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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 2023

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 year ended 31 December 2023, the Group achieved unaudited contracted sales of approximately RMB5.8 billion in total, representing a decrease of approximately 24.7% when compared to the same period in 2022 (approximately RMB7.7 billion).

City	Area <i>(sq.m.)</i>	Average Selling Price <i>(RMB/ sq.m.)</i>	Amount <i>(RMB in million)</i>	Percentage <i>(%)</i>
Ma'anshan, Anhui Province	141,732	7,466	1,058.2	18.4%
Shenyang, Liaoning Province	86,970	5,458	474.7	8.3%
Nanjing, Jiangsu Province	32,324	12,625	408.1	7.1%
Huizhou, Guangdong Province	36,845	10,612	391.0	6.8%
Zhangzhou, Fujian Province	49,005	7,290	357.2	6.2%
Danyang, Jiangsu Province	61,202	5,566	340.6	5.9%
Qingyang, Anhui Province	45,198	6,326	285.9	5.0%
Changsha, Hunan Province	34,863	7,490	261.1	4.5%
Zibo, Shandong Province	28,056	8,006	224.6	3.9%
Yan'an, Shaanxi Province	22,972	9,492	218.1	3.8%
Fengxian, Jiangsu Province	43,701	4,888	213.6	3.7%
Quanzhou, Fujian Province	24,948	7,003	174.7	3.0%
Jinzhai, Anhui Province	41,063	4,023	165.2	2.9%
Fengyang, Anhui Province	30,403	5,079	154.4	2.7%
Guang'an, Sichuan Province	36,191	3,877	140.3	2.4%
Suqian, Jiangsu Province	22,428	6,163	138.2	2.4%
Pingliang, Gansu Province	18,307	6,040	110.6	1.9%
Lu'an, Anhui Province	19,143	5,144	98.5	1.7%
Lai'an, Anhui Province	15,201	6,203	94.3	1.6%
Huai'an, Jiangsu Province	9,747	7,636	74.4	1.3%
Others	<u>51,164</u>	7,168	<u>366.7</u>	<u>6.5%</u>
	<u>851,463</u>	6,754	<u>5,750.4</u>	<u>100%</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, 18th January 2024

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

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

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