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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 NINE MONTHS ENDED 30 SEPTEMBER 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 nine months ended 30 September 2022, the Group achieved unaudited contracted sales of approximately RMB6.0 billion in total, representing a decrease of approximately 27.3% when compared to the same period in 2022 (approximately RMB8.25 billion).

City	Area (sq.m.)	Average Selling Price (RMB/ sq.m.)	Amount (RMB in million)	Percentage (%)
Chuzhou, Anhui Province	141,939	5,900	837.4	14.0%
Nanjing, Jiangsu Province	44,541	14,542	647.7	10.8%
Zibo, Shandong Province	53,904	10,192	549.4	9.2%
Lai'an, Anhui Province	87,390	5,963	521.1	8.7%
Shenyang, Liaoning Province	58,222	6,269	365.0	6.1%
Ma'anshan, Anhui Province	56,977	6,281	357.9	6.0%
Qingyan, Anhui Province	52,181	6,418	334.9	5.6%
Lu'An, Anhui Province	54,836	5,143	282.0	4.7%
Suqian, Jiangsu Province	34,399	6,241	214.7	3.6%
Danyang, Jiangsu Province	34,149	5,432	185.5	3.1%
Fengxian, Jiangsu Province	29,490	5,744	169.4	2.8%
Huizhou, Guangdong Province	16,042	10,286	165.0	2.7%
Yan'an, Shannxi Province	15,511	10,186	158.0	2.6%
Taizhou, Jiangsu Province	18,481	7,705	142.4	2.4%
Zhangzhou, Fujian Province	15,224	7,147	108.8	1.8%
Fengyang, Anhui Province	19,614	5,501	107.9	1.8%
Huai'an, Jiangsu Province	11,488	8,774	100.8	1.7%
Xiamen, Fujian Province	8,070	12,491	100.8	1.7%
Jinzhai, Anhui Province	22,400	4,179	93.6	1.6%
Guang'an, Sichuan Province	19,783	4,347	86.0	1.4%
Changsha, Hunan Province	7,332	10,938	80.2	1.3%
Quanzhou, Fujian Province	11,453	6,863	78.6	1.3%
Tianjin	6,828	9,388	64.1	1.1%
Others	39,411	6,315	248.9	4.1%
	<u>859,665</u>	6,980	<u>6,000.1</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, 20 October 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