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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)

VOLUNTARY ANNOUNCEMENT UNAUDITED CONTRACTED SALES PERFORMANCE FOR THE SIX MONTHS ENDED 30 JUNE 2022

This announcement is made by Mingfa Group (International) Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

The board of directors (the “**Board**”) of the Company is pleased to announce that, based on the contracted sales record of the Company for the six months ended 30 June 2022, the Group achieved unaudited contracted sales of approximately RMB3.1 billion in total, representing a decrease of approximately 53.0% when compared to the same period in 2021 (approximately RMB6.6 billion).

| City | Area (sq.m.) | Average Selling Price (RMB/ sq.m.) | Amount (RMB in million) | Percentage (%) |
|-----------------------------|------------------|--|-------------------------------|-------------------|
| Nanjing, Jiangsu Province | 28,422.3 | 15,166.6 | 431.1 | 13.8% |
| Zibo, Shandong Province | 38,533.0 | 10,756.9 | 414.5 | 13.3% |
| Lu'An, Anhui Province | 46,513.0 | 5,177.5 | 240.8 | 7.7% |
| Shenyang, Liaoning Province | 36,044.1 | 6,465.2 | 233.0 | 7.5% |
| Qingyan, Anhui Province | 35,788.0 | 6,321.3 | 226.2 | 7.2% |
| Ma'anshan, Anhui Province | 34,949.0 | 6,195.3 | 216.5 | 6.9% |
| Danyang, Jiangsu Province | 25,395.0 | 5,536.8 | 140.6 | 4.5% |
| Suqian, Jiangsu Province | 22,751.0 | 6,114.4 | 139.1 | 4.5% |
| Fengxian, Jiangsu Province | 18,307.0 | 6,060.1 | 110.9 | 3.6% |
| Taizhou, Jiangsu Province | 13,982.7 | 7,906.8 | 110.6 | 3.5% |
| Yan'an, Shannxi Province | 10,712.0 | 10,251.0 | 109.8 | 3.5% |
| Jinzhai, Anhui Province | 21,073.0 | 4,167.8 | 87.8 | 2.8% |
| Huizhou, Guangdong Province | 8,185.0 | 9,961.7 | 81.5 | 2.6% |
| Huai'an, Jiangsu Province | 8,019.0 | 8,946.6 | 71.7 | 2.3% |
| Guang'an, Sichuan Province | 14,472.0 | 4,431.5 | 64.1 | 2.1% |
| Tianjin | 5,774.0 | 10,015.2 | 57.8 | 1.9% |
| Zhangzhou, Fujian Province | 7,498.0 | 7,159.1 | 53.7 | 1.7% |
| Xiamen, Fujian Province | 3,252.7 | 15,120.9 | 49.2 | 1.6% |
| Fengyang, Anhui Province | 8,341.0 | 5,657.0 | 47.2 | 1.5% |
| Changsha, Hunan Province | 4,727.0 | 8,769.0 | 41.5 | 1.3% |
| Others | <u>27,360.2</u> | 7,061.1 | <u>193.2</u> | <u>6.2%</u> |
| | <u>420,099.0</u> | 7,429.1 | <u>3,120.8</u> | <u>100.0%</u> |

The information set out above are unaudited figures based on the contracted sales record of the Company, which may differ from the figures to be disclosed in the annual report to be published by the Company on an annual basis. The above figures are provided for reference only and do not mean to be complete. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

On behalf of the Board
Mingfa Group (International) Company Limited
POON WING CHUEN
Company Secretary

Hong Kong, 14 July 2022

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

Executive Directors: Mr. Ng Man Fung Walter, Mr. Zhong Xiaoming and Mr. Liu Yuwei

Non-executive Director: Dr. Lam, Lee G. (Chairman of the Board)

Independent non-executive Directors: Mr. Lau Kin Hon, Mr. Chu Kin Wang Peleus, and Mr. Chan Sing Lai