshanyuefu	100%	59,036
Nanjing	Nanjing Rong Li	51%	15,966
Pingliang	Pingliang Mingfa European City	60%	21,664
Quanjiao	Taoyuan New Town	100%	90,410
Quanzhou	Quanzhou Mingfa Hua Chang City	100%	39,616
Shandong	Shandong Zibo World Trade Center	100%	101,352
Shenyang	Shenyang Mingfa Jinxiuhwa City	100%	86,009
Shenyang	Shenyang Mingfa Mall	100%	19,662

City	Property	Group's Interest	Attributable Pre-sold GFA *(sq.m.)*
Sihong	Shui Yun Taoyuan	100%	92,052
Suqian	Siyang Mingfa Shoufu	70%	20,585
Taizhou	Taizhou Mingfa City Complex	100%	184,487
Wuhu	Chun Gu Xi An	100%	114,063
Wujiang	Wujiang Mingfa Jiangwan New City	100%	329,678
Xiamen	Xiamen Mingfa Shopping Mall	70%	15,958
Zhangzhou	Zhangpu 2017SG15	51%	10,294
Zhangzhou	Zhangzhou Longhai Mingfa Mall	100%	46,194
Zhangzhou	Zhangzhou Mingfa Shopping Mall	100%	12,116
Zhengjiang	Zhengjiang Jinxiu Yishan	100%	55,239
Zibo	Taohua Yuanzhu	100%	46,265
Others			89,395
Total			**2,908,020**

SUMMARY OF LAND RESERVES

As at 31 December 2019, land reserves attributable to the Group decreased by 4.9% to approximately 21.3 million sq.m. (2018: approximately 22.4 million sq.m.), consisting of 125 projects (2018: 116 projects) in total.

	Number of Projects	Attributable GFA *(million sq.m.)*
Completed projects	35	2.6
Projects under development	60	14.2
Projects for future development	30	4.5
Total	**125**	**21.3**

The following tables summarize the details of the Group's land reserves as at 31 December 2019:

Property Name	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area *(Sq.m.) (Note 3)*	Approximate Leasable and Saleable GFA *(Sq.m.)*	Group's Interest	Attributable GFA *(Sq.m.)*
Completed Property (held for sale/leasing) *(Note 1)*								
Xiamen Mingfa Seascape Garden	Located at Qianpu South 2 Road, Siming district, Xiamen, Fujian Province.	Dec/2004	Residential/ Commercial/ Office	Completed	18,247	449	100%	449
Xiamen Mingfa Noble Place	Located at Jiangtou Residential, Huli district, Xiamen, Fujian Province.	Dec/2004	Residential/ Commercial/ Office	Completed	5,529	1,287	100%	1,287
Xiamen Mingfa Garden	Located at Huanhuli South, lvling Road, Siming district, Xiamen, Fujian Province.	Apr/2005	Residential/ Commercial	Completed	18,697	13,657	100%	13,657
Xiamen Jianqun Elegant Garden	Located at Qianpu Lianqian East Road North, Huli district, Xiamen, Fujian Province.	Apr/2005	Residential/Office	Completed	10,257	1,418	100%	1,418
Xiamen Mingfa International New Town	Located at Qianpu Lianqian Road South, Siming district, Xiamen, Fujian Province.	Feb/2002	Residential/ Commercial/ Office	Completed	26,016	5,527	100%	5,527
Xiamen Mingfa Shopping Mall	Located to the northwest of Jiahe Road and Lianqian Road, Siming district, Xiamen, Fujian Province.	Oct/2007	Commercial/Office/ Hotel	Completed	166,775	25,722	70%	18,006
Xiamen Mingfa Town	Located at lvling Road, Siming Industrial Park, Siming district, Xiamen, Fujian Province.	Jan/2008	Residential/ Commercial	Completed	12,879	14,930	100%	14,930
Nanjing Pearl Spring Resort	Located in Pearl Spring Resort, Pukou district, Nanjing, Jiangsu Province.	Dec/2008	Residential/Hotel	Completed	112,973	3,928	100%	3,928
Nanjing Mingfa Riverside New Town	Located in Taishan village, Pukou district, Nanjing, Jiangsu Province.	Nov/2009	Residential/ Commercial	Completed	1,072,182	35,667	100%	35,667
Nanjing Mingfa Shopping Mall	Located at the intersection of Dingqiang Road and Yulan Road in Yuhuatai district, Nanjing, Jiangsu Province	Dec/2010	Commercial/Office/ Hotel	Completed	182,588	112,186	100%	112,186
Wuxi Mingfa Shopping Mall	Located in Sitou Village and Tangtou Village, Yanqiao town, Huishan district, Wuxi, Jiangsu Province	Dec/2011	Residential/ Commercial/ Hotel	Completed	216,643	435,985	70%	305,189
Hefei Mingfa Shopping Mall	Located along the northeast side of the junction of Silihe Road and Dangshan Road, Luyang district, Hefei, Anhui Province	Dec/2011	Residential/ Commercial/ Office/Hotel	Completed	176,698	185,223	100%	185,223

Property Name	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area *(Sq.m.)* *(Note 3)*	Approximate Leasable and Saleable GFA *(Sq.m.)*	Group's Interest	Attributable GFA *(Sq.m.)*
Yangzhou Mingfa Shopping Mall	Located at the south of Yunhe Road East and west of Baolin Road, Guangling District, Yangzhou, Jiangsu Province	Dec/2011	Residential/ Commercial/ Hotel	Completed	145,267	226,320	100%	226,320
Nanjing Mingfa City Square	Located on Dingshan Road, Pukou district, Nanjing, Jiangsu Province.	Dec/2012	Residential/ Commercial/ Office	Completed	128,683	69,851	100%	69,851
Honglai Mingfa Commercial Center	Located at Longlai district, Nanan, Fujian Province.	Jun/2012	Residential/ Commercial	Completed	27,065	11,726	100%	11,726
Xiamen Mingfa Xiang Wan Peninsula	Located at East part of Xiang'an Road, Xiang'an, Fujian Province.	Dec/2012	Residential/ Commercial	Completed	104,380	13,308	100%	13,308
Zhangzhou Mingfa Shopping Mall	Located at Longjiang Road East, Shuixian Street North, No.6 Road West, Xinpu Road South, Zhangzhou, Fujian Province.	Dec/2013	Residential/ Commercial/ Office/Hotel	Completed	223,589	237,328	100%	237,328
Xiamen Mingfa Harbor Resort	Located at south of Wu Yuan Wan Bridge, west of Huan Wan Road, and along the seaview strip of Huli district, Xiamen, Fujian Province.	Dec/2013	Hotel	Completed	58,952	136,972	100%	136,972
Huaian Mingfa Shopping Mall (Block C)	Located in Weihai East Road, Huaian, Jiangsu Province	Dec/2014	Residential	Completed	51,345	10,403	100%	10,403
Nanjing Mingfa Pearl River International	Located at Jiangpu Street, East to Xianzhang Road, South to Jiangpu Secondary School, North to South River, West to Guihua Road, Pukou District, Jiangsu Province	Sep/2017	Residential	Completed	8,586	7,215	100%	7,215
Nanjing Mingfa New City Finance Building	Located in New Town Business Avenue North, Pukou District, Nanjing, Jiangsu Province.	Dec/2017	Residential/ Commercial	Completed	59,042	33,256	100%	33,256
Nanjing Mingfa Cloud Mansion	Located in along the mountain road south, Jiangpu street, Nanjing, Jiangsu Province	Sep/2017	Residential	Completed	32,787	3,103	40%	1,241
Jinzhai Mingfa City Square	Located at New Town District, Meishan Town, Jinzhai County, Hefei, Anhui Province	Sep/2017	Residential/ Commercial	Completed	105,504	219,451	100%	219,451
Jinzhai Mingfa City Square	Located at New City, Meishan Town, Jinzhai County, Anhui Province	Dec/2017	Residential/ Commercial	Completed	62,885	57,737	100%	57,737
Wuxi Mingfa International New Town	Located south of Yanqiao town, Huishan district, Wuxi, Jiangsu Province.	Jun/2017	Residential/ Commercial	Completed	258,297	92,756	100%	92,756
Jinzhai Mingfa City Square	Located at New City, Meishan Town, Jinzhai County, Anhui Province	Jun/2018	Residential/ Commercial	Completed	203,406	227,311	100%	227,311

Property Name	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area *(Sq.m.)* *(Note 3)*	Approximate Leasable and Saleable GFA *(Sq.m.)*	Group's Interest	Attributable GFA *(Sq.m.)*
Beijing Mingfa Mall	Located in Beizang Village, Daxing district, Beijing	Dec/2018	Residential/ Commercial	Completed	45,414	111,142	100%	111,142
Nanjing Dream Garden	Located at Yuhuatai Economic Development Zone, Nanjing, Jiangsu Province	Jul/2018	Residential	Completed	58,914	15,841	51%	8,079
Xiamen Mingfeng Town	Located at Lingdou Siming District, Xiamen, Fujian Province.	Jul/2018	Commercial	Completed	19,190	95,688	100%	95,688
Zhenjiang Mingfa Xinjin Yuancheng	Located at East of the new road, Danbei Town, Danyang City	Jan/2018	Residential/ Commercial	Completed	14,287	11,629	100%	11,629
Shenzhen Mingfa Guangming Xuan	Located at Tianliao Yulv Area, Guangming New District, Shenzhen	Dec/2018	Commercial	Completed	4,109	12,320	100%	8,834
Nanjing Mingfa Yuejingyuan	Located at Pukou south along the mountain road, east side Nanjing University of Technology	Oct/2018	Commercial	Completed	31,455	38,415	100%	38,415
Nanjing Mingfa Xiang Hill Garden	Located in Along the mountain road to the South, Caiba Road East, Pukou District, Nanjing, Jiangsu Province.	Dec/2019	Residential	Completed	115,876	100,817	100%	100,817
Nanjing Xingyue City	Located in Along the street High and new technology industrial Development Zone, Nanjing, Jiangsu Province.	Dec/2019	Commercial	Completed	27,428	12,690	40%	5,076
Jinzhai Mingfa City Square	Located at Jinzhai County Meishan Town New Town, Hefei, Anhui Province.	Dec/2019	Residential/ Commercial	Completed	111,142	128,403	100%	128,403
Sub-total					**3,917,083**	**2,709,663**		**2,550,428**
Property under development *(Note 2)*								
Zhenjiang Jinxiu Yinshan	Located in the centre of Zhenjiang City, Jiangsu Province	Dec/2020	Residential/ Commercial/ Hotel	Approximately 90% of construction has been completed	296,702	171,450	100%	171,450
Huaian Mingfa Shopping Mall (Block A)	Located in Shenzhen South Road, Huaian, Jiangsu Province	Dec/2020	Commercial	Approximately 90% of construction has been completed	133,110	256,898	100%	256,898
Shenyang Mingfa Jinxiu Hua City	Located in Shenbei Xinqu Daoyi Development Zone, Liaoning Province	Dec/2020	Residential/ Commercial	Approximately 90% of construction has been completed	61,222	169,401	100%	169,401
Yangzhou Mingfa Jiangwan City	Located at East of Xuzhuang Road, North of Kaifa East Road, West of Liaojiagou Road, South of Ming Cheng Road, Yangzhou, Jiangsu Province.	Dec/2020	Residential	Approximately 90% of construction has been completed	158,238	3,997	100%	3,997

Property Name	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area *(Sq.m.)* *(Note 3)*	Approximate Leasable and Saleable GFA *(Sq.m.)*	Group's Interest	Attributable GFA *(Sq.m.)*
Taizhou Mingfa International Mall	Located in Gaogang Distrct, Taizhou, Jiangsu Province	Dec/2020	Residential/ Commercial	Approximately 70% of construction has been completed	292,487	392,487	100%	392,487
Taizhou Mingfa International Mall	Located in Gaogang Distrct, Taizhou, Jiangsu Province	Dec/2020	Residential/ Industrial	Approximately 60% of construction has been completed	237,075	199,429	100%	199,429
Zhangzhou Longhai Mingfa Mall (2011G17,2011G18)	Located in Bangshan Town, Kekeng Village, Longhai, zhangzhou, Fujian Province.	Dec/2020	Residential/ Commercial	Approximately 90% of construction has been completed	78,622	235,204	100%	235,204
Shanghai Mingfa Shopping Mall	Located in Hu Yi Highway East, Baiyin Road of South, Boundary of West, Gaotai Road North, Shanghai	Dec/2020	Commercial	Approximately 50% of construction has been completed	53,779	152,555	100%	152,555
Pingliang Mingfa European City	Located in Water bridge West, Linjing Road North, Kongdong District, Pingliang, Gansu Province	Dec/2021	Residential	Approximately 80% of construction has been completed	117,594	112,637	60%	67,582
Changsha Mingfa Shopping Mall	Located in Star Cheng Town, Wangcheng County, Changsha, Hunan Province.	Dec/2021	Residential/ Commercial	Approximately 50% of construction has been completed	285,594	1,045,458	100%	1,045,458
Huizhou Mingfa Gaobang New City	Huizhou City West Train Station, Guangdong Province	Dec/2020	Residential	Approximately 70% of construction has been completed	332,335	708,157	80%	566,526
Tianjin Binhai Mingfa Shopping Mall	Located in Tanggu Marine Hi-Tech Development Zone, Tianjin	Dec/2021	Commercial	Approximately 50% of construction has been completed	209,048	364,852	100%	364,852
Nanjing Mingfa Wealth Center	Located in NewCity Headquarters Avenue on the north side of 05 plots, Pukou district, Nanjing, Jiangsu Province.	Dec/2020	Commercial/Office	Approximately 70% of construction has been completed	56,694	140,262	100%	140,262
Nanjing Rong Li	Located at Jiangpu street, Puzhu Road North, Directional River Road East, Pukou district, Nanjing, Jiangsu Province.	Dec/2020	Residential	Approximately 70% of construction has been completed	132,937	111,742	51%	56,988
Wujiang Mingfa Jiangwan New City	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Dec/2020	Residential/ Commercial	Approximately 70% of construction has been completed	298,289	505,775	100%	505,775
Wujiang Mingfa Jiangwan New City	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Dec/2021	Residential/ Commercial	Approximately 60% of construction has been completed	489,567	1,111,321	100%	1,111,321
Quanzhou Mingfa International Huachang City	Located at Neicuo village, Guanqiao Town, Nanan, Fujian Province.	Dec/2021	Residential/ Commercial	Approximately 55% of construction has been completed	276,120	745,600	100%	745,600
Guang'an Mingfa Mall (GC2013–45 Block)	Located in Bridge Group, Guanan, Sichuan Province	Dec/2020	Residential/ Commercial	Approximately 60% of construction has been completed	76,153	275,383	100%	275,383
Shandong Zibo World Trade Center	Located in People's road to the north, Shanghai Road to the East, Zhangdian District, Zibo, Shandong Province.	Dec/2021	Residential/ Commercial	Approximately 55% of construction has been completed	147,371	448,447	100%	448,447

Property Name	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (Sq.m.) (Note 3)	Approximate Leasable and Saleable GFA (Sq.m.)	Group's Interest	Attributable GFA (Sq.m.)
Shenyang Creative Industrial Estate	Located in Shenbei Xinqu Daoyi Development Zone, Liaoning Province	Dec/2021	Residential/ Commercial	Approximately 75% of construction has been completed	154,024	289,705	100%	289,705
Zhangzhou Longhai Mingfa Mall (2011G15、2012G15)	Located in Bangshan Town, Kekeng Village, Longhai, Zhangzhou, Fujian Province.	Jun/2021	Residential	Approximately 55% of construction has been completed	63,127	114,593	100%	114,593
Zhongao Town Buliding	Located at South of Xiang'an District, Xiamen, Fujian Province.	Dec/2020	Commercial	Approximately 60% of construction has been completed	11,870	98,104	51%	50,033
Mingfa MingBo Town	Located at Bowang Town Bowang District, Maanshan, Anhui Province	Dec/2020	Residential/ Commercial	Approximately 60% of construction has been completed	101,504	60,509	100%	60,509
Nanjing Mingfa Yueshan Yuefu	Pukou Jiangpu street angle at University Avenue and Flower Industry	Dec/2020	Residential	Approximately 80% of construction has been completed	72,280	72,906	100%	72,906
Taoyuan New Town	Located at Xianghe Town, Quanjiao, Anhui Province	Dec/2020	Residential	Approximately 60% of construction has been completed	109,452	203,657	100%	203,657
Taoyuan Mansion	Located at Xianghe Town, Quanjiao, Anhui Province.	Dec/2020	Residential	Approximately 60% of construction has been completed	18,099	30,768	100%	30,768
Taoyuan Mingzhu	Located in Shengzhouhu Road, Chizhou, Anhui Provine	Jun/2021	Residential	Approximately 60% of construction has been completed	99,943	136,793	100%	136,793
Sihong Shuiyun Taoyuan Garden	Located in Radish Li Road East, North of Sizhou Street, Sihong County, Suqian, Jiangsu Provine	Dec/2020	Residential/ Commercial	Approximately 50% of construction has been completed	84,200	169,178	100%	169,178
Jinse Shuian	Located in North side of Huaihe Road, Jinhu County, Huanan, Jiangsu Provine	Dec/2022	Residential/ Commercial	Approximately 50% of construction has been completed	289,236	336,769	100%	336,769
Taoyuan Xi'an	Located in Gushi Town, Dangtu County, Anhui Provine	Dec/2020	Residential/ Commercial	Approximately 50% of construction has been completed	24,439	10,393	100%	10,393
Taoyuan Guandi	Located in South side of Taochang Road, Hanshan County, Anhui Provine	Dec/2020	Residential	Approximately 50% of construction has been completed	43,868	7,500	100%	7,500
Wujiang Mingfa Jiangwan New City	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Dec/2021	Residential/ Commercial	Approximately 35% of construction has been completed	613,287	1,665,440	100%	1,665,440
Nanjing International Business Center	Located in Software service center high tech Development Zone, Nanjing, Jiangsu Province.	Dec/2021	Commercial	Approximately 40% of construction has been completed	62,015	446,246	80%	356,997
Taoyuan Xiangsong	Located in North New District, Dongzhi County, Chizhou, Anhui Province.	Dec/2020	Residential/ Commercial	Approximately 40% of construction has been completed	36,590	62,202	100%	62,202
Taoyuan Fudi	Located at Xianghe Town, Quanjiao, Anhui Province.	Dec/2020	Residential	Approximately 40% of construction has been completed	66,262	158,206	51%	80,685

Property Name	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area *(Sq.m.)* *(Note 3)*	Approximate Leasable and Saleable GFA *(Sq.m.)*	Group's Interest	Attributable GFA *(Sq.m.)*
Taoyuan Guanlan	Located at Xianghe Town, Quanjiao, Anhui Province.	Dec/2020	Residential	Approximately 40% of construction has been completed	55,481	78,229	51%	39,897
Mingfa North Station New Town	Located in west side of Changjiang road, Chahe town, Laian county	Jan/2020	Residential/ Commercial	Approximately 85% of construction has been completed	65,335	163,337	100%	163,337
Guang'an Mingfa City complex Project (ChaMa Road B1–1 Block)	Located in Binjiang Road, Guang'an District, Guanan, Sichuan Province	Dec/2021	Residential/ Commercial	Approximately 50% of construction has been completed	76,363	305,452	100%	305,452
Zhangpu Mingfa Xiangshan Wan	Located in Houcai Village, Qianting Town, Zhangpu County, zhangzhou, Fujian Province.	May/2022	Residential/ Commercial	Approximately 40% of construction has been completed	46,885	204,457	51%	104,273
Wuhu Chungu Xi'an	Located in New City east of Chengdong, Fanchang County, Wuhu City, Anhui Provine	May/2022	Residential	Approximately 50% of construction has been completed	64,607	129,214	100%	129,214
New project in Nanjing Pukou 2014GY04、2016GY020	Located in the channel of science and technology industrial park, Pukou district, Nanjing, Jiangsu Province.	Feb/2021	Industrial	Approximately 35% of construction has been completed	119,564	95,652	100%	95,652
Mingfa north station center	Located at Chahe Town, Laian, Anhui Province	Jun/2021	Residential/ Commercial	Approximately 60% of construction has been completed	69,757	132,699	100%	132,699
Mingfa north station villas	Located at Chahe Town, Laian, Anhui Province	Jun/2021	Residential	Approximately 80% of construction has been completed	66,350	383,664	100%	383,664
Hecheng Shoufu	Located at Liyang Town, Maanshan, Anhui Province	Jan/2021	Residential	Approximately 55% of construction has been completed	26,918	53,835	100%	53,835
Mingfa Huguangshanse Yihao	Located at Xiangquan Town Maanshan, Anhui Province	Dec/2020	Residential/ Commercial	Approximately 40% of construction has been completed	68,688	82,426	100%	82,426
	Located at Xiangquan Town Maanshan, Anhui Province	Dec/2020	Residential/ Commercial	Approximately 40% of construction has been completed	63,674	76,409	100%	76,409
Jinzhai Yueshan Yuefu	Located at Jinzhai County Meishan Town New Town, Hefei, Anhui Province	Jun/2021	Residential/ Commercial	Approximately 40% of construction has been completed	133,332	252,883	100%	252,883
New project in Nanjing Pukou G01	Located in Xinghuo Road Bus station, Jiangbei New District, Nanjing, jiangsu Provine	Nov/2022	Commercial/Office	Approximately 30% of construction has been completed	7,025	21,145	40%	8,458
Nanjing Mingrong Garden	Located in Puzhu Road, Jiangpu street, Pukou District, Nanjing, Jiangsu Province.	Dec/2020	Commercial	Approximately 20% of construction has been completed	26,530	66,325	100%	66,325
New project in Nanjing Pukou G30	Located at Pukou north of Nanjing University of Technology, south along the mountain road	Dec/2020	Commercial	Approximately 20% of construction has been completed	32,843	59,117	100%	59,117

Property Name	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area *(Sq.m.)* *(Note 3)*	Approximate Leasable and Saleable GFA *(Sq.m.)*	Group's Interest	Attributable GFA *(Sq.m.)*
Taohua Yuanzhu	Located at Xingyuan Road Zibo, Shandong Province	Oct/2022	Residential	Approximately 30% of construction has been completed	156,691	282,044	100%	282,044
Mingfa internet industrial park	Located at Xingyuan Road Zibo, Shandong Province	Oct/2022	Commercial	Approximately 20% of construction has been completed	67,156	100,735	100%	100,735
Siyang Mingfa Shoufu2013E1	Located at Zhongxing Town Siyang, Suqian, Jiangsu Province	Dec/2021	Residential/ Commercial	Approximately 30% of construction has been completed	64,173	320,865	70%	224,606
New project in Jinniuhu TP201813-3	Located in east of Changxing road and north of nameless road, Jinniu lake new city, Tianchang, Anhui Provine	Oct/2021	Residential/ Commercial	Approximately 60% of construction has been completed	48,073	96,145	100%	96,145
Xingyue City	Located in West Ring Road East, Zhangyang Avenue North, West City Road West, Fengxian, Xuzhou, Jiangsu Province	Dec/2020	Residential/ Commercial	Approximately 30% of construction has been completed	102,069	255,172	70%	178,620
Mingfa City Lights JZZB-GT-2018-37	Located in Jinzhai modern industrial park, Anhui Provine	Mar/2021	Residential/ Commercial	Approximately 40% of construction has been completed	43,995	131,986	100%	131,986
Jurong Youjia Village	Located in Baohua Town, Jurong, Jiangsu Provine	Apr/2021	Residential	Approximately 50% of construction has been completed	8,378	20,945	51%	10,682
Mingbo Yue City	Located at Bowang Town, Bowang District, Maanshan, Anhui Provine	Nov/2021	Residential/ Commercial	Approximately 30% of construction has been completed	67,600	121,680	100%	121,680
Dingyuan Mingfa Shuiyun Taoyuan	Located at Kaoshan Road, Dingyuan Town, Chizhou, Anhui Provine	Oct/2022	Residential	Approximately 30% of construction has been completed	69,333	138,666	100%	138,666
Shenyang Mingfa Square	Located in Shenbei Xinqu Daoyi Development Zone, Liaoning Province	Jun/2021	Residential/ Commercial	Approximately 40% of construction has been completed	119,154	238,308	100%	238,308
Yangguang Qingcheng	Located at Rongcheng Town, Chizhou, Anhui Provine	Apr/2022	Residential/ Commercial	Approximately 30% of construction has been completed	58,308	151,600	100%	151,600
Sub-total					**7,311,413**	**14,977,014**		**14,186,455**
Property with land use rights certificate for future development *(Note 3)*								
Nanjing Mingfa Furniture City	Located in Huangyao Village, Taishan Street, Pukou district, Nanjing, Jiangsu Province.	Jun/2021	Industrial	Vacant	41,434	103,585	100%	103,585
Lanzhou Mingfa Zhongke Ecological park	Located in Weijia Village of Southwest, Gansu Province	Dec/2021	Residential	Vacant	1,371,786	1,371,786	51%	699,611
Taiwan Taoyuan 54 Block	Located in Air passenger Park, Taoyuan, Taiwan	Jun/2021	Commercial	Vacant	13,710	32,905	100%	32,905
Taiwan Taoyuan 169 Block	Located in Air passenger Park, Taoyuan, Taiwan	Jun/2021	Commercial	Vacant	16,110	38,663	100%	38,663

Property Name	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area *(Sq.m.)* *(Note 3)*	Approximate Leasable and Saleable GFA *(Sq.m.)*	Group's Interest	Attributable GFA *(Sq.m.)*
Shenyang Mingfa Wealth Center	Located at Young Street, Heping District, Shenyang, Liaoning Province	Dec/2021	Commercial	Vacant	5,468	54,677	100%	54,677
Shenyang Mingfa Comprehensive Technology Park	Located at Zaohua Street, Yuhong District, Shenyang, Liaoning Province	Dec/2021	Residential	Vacant	235,526	423,948	100%	423,948
Lianyungang Mingfa Hiyue Mingdu	Located in East side of silver Beach Road, Qingkou Town, Lianyungang, Jiangsu Provine	Apr/2021	Residential	Vacant	50,458	75,687	100%	75,687
New project in Maanshan MingPu	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Apr/2021	Industrial	Vacant	31,258	46,888	100%	46,888
New project in Maanshan MingLin	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Apr/2021	Residential/ Commercial/ Industrial	Vacant	123,223	211,755	100%	211,755
Siyang Mingfa Shoufu2013E2	Located at Zhongxing Town Siyang, Suqian, Jiangsu Province	Dec/2021	Residential/ Commercial	Vacant	39,799	198,995	70%	139,297
Jurong Zidong Square	Located at the east side of Ninghang north road and the west side of Chigang road Jurong, Jiangsu Province	Aug/2022	Residential/ Commercial	Vacant	53,892	296,406	100%	296,406
Mingfa Huguangshanse Erhao	Located at Xiangquan Town Maanshan, Anhui Province	May/2021	Residential	Vacant	108,972	108,972	100%	108,972
New project in Jurong2017–2–1–08	Located in Huanhu Road, Jurong, Jiangsu Provine	Apr/2021	Commercial	Vacant	9,265	13,989	100%	13,989
Mingfa City Lights JZZB-GT-2018–38	Located in Jinzhai modern industrial park, Anhui Provine	Mar/2021	Residential	Vacant	63,421	139,527	100%	139,527
New Project in Dingyuan CR2018–21	Located at south of QiJiguang Avenue, Dingyuan Town, Chizhou, Anhui Provine	Oct/2022	Commercial/Office	Vacant	24,439	146,636	100%	146,636
New Project in Fengxian (2016–30, 2016–32, 2016–33, 2016–34)	Located in West Ring Road East, Zhangyang Avenue North, West City Road West, Fengxian, Xuzhou, Jiangsu Province	Dec/2022	Residential/ Commercial	Vacant	213,380	533,451	70%	373,415
New Project in Huai'an Xinyi	Located in North of Beijing East Road, East of Qianjiang Eoad, Xinyi, Xuzhou, Jiangsu Province	Oct/2022	Commercial	Vacant	46,548	88,000	60%	52,800
Xinyi Mingfa Zhongyang Lake CBD	Located in zhongshan Road, Xinyi high-tech Zone, Xuzhou, Jiangsu Province	Jan/2023	Residential/ Commercial	Vacant	76,473	202,653	100%	202,653
New Project in Qingyang	Located at Qibuquan Road, Rongcheng Town, Chizhou, Anhui Provine	Apr/2022	Residential/ Commercial	Vacant	52,388	136,207	100%	136,207
Mingfa north station Meiyuan	Located at Chahe Town, Laian, Anhui Province	Apr/2022	Residential/ Commercial	Vacant	64,377	141,429	100%	141,429

Property Name	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area *(Sq.m.)* *(Note 3)*	Approximate Leasable and Saleable GFA *(Sq.m.)*	Group's Interest	Attributable GFA *(Sq.m.)*
New Project in Zibo Hotel	Located at zibo Economic Development Zone South of Renmin Road, Zibo, Shandong Province	Oct/2023	Residential/ Commercial	Vacant	81,795	114,513	100%	114,513
Nan'an Mingfa International Center	Located at Fuxi Community, Meilin Streets, Quanzhou, Fujian Province.	Aug/2023	Office	Vacant	22,288	133,728	100%	133,728
New Project in Fengxian (2019-39)	Located in West Ring Road East, Zhangyang Avenue North, West City Road West, Fengxian, Xuzhou, Jiangsu Province	Mar/2023	Residential/ Commercial	Vacant	22,316	55,791	70%	39,054
Sub-total					**2,768,327**	**4,670,190**		**3,726,344**
Property with signed land use rights contract for future development *(Note 4)*								
Hong Six highway rebuilding Project	Located at Xixia Village, Honglai Town, Nanan, Fujian Province.	Dec/2022	Residential/ Commercial	Vacant	22,784	92,298	100%	92,298
Zhangzhou Longhai Mingfa Mall (2011G16,2012G13,2012G14)	Located in Bangshan Town, Kekeng Village, Longhai, zhangzhou, Fujian Province.	Dec/2022	Residential	Vacant	105,188	315,564	100%	315,564
Kangyang Town	Located in Jiangjun Road, Jinzhai, Anhui Provine	Sep/2021	Residential/ Commercial	Vacant	64,539	103,263	100%	103,263
New Project in Hainan A-05	Located in Haikou Comprehensive Bonded Area, Haikou, Hainan Provine	Jan/2021	Industrial	Vacant	57,600	57,600	100%	57,600
New Project in Hainan	Located in Haikou Comprehensive Bonded Area, Haikou, Hainan Provine	Jan/2021	Industrial	Vacant	53,369	53,369	100%	53,369
New Project in Chuzhou Mingsheng	Located inIntersection of Zuiweng Road and Jingling Road, Chuzhoui, Anhui Provine	Sep/2021	Residential	Vacant	77,564	155,128	100%	155,128
Peixian Mingfa Noble Place	Located in East side of zhenxing Road, Zhangzhuang Town, Peixian, Xuzhou, Jiangsu Province	Jan-23	Residential/ Commercial	Vacant	37,676	75,352	100%	75,352
Sub-total					**418,720**	**852,574**		**852,574**
					14,415,543	**23,209,441**		**21,315,801**

Notes:

1. Completed properties refer to the properties in respect of which (a) the certificates of completion, (b) the permits for commencement of construction works, and (c) the land use rights certificates had been obtained as at 31 December 2019.

2. Properties under development refer to the properties in respect of which (a) the permits for commencement of construction works and (b) the land use rights certificates had been obtained as at 31 December 2019.

3. The site area is in respect of the whole property (regardless of GFA that have been sold).

4. The approximate leasable and saleable GFA and attributable GFA have excluded the GFA that have been sold/leased.

SUMMARY OF PROPERTIES HELD BY THE GROUP FOR INVESTMENT

The following table summarizes the details of the Group's major properties held for investment as at 31 December 2019:

Property Name	Location	Existing Usage	Attributable GFA *(sq.m.)*	Term of Leases with Tenants	Percentage of Interest in the Property Attributable to the Group
Xiamen Mingfa Shopping Mall	Located to the northwest of Jiahe Road and Lianqian Road,Siming district, Xiamen, Fujian Province.	Commercial	113,462	8–20 years	70% –100%
Xiamen Mingfa Group Mansion	Located at Qianpu Industrial Park, Xiamen, Fujian Province.	Commercial	1,123	5–6 years	100%
Nanjing Mingfa Shopping Mall	Located at the intersection of Dingqiang Road and Yulan Road in Yuhuatai district, Nanjing, Jiangsu Province.	Commercial	135,436	10 –15 years	100%
Xiamen Mingfa Technology Park	Located in Kaiyuan Xing'an Industrial Park, Tong'an district, Xiamen, Fujian Province.	Industrial	62,132	18 years	100%
Nanjing Mingfa Riverside New Town	Located in Taishan village, Pukou district, Nanjing, Jiangsu Province.	Commercial	70,809	3–9 years	100%
Xiamen Mingfa Hotel	Located at No. 413 Lianqian East Road, Xiamen, Fujian Province	Hotel	10,925	10 years	100%
Xiamen Mingfa Industrial Park	Located at No.2 Honglian Road West, Siming District, Xiamen, Fujian Province.	Industrial	11,588	8 –15 years	100%
Xiamen Lianfeng Furniture Park	Located on Honglian Road, Siming district, Xiamen, Fujian Province	Industrial	26,120	20 years	100%
Zhangzhou Mingfa Shopping Mall	Located at Longjiang Road East, Shuixian Street North, No.6 Road West, Xinpu Road South, Zhangzhou, Fujian Province	Commercial	112,416	12–19 years	100%

Property Name	Location	Existing Usage	Attributable GFA *(sq.m.)*	Term of Leases with Tenants	Percentage of Interest in the Property Attributable to the Group
Wuxi Mingfa Shopping Mall	Located in Sitou Village and Tangtou Village, Yanqiao town, Huishan district, Wuxi, Jiangsu Province	Commercial	6,695	15–20 years	70%
Hefei Mingfa Shopping Mall	Located along the northeast side of the junction of Silihe Road and Dangshan Road, Luyang district, Hefei, Anhui Province	Commercial	157,166	15–20 years	100%
Quanzhou Mingfa Hotel	Located in Licheng District,Jiangnan Torch Village, Quanzhou, Fujian Province	Hotel	4,755	5 years	100%
Yangzhou Mingfa Shopping Mall	Located at the south of Yunhe Road East and west of Baolin Road, Guangling District, Yangzhou, Jiangsu Province	Commercial	58,860	15 years	100%
Tianjin Mingfa City Complex	Located in Tanggu Marine Hi-Tech Development Zone, Tianjin	Commercial	62,631	Under construction	100%
Changsha Mingfa Shopping Mall	Located in Star Cheng Town,Wangcheng County,Changsha, Hunan Province.	Commercial	70,742	Under construction	100%
Xiamen Mingfa Harbour Resort	Located at south of Wu Yuan Wan Bridge, west of Huan Wan Road, and along the seaview strip of Huli District, Xiamen, Fujian Province	Commercial	45,419	3 years	100%
Wuxi Mingfa International New Town	Located at south of Yanqiao Town, Huishan District, Wuxi, Jiangsu Province	Commercial	2,361	3 years	100%
Zhenjiang Jinxiu Yinshan	Located in the centre of Zhenjiang City, Jiangsu Province	Commercial	2,859	15.5 years	100%
Beijing Mingfa Mall	Located at Bizang Village, Daxing District, Beijing.	Reisential/ Commercial	62,162	3–10 years	100%
Jinzhai Mingfa City Square	Located at New Town District, Meishan Town, Jinzhai County, Hefei, Anhui Province	Commercial	55,791	2–15 years	100%
Taizhou Mingfa International Mall	Located in Gaogang Distrct, Taizhou, Jiangsu Province	Commercial	13,985	10 years	100%
Nanjing Mingfa New City Finance Building	Located in New Town Business Avenue North, Pukou District, Nanjing, Jiangsu Province.	Commercial	1,334	3–5 years	100%
Zhangzhou Longhai Mingfa Mall	Located in Bangshan Town,Kekeng Village, Longhai, Zhangzhou, Fujian Province.	Commercial	2,831	10 years	100%
Total			**1,091,601**		

Properties to be Completed in 2020

Set out below are the properties expected to be completed by the Group in 2020. The total GFA for such properties available for sale/leasing by the Group upon completion will be approximately 2,790,716 sq.m. including those already pre-sold as at 31 December 2019.

Property	Expected Completion Date	Type of Property	GFA Available for Sales/ Leasing *(sq.m.)*	Percentage of interest in the Property Attributable to the Group
Zhenjiang Jinxiu Yinshan	Dec/2020	Residential/ Commercial	171,450	100%
Huaian Mingfa Shopping Mall	Dec/2020	Commercial	256,898	100%
Shenyang Mingfa Jinxiu Hua City	Dec/2020	Residential/ Commercial	169,401	100%
Yangzhou Mingfa Jiangwan City	Dec/2020	Residential/ Commercial	3,997	100%
Zhangzhou Longhai Mingfa Mall	Dec/2020	Residential/ Commercial	235,204	100%
Shanghai Mingfa Shopping Mall	Dec/2020	Commercial	152,555	100%
Nanjing Mingfa Wealth Centre	Dec/2020	Commercial/ Office	140,262	100%
Nanjing Mingfa Rong Li	Dec/2020	Residential	111,742	51%
Guang'an Mingfa Mall	Dec/2020	Residential/ Commercial	275,383	100%
Zhongao Town	Dec/2020	Commercial	98,104	51%
Mingfa MingBo Town	Dec/2020	Residential/ Commercial	60,509	100%
Nanjing Mingfa Yueshan Yuefu	Dec/2020	Residential	72,906	100%
Taoyuan New Town	Dec/2020	Residential	203,657	100%
Taoyuan Mansion	Dec/2020	Residential	30,768	100%

Property	Expected Completion Date	Type of Property	GFA Available for Sales/ Leasing *(sq.m.)*	Percentage of interest in the Property Attributable to the Group
Sihong Shuiyun Taoyuan Garden	Dec/2020	Residential/ Commercial	169,178	100%
Taoyuan Xi'an	Dec/2020	Residential/ Commercial	10,393	100%
Taoyuan Guandi	Dec/2020	Residential	7,500	100%
Taoyuan Xiangsong	Dec/2020	Residential/ Commercial	62,202	100%
Taoyuan Fudi	Dec/2020	Residential	158,206	51%
Taoyuan Guanlan	Dec/2020	Residential	78,229	51%
Mingfa North Station New Town	Jan/2020	Residential/ Commercial	163,337	100%
Mingfa Huguangshanse Yihas	Dec/2020	Residential/ Commercial	158,835	100%
			2,790,716	

ACQUISITION FRAMEWORK AGREEMENTS

As at 31 December 2019, the Group entered into 10 uncompleted memorandum of understanding ("**MOU(s)**") with various local governmental bodies of the PRC after being approached by them in relation to various urban renewal and redevelopment programs in different cities and locations. All MOUs were signed in or before 2014. These MOUs are not legally-binding and there is no assurance that the Group will be granted the land use rights after signing of the MOUs. On the contrary, the MOUs only set out the parties' intention of cooperation in the future development of land and the Group still has to go through the public tender, auction or listing-for-sale procedures pursuant to the relevant PRC rules and regulations in order to obtain the land use rights from the PRC governmental authorities for such lands. Notwithstanding that, the Company considers these as opportunities for the Group to establish a closer strategic and working relationship with the relevant PRC governmental authorities which are in the interest and to the benefit of the Group in the long run. Summary of these MOUs and the related projects are listed as follows:

Project Name	Location	Date of MOU	Site Area *(sq.m.)*	GFA *(sq.m.)*	*(Notes)*
Huai'an Mingfa International Industrial Material Park and Mingfa International Town	Huai'an City, Jiangsu Province	28-Nov-07	666,670	1,180,219	*(1)*
Shenyang Creative Park	Shenyang City, Liaoning Province	28-Jan-10	912,005	2,000,000	*(2)*
Shenyang Residential and Commercial Complex Project	Shenyang City, Liaoning Province	28-Jan-10	142,800	714,000	*(3)*
Panjin Mingfa City Square	Panjin City, Liaoning Province	20-Oct-10	427,332	1,281,996	
Jiangsu Taizhou Mingfa City Complex Project	Taizhou City, Jiangsu Province	22-Dec-10	1,466,674	3,666,685	*(4)*
Shenyang Mingfa Integrated Science and Technology Park	Shenyang City, Liaoning Province	23-Sep-11	1,344,007	1,830,000	*(5)*
Nanjing Software Park Starting Area Project	Nanjing City, Jiangsu Province	14-Jan-12	220,001	800,000	
Nanjing Zijin (Pukou) Technology Entrepreneurship Special Community 2# Block Project	Nanjing City, Jiangsu Province	9-Oct-12	200,001	800,000	
Nanjing Software Valley Technology City Project	Nanjing City, Jiangsu Province	6-Dec-12	106,667	373,335	*(6)*
Anhui Hexian Wujiang New Town	Maanshan City, Anhui Province	28-Apr-13	2,000,010	7,000,035	*(7)*
Total			**7,486,167**	**19,646,270**	

Notes:

(1) The Group had acquired 3 plots of land in 2010 and 2011 under the MOU signed on 28 November 2007. The land is located at Weihai East Road, Shenzhen South Road, and east of Guangzhou Road respectively in Huai'an. Total land area and GFA is approximately 184,455 sq.m. and approximately 420,370 sq.m. respectively.

(2) The Group had acquired 1 plot of land in 2010 under the MOU signed on 28 January 2010. The land is located in Shenbei Xinqu Daoyi Development Zone, Shenyang. Total land area and GFA is approximately 154,024 sq.m. and approximately 462,072 sq.m. respectively.

(3) The Group had acquired 2 plots of land in 2010 under the MOU signed on 28 January 2010. The land is located in Shenbei Xinqu Daoyi Development Zone, Shenyang. Total land area and GFA is approximately 61,222 sq.m. and approximately 306,110 sq.m. respectively.

(4) The Group had acquired 5 plots of land under the MOU signed on 22 December 2010. One plot of the land is located at west of Machang Zhonggou and south of Huangang Avenue in Taizhou and the other is located at east of Diaodong Zhonggou and south of Huangang Avenue in Taizhou. Total land area and GFA is approximately 529,526 sq.m. and approximately 832,637 sq.m. respectively.

(5) The Group had acquired 2 plots of land under the MOU signed on 23 September 2011. The land is located at Zaohua Street, Guan Jia Village, Yuhong District, Liaoning Province. Total land area and GFA is approximately 235,526.47 sq.m. and approximately 423,947.63 sq.m. respectively.

(6) The Group had acquired 1 plot of land under the MOU signed on 6 December 2012. The land is located at west of Software Park, Gaoxin District, Nanjing, Jiangsu Province. Total land area and GFA is approximately 11,244 sq.m. and approximately 67,465 sq.m. respectively.

(7) The Group had acquired 73 plots of land under the MOU signed on 28 April 2013. The land is located at Wujiang Town, Four Lian, Hexian, Anhui Province. Total land area and GFA is approximately 2,213,118 sq.m. and approximately 5,917,508 sq.m. respectively.

FINANCIAL REVIEW AND ANALYSIS

For the year ended 31 December 2019, revenue generated by the Group was approximately RMB12,660.9 million (2018: approximately RMB11,641.9 million), representing an increase of 8.8% as compared to 2018. The increase in revenue in 2019 was mainly due to the increase in the GFA delivered from 1,248,065 sq.m. in 2018 to 1,484,164 sq.m. in 2019. Revenue from various sectors is analyzed as follows:

For the year ended 31 December	Commercial Properties	Residential Properties	Properties Investment and Management	Hotel	Others	Total	Percentage of Increase in Total Revenue
	(RMB'million)	*(RMB'million)*	*(RMB'million)*	*(RMB'million)*	*(RMB'million)*	*(RMB'million)*	
2019	**565.6**	**11,525.2**	**318.6**	**238.5**	**13.1**	**12,660.9**	**8.8%**
2018	886.7	10,236.9	285.3	224.7	8.3	11,641.9	15.6%

Revenue from the properties sector contributed 95.5% in total to the Group's revenue. Revenue from the commercial properties sector decreased by 36.2% which was primarily due to less commercial properties delivered in Jinzhai Mingfa Shopping Mall, in 2019. Revenue generated from the residential properties sector increased for 12.6% in 2019 as compared to 2018. The main reason for the increase in revenue generated from residential properties was more GFA being delivered from 1,178,739 sq.m. in 2018 to 1,453,660 sq.m. in 2019.

Revenue from the properties investment and management sector increased by 11.7%, which was mainly due to the increase in GFA of investment properties and regular rental review.

Income generated from the hotel sector increased by 6.1% from approximately RMB224.7 million to approximately RMB238.5 million.

The gross profit of the Group was approximately RMB3,998.0 million for 2019, representing an increase of 20.3% as compared to 2018 (2018: approximately RMB3,322.0 million). The gross profit for 2019 increased primary as a result of the revenue growth.

The profit for the year of the Group decreased by 11.9% from approximately RMB1,289.1 million in 2018 to approximately RMB1,135.9 million in 2019. The decrease was mainly due to the increase in effective tax rate from 49.9% in 2018 to 57.9% in 2019.

The profit attributable to the equity holders of the Company was approximately RMB952.1 million for 2019, representing an increase of approximately RMB97.0 million or approximately 11.3% from 2018 (2018: approximately RMB855.1 million). The increase was mainly due to less profits was shared to the non-controlling interests in Nanjing Rong Li.

The cost of sales of the Group was approximately RMB8,662.9 million for 2019, representing an increase of 4.1% as compared to 2018 (2018: approximately RMB8,319.9 million). Cost of sales increased in line with revenue.

The average cost of properties included in cost of sales of the Group was RMB5,585.7 per sq.m. for 2019, representing a decrease of 11.6% over 2018 (2018: average cost of properties included in cost of sales was RMB6,319.9 per sq.m.). The main reason was due to less commercial properties with higher cost was delivered in 2019.

Fair value gains on investment properties decreased by 65.5% to approximately RMB258.5 million in 2019 (2018: approximately RMB749.3 million).

Other losses of approximately RMB115.5 million was incurred in 2019 (2018: other gains of approximately RMB168.2 million).

Selling and marketing costs of the Group were approximately RMB647.1 million in 2019, representing an increase of 15.5% over 2018 (2018: approximately RMB560.2 million).

General and administrative expenses of the Group were approximately RMB802.2 million in 2019, representing an increase of 14.3% over 2018 (2018: approximately RMB701.8 million).

Net finance income of the Group increased by 19.3% to approximately RMB86.8 million in 2019 (2018: approximately RMB72.8 million).

CAPITAL STRUCTURE

As at 31 December 2019, the Group had aggregated cash and cash equivalents (excluding restricted cash) of approximately RMB3,488.1 million (31 December 2018: approximately RMB5,263.4 million). Restricted cash of the Group was approximately RMB103.3 million (31 December 2018: approximately RMB429.6 million). Bank loans and other borrowings of the Group repayable within one year and after one year were approximately RMB6,492.0 million and RMB560.4 million respectively (31 December 2018: approximately RMB8,729.8 million and RMB2,109.7 million respectively). The cash and cash equivalents of the Group were mainly denominated in Renminbi as at 31 December 2019.

Total interest expenses including the capitalised interest costs amounted to approximately RMB769.4 million (31 December 2018: approximately RMB1,011.2 million) in total.

Set out below are the major ratios of the Group:

	As at and for the year ended 31 December	
	2019	2018
Gross profit margin	**31.6%**	28.5%
Operating profit margin	**21.1%**	21.4%
Net profit margin	**9.0%**	11.1%
Current ratio	**1.02**	1.05
Total liabilities to total assets	**78.0%**	79.7%
Bank loans and other borrowings to shareholders' funds	**47.2%**	77.7%
Non-current bank loans and other borrowings to total assets	**0.7%**	2.8%
Gearing ratio*	**17.2%**	25.2%

* Defined as net debt (total borrowings less cash and cash equivalents and cash restricted for borrowings) divided by the sum of shareholders' funds and net debt.

INTEREST RATE RISK

As at 31 December 2019, the majority of the bank borrowings of the Group were floating rate borrowings and were denominated in Renminbi, Hong Kong dollars and US dollars, whereby any upward fluctuations in interest rates will increase the interest costs of the Group in connection with such loans or any new loans obtained by the Group calculated on a floating interest rate basis. The Group currently does not use any derivative instruments to hedge against its interest rate risk.

FUNDING AND TREASURY POLICY

The Group utilizes cash flows generated from operating activities and bank loans to finance its operations, construction and capital expenditure, to increase its land banks, to discharge its debt and to ensure the continuous growth of the Group's business.

CREDIT POLICIES

The Group has policies in place to ensure that sales of properties are made to purchasers with an appropriate financial strength and appropriate percentage of down payment. Credit is normally granted to anchor tenants with sufficient financial strength. It also has other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. Other receivables mainly comprise deposits made to government agencies for property development purposes which are to be recovered upon completion of the development, and advances to business partners for business cooperations. The Group closely monitors these deposits and advances to ensure actions are taken to recover these balances in the case of any risk of default.

HUMAN RESOURCES

As at 31 December 2019, the Group employed 3,548 staff (31 December 2018: 3,438 staff). The increase was mainly due to more staff recruited for new project companies. For 2019, the staff costs of the Group including Directors' emoluments were approximately RMB410.7 million (2018: approximately RMB435.8 million). The staff costs include basic salary and welfare expenses, whereby employees' welfare includes medical insurance plan, pension plan, unemployment insurance plan, training and pregnancy insurance plan.

The Company values human capital and is keen to improve the professionalism and competitiveness of employees through training and regular performance reviews. The Group provides various training opportunities to employees, including training for accounting teams and other training in relation to the latest group reporting requirements and standards. The Group's employees are engaged according to the terms and provisions of their employment contracts and the Group normally conducts review on the remuneration packages and performance appraisal once every year for its employees, the results of which will be applied in annual salary review for considering the grant of annual bonus or not and in promotion assessment. The Group also studies and compares its remuneration packages with those of its peers and competitors and will make adjustment whenever necessary so as to maintain its competitiveness in the employment market.

CORPORATE GOVERNANCE PRACTICES

The Directors recognise the importance of incorporating the elements of good corporate governance in the management structures and internal control procedures of the Group so as to achieve effective accountability to the shareholders of the Company (the "**Shareholders**") as a whole. The Board strived to uphold good corporate governance and adopt sound corporate governance practices. During the year under review, all code provisions in the Corporate Governance Code as set out in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") were complied with by the Company.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted a code of conduct regarding the Directors' securities transactions on terms no less exacting than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") set out in Appendix 10 to the Listing Rules. Having made specific enquiries with all Directors, all Directors have confirmed that they had complied with the required standard set out in the Model Code and the Company's code of conduct regarding the Directors' securities transactions throughout the year under review.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

During the year under review, the Company redeemed all of the bonds with principal amount of US$200,000,000 in January 2019.

SIGNIFICANT EVENTS AFTER THE REPORTING DATE

(i) Bonds with principal amount of US$220,000,000, interest rate at 15 per cent and due date in 2021 ("2021 Bonds")

On 15 January 2020, the 2021 Bonds were issued.

(ii) Bonds with principal amount of US$200,000,000, interest rate at 15 per cent and due date in 2020 ("2020 Bonds")

The 2020 Bonds issued on 16 January 2019 were redeemed in full in January 2020.

AUDIT COMMITTEE

The Audit Committee comprises of all independent non-executive directors of the Company, namely, Mr. Lau Kin Hon, Mr. Chu Kin Wang Peleus and Dr. Lam Lee G. The duties of the Audit Committee include making recommendations to the Board in relation to the independence and engagement of external auditor, monitoring the integrity, accuracy and fairness of financial statements, reviewing the system of financial control, internal control and risk management and reviewing corporate governance practices of the Company. The Audit Committee had reviewed the unaudited annual results and the unaudited consolidated financial statements of the Group for the year ended 31 December 2019.

REVIEW OF UNAUDITED ANNUAL RESULTS

The auditing process for the consolidated annual results for the year ended 31 December 2019 has not been completed due to the COVID-19 outbreak. The unaudited consolidated annual results contained herein have not been agreed with the Company's auditors as required under Rule 13.49(2) of the Listing Rules. An announcement relating to the audited consolidated annual results will be made when the auditing process has been completed in accordance with Hong Kong Standards on Auditing issued by Hong Kong Institute of Certified Public Accountants.

The unaudited annual results contained herein have been reviewed by the Audit Committee.

FURTHER ANNOUNCEMENT(S)

Following the completion of the auditing process, the Company will issue further announcement(s) in relation to the audited consolidated annual results for the year ended 31 December 2019 as agreed with the Company's auditors and the material differences (if any) as compared with the unaudited consolidated annual results contained herein. In addition, the Company will issue further announcement as and when necessary if there are other material development in the completion of the auditing process. The Company expects the auditing process will be completed on or before 20 April 2020 and in any event not later than 30 April 2020.

PUBLICATION OF ANNUAL REPORT

The 2019 annual report of the Company will be despatched to the shareholders of the Company and published on the website of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") (http://www.hkexnews.hk) and the Company (http://www.ming-fa.com) in due course.

AUDITORS

The Company appointed BDO Limited as its auditors for the year ended 31 December 2019. The Company will submit a resolution in the coming annual general meeting of the Company to re-appoint BDO Limited as the auditors of the Company for the ensuring 2020.

The financial information contained herein in respect of the annual results of the Group have not been audited and have not been agreed with the auditors. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

CONTINUED SUSPENSION OF TRADING

At the request of the Company, trading in the shares of the Company on the Stock Exchange has been suspended with effect from 1 April 2016 and will remain suspended until further notice.

By order of the Board of
MINGFA GROUP (INTERNATIONAL) COMPANY LIMITED
POON WING CHUEN
CFO/Company Secretary

Hong Kong, 31 March 2020

As at the date of this announcement, the Board comprises:

Executive Directors:	*Mr. Huang Qingzhu, Mr. Huang Lianchun, Mr. Huang Li Shui and Mr. Liu Yuwei*
Non-Executive Director:	*Mr. Wong Wun Ming*
Independent Non-Executive Directors:	*Mr. Lau Kin Hon, Mr. Chu Kin Wang Peleus, Dr. Lam, Lee G. and Mr. Chan Sing Lai*