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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 YEAR ENDED 31 DECEMBER 2022

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

Unaudited Contracted Sales Performance for the Year Ended 31 December 2022

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 year ended 31 December 2022, the Group achieved unaudited contracted sales of approximately RMB7.7 billion in total, representing a decrease of approximately 26.7% as compared to 2021 (approximately RMB10.5 billion).

City	Area <i>(sq.m.)</i>	Average Selling Price <i>(RMB/ sq.m.)</i>	Amount <i>(RMB in million)</i>	Percentage <i>(%)</i>
Chuzhou, Anhui Province	141,939.0	5,900.0	837.4	10.9%
Nanjing, Jiangsu Province	62,324.9	13,427.3	836.9	10.9%
Zibo, Shangdong Province	61,913.0	10,046.1	622.0	8.1%
Ma'anshan, Anhui Province	88,029.0	6,689.5	588.9	7.7%
Lai'an, Anhui Province	92,689.0	6,007.4	556.8	7.2%
Shenyang, Liaoning Province	83,465.0	6,240.8	520.9	6.8%
Qingyan, Anhui Province	69,758.0	6,545.8	456.6	5.9%
Huizhou, Guangdong Province	34,937.0	10,594.7	370.1	4.8%
Lu'An Anhui Province	69,316.0	5,107.1	354.0	4.6%
Suqian, Jiangsu Province	40,226.0	6,250.9	251.4	3.3%
Danyang, Jiangsu Province	39,766.0	5,434.8	216.1	2.8%
Fengxian, Jiangsu Province	37,849.0	5,638.7	213.4	2.8%
Quanzhou, Fujian Province	30,582.0	6,968.6	213.1	2.8%
Yan'an, Shannxi Province	18,761.0	10,071.2	188.9	2.5%
Zhangzhou, Fujian Province	26,495.0	7,095.3	188.0	2.4%
Fengyang, Anhui Province	29,466.0	5,388.2	158.8	2.1%
Taizhou, Jiangsu Province	19,209.0	7,712.1	148.1	1.9%
Huai'an, Jiangsu Province	16,370.0	8,864.4	145.1	1.9%
Changsha, Hunan Province	10,028.0	10,844.8	108.8	1.4%
Xiamen, Fujian Province	9,111.7	11,910.9	108.5	1.4%
Guang'an, Sichuan Province	25,196.0	4,190.4	105.6	1.4%
Others	<u>80,240.2</u>	<u>6,268.7</u>	<u>503.0</u>	<u>6.4%</u>
	<u><u>1,087,670.8</u></u>	<u>7,072.4</u>	<u><u>7,692.4</u></u>	<u><u>100.0%</u></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, 13 January 2023

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