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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)

ANNOUNCEMENT OF ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2024

PERFORMANCE HIGHLIGHTS

The consolidated revenue of the Group was approximately RMB7,030.3 million for 2024 (2023: approximately RMB9,525.0 million), representing a decrease of 26.2% as compared to 2023. The consolidated loss for the year and loss attributable to equity holders of the Company were approximately RMB1,809.2 million and RMB1,791.1 million respectively for 2024 (2023: RMB643.1 million and RMB467.1 million respectively), representing an increase of 1.8 times and 2.8 times respectively as compared to 2023. The basic and diluted loss per share were RMB29.4 cents for 2024 (2023: basic and diluted loss per share RMB7.7 cents per share), representing an increase of 2.8 times as compared to 2023.

The Board of directors (the “**Board**”) does not recommend payment of final dividend for the year ended 31 December 2024.

CONSOLIDATED ANNUAL RESULTS

The board (the “**Board**”) of directors (the “**Directors**”) of Mingfa Group (International) Company Limited (the “**Company**”) is pleased to announce the consolidated annual results of the Company and its subsidiaries (collectively, the “**Group**”) for the year ended 31 December 2024 together with comparative figures for the year ended 31 December 2023. The consolidated annual results have been reviewed by the audit committee of the Company (the “**Audit Committee**”).

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2024

		Year ended 31 December	
		2024	2023
	Notes	RMB'000	RMB'000
Revenues	3	7,030,291	9,524,999
Cost of sales		<u>(5,513,442)</u>	<u>(7,580,528)</u>
Gross profit		1,516,849	1,944,471
Fair value loss on investment properties		(1,198,766)	(652,566)
Other income and other gains and losses	8	(33,094)	(46,245)
Net impairment loss on financial assets		(394,049)	(256,093)
Selling and marketing costs		(397,317)	(495,671)
General and administrative expenses		<u>(687,964)</u>	<u>(566,067)</u>
Operating loss		<u>(1,194,341)</u>	<u>(72,171)</u>
Finance income	10	53,029	21,790
Finance costs	10	<u>(1,004)</u>	<u>(1,520)</u>
Finance income — net	10	<u>52,025</u>	<u>20,270</u>
Share of results of			
— Associated companies		(5,896)	54,534
— Joint ventures		<u>3,388</u>	<u>147,038</u>
		<u>(2,508)</u>	<u>201,572</u>
(Loss)/profit before income tax	9	(1,144,824)	149,671
Income tax expense	11	<u>(664,326)</u>	<u>(792,816)</u>
Loss for the year		<u>(1,809,150)</u>	<u>(643,145)</u>
Attributable to:			
Equity holders of the Company		(1,791,055)	(467,127)
Non-controlling interests		<u>(18,095)</u>	<u>(176,018)</u>
		<u>(1,809,150)</u>	<u>(643,145)</u>
Loss per share for loss attributable to equity holders of the Company (RMB cents)	13		
— Basic		(29.4)	(7.7)
— Diluted		<u>(29.4)</u>	<u>(7.7)</u>

CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2024

	Year ended 31 December	
	2024	2023
	RMB'000	RMB'000
Loss for the year	(1,809,150)	(643,145)
Other comprehensive income:		
Item that may be reclassified subsequently to profit or loss		
— Currency translation differences	<u>(7,810)</u>	<u>3,254</u>
Other comprehensive income for the year, net of tax	<u>(7,810)</u>	<u>3,254</u>
Total comprehensive income for the year	<u>(1,816,960)</u>	<u>(639,891)</u>
Attributable to:		
Equity holders of the Company	(1,798,865)	(463,873)
Non-controlling interests	<u>(18,095)</u>	<u>(176,018)</u>
	<u>(1,816,960)</u>	<u>(639,891)</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2024

		As at 31 December	
		2024	2023
	<i>Notes</i>	RMB'000	RMB'000
ASSETS			
Non-current assets			
Property, plant and equipment		2,946,884	2,896,624
Investment properties		11,443,316	13,552,000
Goodwill		7,169	7,169
Investments in associated companies		1,894,524	1,900,420
Investments in joint ventures		2,463,363	2,459,975
Deferred income tax assets		143,277	282,639
Other financial assets		27,795	27,550
Prepayments for land use rights		148,835	282,554
Total non-current assets		19,075,163	21,408,931
Current assets			
Properties under development		17,084,935	18,786,509
Completed properties held for sale		18,184,162	21,557,935
Inventories		37,672	53,419
Trade and other receivables and prepayments	4	4,893,962	4,965,192
Contract costs		327,104	110,266
Prepaid income taxes		646,846	612,897
Amounts due from related parties, joint ventures and associated companies		567,554	592,504
Amounts due from non-controlling interests		333,215	743,612
Restricted cash		5,329	57,289
Cash and cash equivalents		1,170,696	1,779,200
Total current assets		43,251,475	49,258,823
Total assets		62,326,638	70,667,754

		As at 31 December	
		2024	2023
	<i>Notes</i>	<i>RMB'000</i>	<i>RMB'000</i>
LIABILITIES			
Current liabilities			
Trade and other payables	7	22,975,366	24,598,138
Contract liabilities		5,597,280	8,856,897
Amounts due to related parties, joint ventures and associated companies		5,769,523	7,408,692
Amounts due to non-controlling interests		741,149	616,284
Income tax payable		5,044,410	4,079,978
Borrowings	6	276,000	456,583
Lease liabilities		2,354	3,182
Total current liabilities		40,406,082	46,019,754
Net current assets		2,845,393	3,239,069
Total assets less current liabilities		21,920,556	24,648,000
Non-current liabilities			
Deferred government grants		992,344	1,037,802
Borrowings	6	1,834,728	2,058,551
Deferred income tax liabilities		2,289,693	2,531,642
Lease liabilities		2,214	4,568
Total non-current liabilities		5,118,979	5,632,563
Total liabilities		45,525,061	51,652,317
Net assets		16,801,577	19,015,437
EQUITY			
Capital and reserves attributable to equity holders of the Company			
Share capital	5	536,281	536,281
Reserves		15,183,846	16,982,711
		15,720,127	17,518,992
Non-controlling interests		1,081,450	1,496,445
Total equity		16,801,577	19,015,437

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

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 office of Vistra (Cayman) Limited, P.O. Box 31119 Grand Pavilion, Hibiscus Way, 802 West Bay Road, Grand Cayman, KY1-1205, 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 consolidated financial statements are presented in thousands of Renminbi (“**RMB’000**”), unless otherwise stated.

2 MATERIAL ACCOUNTING POLICY INFORMATION

(a) Basis of preparation

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

The consolidated financial statements have been prepared in accordance with all applicable HKFRS Accounting Standards 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 accordance with HKFRS Accounting Standards 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 amend HKFRS Accounting Standards

- Classification of Liabilities as Current or Noncurrent and Non-current Liabilities with Covenants (Amendments to HKAS 1);
- Lease Liability in a Sale and Leaseback (Amendments to HKFRS 16);
- Hong Kong Interpretation 5 (Revised) Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause (HK Int 5 Revised); and
- Supplier Finance Arrangements (Amendments to HKAS 7 and HKFRS 7).

The application of the amendments to HKFRS Accounting Standards in the current year has no material effect on the amount reported and/or on the disclosures set out in these consolidated financial statements.

(ii) New and amended HKFRS Accounting Standards that have been issued but are not yet effective

The following new and amended HKFRS Accounting Standards, potentially relevant to the Group's consolidated 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.

- Lack of Exchangeability (Amendments to HKAS 21 and HKFRS 1)¹;
- Amendments to Classification and Measurement of Financial Instruments (Amendments to HKFRS 9 and HKFRS 7)²;
- Annual Improvements to HKFRS Accounting Standard-Volume II (Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7)³;
- Presentation and Disclosure in Financial Statements (HKFRS 18)³;
- Hong Kong Interpretation 5 Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause (HK Int 5)³; and
- Sales or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to HKFRS 10 and HKAS 28)⁴
- Contracts Referencing Nature-dependent Electricity (Amendments to HKFRS 9 and HKFRS 7)²

¹ Effective for annual periods beginning on or after 1 January 2025

² Effective for annual periods beginning on or after 1 January 2026

³ Effective for annual periods beginning on or after 1 January 2027

⁴ Effective for annual periods beginning on or after a date to be determined

Except as otherwise provided below, the directors of the Company anticipate that the application of all other new and amendments to HKFRSs will have no material impact on the consolidated financial statements in the foreseeable future.

HKFRS 18 Presentation and Disclosure in Financial Statements

HKFRS 18, which sets out requirements on presentation and disclosures in financial statements, will replace HKAS 1 Presentation of Financial Statements. This new HKFRS Accounting Standards, while carrying forward many of the requirements in HKAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management-defined performance measures in the notes to the financial statements and improve aggregation and

disaggregation of information to be disclosed in the financial statements. In addition, some HKAS 1 paragraphs have been moved to HKAS 8 and HKFRS 7. Minor amendments to HKAS 7 Statement of Cash Flows and HKAS 33 Earnings per Share are also made.

HKFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted. The application of the new standard is expected to affect the presentation of the statement of profit or loss and disclosures in the future financial statements. The Group is in the process of assessing the detailed impact of HKFRS 18 on the Group's consolidated financial statements.

3 REVENUES AND SEGMENT INFORMATION

For the year ended 31 December 2024, property development — commercial segment and property development — residential segment previously reported separately have been combined to property development segment as a result of change of view of the Group's executive director of the Company, being the chief operating decision maker, in assessing segment information and deciding how to allocate the Group's resources. Previously reported figures in respect of certain segment assets and segment liabilities as at 31 December 2023 and certain segment revenue and segment results for the year ended 31 December 2023 have been restated to conform with the presentation of segmental information adopted in respect of the current year.

Accordingly, 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, including 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 and/or for potential capital appreciation, and provides management and security services to residential, hotel and commercial properties.

Other operating segments mainly include provision of construction services, investment holding, 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.

The Group's customer base is diversified and there was no individual customer with whom transactions exceeded 10% of the Group's revenue for both the years 2024 and 2023.

Segment assets consist primarily of property, plant and equipment, investment properties, prepayments for land use rights, properties under development, completed properties held for sale, receivables, contract costs and cash and bank 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 2024 are as follows:

	Property development <i>RMB'000</i>	Hotel <i>RMB'000</i>	Property investment and management <i>RMB'000</i>	All other segments <i>RMB'000</i>	Total <i>RMB'000</i>
Total segment revenues	5,973,499	288,592	658,855	109,345	7,030,291
Revenues	<u>5,973,499</u>	<u>288,592</u>	<u>658,855</u>	<u>109,345</u>	<u>7,030,291</u>
Operating profit/(loss)	<u>791,495</u>	<u>(110,925)</u>	<u>(1,698,349)</u>	<u>(176,562)</u>	<u>(1,194,341)</u>
Finance income — net					52,025
Share of results of associated companies	(2,815)	—	6,085	(9,166)	(5,896)
Share of results of joint ventures	9,064	—	(5,676)	—	3,388
Loss before income tax					(1,144,824)
Income tax expense					<u>(664,326)</u>
Loss for the year					<u><u>(1,809,150)</u></u>
Other segment information					
Capital and property development expenditure	4,862,831	11,260	14,542	78,367	4,967,000
Depreciation of property, plant and equipment	79,128	44,960	2,015	4,915	131,018
Fair value loss on investment properties	—	—	1,198,766	—	1,198,766
Depreciation of right-of use assets under properties under development	<u>48,272</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>48,272</u>

The segment assets and liabilities as at 31 December 2024 are as follows:

	Property development <i>RMB'000</i>	Hotel <i>RMB'000</i>	Property investment and management <i>RMB'000</i>	All other segments <i>RMB'000</i>	Elimination <i>RMB'000</i>	Total <i>RMB'000</i>
Segment assets	78,008,870	1,643,534	13,563,415	21,340,535	(57,405,521)	57,150,833
Associated companies	248,995	—	1,305,619	339,910	—	1,894,524
Joint ventures	223,718	—	2,239,645	—	—	2,463,363
	<u>78,481,583</u>	<u>1,643,534</u>	<u>17,108,679</u>	<u>21,680,445</u>	<u>(57,405,521)</u>	<u>61,508,720</u>
Unallocated						
Deferred income tax assets						143,277
Prepaid income taxes						646,846
Other financial assets						27,795
Total assets						<u>62,326,638</u>
Segment liabilities	<u>84,499,549</u>	<u>149,204</u>	<u>2,631,739</u>	<u>6,205,259</u>	<u>(57,405,521)</u>	<u>36,080,230</u>
Unallocated						
Deferred income tax liabilities						2,289,693
Borrowings						2,110,728
Income tax payable						5,044,410
Total liabilities						<u>45,525,061</u>

The segment results and other segment items for the year ended 31 December 2023 are as follows:

	Property development <i>RMB'000</i> (Represented)	Hotel <i>RMB'000</i>	Property investment and management <i>RMB'000</i>	All other segments <i>RMB'000</i>	Total <i>RMB'000</i>
Total segment revenues	8,524,842	356,210	619,684	24,263	9,524,999
Revenues	<u>8,524,842</u>	<u>356,210</u>	<u>619,684</u>	<u>24,263</u>	<u>9,524,999</u>
Operating profit/(loss)	<u>840,747</u>	<u>(16,649)</u>	<u>(620,295)</u>	<u>(275,974)</u>	<u>(72,171)</u>
Finance income — net					20,270
Share of results of associated companies	(209)	—	4,859	49,884	54,534
Share of results of joint ventures	144,719	—	2,319	—	147,038
Profit before income tax					149,671
Income tax expense					(792,816)
Loss for the year					<u>(643,145)</u>
Other segment information					
Capital and property development expenditure	8,644,712	1,682	12,643	81,256	8,740,293
Depreciation of property, plant and equipment	77,303	41,741	1,400	5,514	125,958
Depreciation of right-of-use assets under properties under development	47,337	—	—	—	47,337
Fair value loss on investment properties	<u>—</u>	<u>—</u>	<u>652,566</u>	<u>—</u>	<u>652,566</u>

The segment assets and liabilities as at 31 December 2023 are as follows:

	Property development <i>RMB'000</i> (Represented)	Hotel <i>RMB'000</i>	Property investment and management <i>RMB'000</i>	All other segments <i>RMB'000</i>	Elimination <i>RMB'000</i>	Total <i>RMB'000</i>
Segment assets	88,225,741	2,162,670	13,569,071	22,497,025	(61,070,234)	65,384,273
Associated companies	257,359	—	1,296,498	346,563	—	1,900,420
Joint ventures	213,103	—	2,246,872	—	—	2,459,975
	<u>88,696,203</u>	<u>2,162,670</u>	<u>17,112,441</u>	<u>22,843,588</u>	<u>(61,070,234)</u>	<u>69,744,668</u>
Unallocated:						
Deferred income tax assets						282,639
Prepaid income taxes						612,897
Other financial assets						<u>27,550</u>
Total assets						<u>70,667,754</u>
Segment liabilities	<u>94,505,295</u>	<u>127,122</u>	<u>2,115,179</u>	<u>6,848,201</u>	<u>(61,070,234)</u>	<u>42,525,563</u>
Unallocated:						
Deferred income tax liabilities						2,531,642
Borrowings						2,525,134
Income tax payable						<u>4,079,978</u>
Total liabilities						<u>51,652,317</u>

(b) Revenues

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

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Revenue from contracts with customer within the scope of HKFRS 15:		
• Property development	5,973,499	8,524,842
• Hotel	288,592	356,210
• Property investment and management — property management fee income	251,810	200,316
• All other segments	109,345	24,263
	<u>6,623,246</u>	<u>9,105,631</u>
Revenue from other sources		
• Property investment and management — rental income	407,045	419,368
	<u>7,030,291</u>	<u>9,524,999</u>

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		Hotel		Property investment and management		All other segment		Total	
	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023
	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>
	(Represented)									
Primary geographical markets										
PRC	<u>5,973,499</u>	<u>8,524,842</u>	<u>288,592</u>	<u>356,210</u>	<u>658,855</u>	<u>619,684</u>	<u>109,345</u>	<u>24,263</u>	<u>7,030,291</u>	<u>9,524,999</u>
Major products/services										
Sales of properties	5,973,499	8,524,842	—	—	—	—	—	—	5,973,499	8,524,842
Hotel room services	—	—	139,978	185,159	—	—	—	—	139,978	185,159
Hotel — food and drinks	—	—	148,614	171,051	—	—	—	—	148,614	171,051
Rental income										
— from investment properties	—	—	—	—	407,045	419,368	—	—	407,045	419,368
— others	—	—	—	—	—	—	—	—	—	—
Property management fee income	—	—	—	—	251,810	200,316	—	—	251,810	200,316
Miscellaneous income	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>109,345</u>	<u>24,263</u>	<u>109,345</u>	<u>24,263</u>
	<u>5,973,499</u>	<u>8,524,842</u>	<u>288,592</u>	<u>356,210</u>	<u>658,855</u>	<u>619,684</u>	<u>109,345</u>	<u>24,263</u>	<u>7,030,291</u>	<u>9,524,999</u>
Timing of revenue recognition										
At a point in time	5,973,499	8,524,842	148,614	171,051	—	—	24,196	16,600	6,122,113	8,695,893
Transferred over time	—	—	139,978	185,159	251,810	200,316	85,149	7,663	391,788	385,475
Straight-line basis over the lease term	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>407,045</u>	<u>419,368</u>	<u>—</u>	<u>—</u>	<u>516,390</u>	<u>443,631</u>
	<u>5,973,499</u>	<u>8,524,842</u>	<u>288,592</u>	<u>356,210</u>	<u>658,855</u>	<u>619,684</u>	<u>109,345</u>	<u>24,263</u>	<u>7,030,291</u>	<u>9,524,999</u>

4 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS/CONTRACT COSTS

	As at 31 December	
	2024	2023
	RMB'000	RMB'000
Trade receivables	971,076	1,018,722
Less: Provision for impairment of trade receivables (<i>Note (a)</i>)	(798,944)	(659,615)
Trade receivables — net (<i>Note (b)</i>)	172,132	359,107
Other receivables (<i>Note (c)</i>)	1,640,849	1,359,493
Deposits for land purchases	139,143	239,749
Less: Provision for impairment of other receivables and deposits	(774,600)	(548,400)
Other receivables and deposits — net	1,005,392	1,050,842
Prepayments for construction costs	2,490,761	2,296,903
Prepaid business tax and other levies on pre-sale proceeds	1,199,298	1,248,718
Miscellaneous	26,379	9,622
	4,893,962	4,965,192
Contract costs (<i>Note (d)</i>)	327,104	110,266

As at 31 December 2024 and 2023, the fair values of trade receivables, deposits for land purchases, other receivables and contract costs approximate their carrying amounts.

Notes:

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

	2024	2023
	RMB'000	RMB'000
As at 1 January	659,615	514,202
Net impairment loss recognised during the year	139,329	145,413
As at 31 December	798,944	659,615

(b) Trade receivables mainly arose from leases of investment properties, building management fee and receivables from hotel operation. 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 agreements.

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	
	2024	2023
	RMB'000	RMB'000
Within 90 days	16,074	306,511
Over 90 days and within 1 year	137,798	43,934
Over 1 year and within 2 years	18,260	8,662
	<u>172,132</u>	<u>359,107</u>

- (c) As at 31 December 2024, except for the amount of RMB371,868,951 (2023: RMB371,868,951) due from a third party which is secured with a personal guarantee, interest-bearing at 1.8% (2023: 1.8%) per annum and recoverable within one year, the remaining amounts comprise deposits made to government agencies for property development purposes, advances to business partners for business cooperations, 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, the amounts are unsecured, interest-free and repayable on demand.
- (d) 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 completed and control is transferred to customers.

5 SHARE CAPITAL

	Par value	Number of	Nominal value of	Equivalent
	HK\$	ordinary shares	ordinary shares	RMB
			HK\$	
Authorised:				
At 1 January 2023,				
31 December 2023 and				
at 31 December 2024	<u>0.1</u>	<u>12,000,000,000</u>	<u>1,200,000,000</u>	
Issued and fully paid:				
At 1 January 2023,				
31 December 2023 and				
at 31 December 2024		<u>6,093,451,026</u>	<u>609,345,103</u>	<u>536,280,877</u>

6 BORROWINGS

	As at 31 December	
	2024	2023
	<i>RMB'000</i>	<i>RMB'000</i>
Borrowings included in non-current liabilities		
Bank borrowings — secured	2,110,728	2,515,134
Less: Amounts due within one year	(276,000)	(456,583)
	<u>1,834,728</u>	<u>2,058,551</u>
Borrowings included in current liabilities		
Current portion of long-term secured bank borrowings	<u>276,000</u>	<u>456,583</u>
Total	<u>2,110,728</u>	<u>2,515,134</u>

(a) Details on borrowings

As at 31 December 2024, all the Group's borrowings of RMB2,110,728,000 (2023: RMB2,515,134,000) were secured by its properties under development and completed properties held for sale, therein the Group's certain borrowings of RMB3,600,000 as at 31 December 2023 were also secured by its restricted cash.

The exposure of the Group's borrowings to interest rate changes and the contractual repricing dates or maturity whichever is the earlier date are as follows:

At the end of the reporting period, total current and non-current borrowings were scheduled to repay as follows:

	2024	2023
	<i>RMB'000</i>	<i>RMB'000</i>
On demand or within one year	276,000	456,583
More than one year, but not exceeding two years	408,385	422,125
More than two years, but not exceeding five years	449,273	556,250
After five years	<u>976,620</u>	<u>1,080,176</u>
	<u>2,110,728</u>	<u>2,515,134</u>

7 TRADE AND OTHER PAYABLES

	As at 31 December	
	2024	2023
	RMB'000	RMB'000
Trade payables (<i>Note (a)</i>)	15,215,740	16,490,657
Other payables (<i>Note (b)</i>)	7,157,066	7,740,568
Other taxes payable	602,560	366,913
	<u>22,975,366</u>	<u>24,598,138</u>

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	
	2024	2023
	RMB'000	RMB'000
Within 90 days	1,233,565	2,579,511
Over 90 days and within 1 year	6,357,600	6,051,428
Over 1 year	7,624,575	7,859,718
	<u>15,215,740</u>	<u>16,490,657</u>

- b. Other payables comprise:

	As at 31 December	
	2024	2023
	RMB'000	RMB'000
Deposits and advances from contractors	87,112	793,914
Deposits received from tenants of investment properties	98,926	40,625
Advances from shareholders of associated companies and joint ventures (<i>Note (i)</i>)	2,218,203	2,689,385
Advances from other parties (<i>Note (ii)</i>)	362,891	356,273
Consideration payable on acquisition of subsidiaries	—	142,383
Consideration payable to a third party	237,098	—
Commission payables	219,253	271,040
Accrual and other payables (<i>Note (iii)</i>)	3,549,632	2,996,308
Provision for loss arising from financial guarantee agreements (<i>Note (iv)</i>)	246,904	225,512
Miscellaneous	137,047	225,128
	<u>7,157,066</u>	<u>7,740,568</u>

- i. As at 31 December 2024, except for advances from shareholders of associated companies and joint ventures amounted to RMB11,027,000 (2023: RMB481,515,000) in current portion which are unsecured, interest-bearing at 7% (2023: 7%) per annum and repayable on demand, the remaining balances is unsecured, interest-free and repayable on demand.

Included in the remaining balances is an advance from parent of an associated company of RMB2,207,176,000 (2023: RMB2,207,870,000) for the purpose of future capital injection to the associate company when needed.

- ii. The amount comprises: (a) advances from a third party amounted to RMB2,891,000 (2023: RMB2,889,000) which are unsecured, interest-bearing at rate of 12% (2023: 12%) per annum; and (b) advances from a third party amounted to RMB360,000,000 (2023: RMB353,384,000) which are guaranteed by a controlling shareholder and a wholly owned subsidiary of the Company, interest-bearing at rate of 3% (2023: 3%) per annum and repayable within one year.
- iii. The amount mainly comprises accruals of general and administrative expenses, salaries and operating expenses.
- iv. The amount mainly comprises a provision for loss arose from three financial guarantee contracts in respect of guarantee agreements entered into by a subsidiary of the Company in 2016 amounted to RMB34,990,000, RMB26,546,000 and RMB27,600,000 respectively and the respective interests accrued.

8 OTHER INCOME AND OTHER GAINS AND LOSSES

	Year ended 31 December	
	2024	2023
	RMB'000	RMB'000
Government grants (<i>Note (a)</i>)	1,573	609
Net gain on disposal of equity interests of subsidiaries	25,343	437
Net (loss)/gain from disposal of property, plant and equipment	(33,612)	14,315
Net exchange losses (<i>Note (b)</i>)	(25,337)	(38,285)
Gain on transferring properties held for sale for repayment of advance (<i>note (c)</i>)	663,968	—
Loss from disposal of investment properties	(227,881)	(38,117)
Additional provision for the settlement liabilities to a joint arrangement partner	(420,060)	—
Provision for financial guarantee	(21,392)	(21,392)
Miscellaneous	4,304	36,188
	(33,094)	(46,245)

Notes:

- 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. Grants from government were recognised in profit or loss when the Group fulfilled the attached conditions.

- b. Exchange differences mainly arise from the amount due to the controlling shareholder and other payables, which are denominated in USD and HKD.
- c. During 2016 to 2019, the Group advanced an amount of RMB1.7 billion in total from a local government enterprise. The advance had not been repaid until in 2020, the Group and the local government enterprise reached a mutual agreement, pursuant to which the advance and interest payable to the local government enterprise are to be settled by transferring an office building which was under construction by the Group. Based on the mutual agreement, the amount for settling the advance and interest payable is to be determined based on the fair value of the office building with not less than 2% discount granted to the local government enterprise. All the advances and related interest have been settled during the year ended 31 December 2024.

9 (LOSS)/PROFIT BEFORE INCOME TAX

(Loss)/profit before income tax is arrived at after charging/(crediting) the following:

	Year ended 31 December	
	2024	2023
	RMB'000	RMB'000
Staff costs — including directors' emoluments (<i>Note (a)</i>)	264,106	276,332
Auditor's remuneration	3,631	3,886
Depreciation of property, plant and equipment	131,018	125,958
Depreciation of right-of-use assets under properties under development	48,272	47,337
Cost of properties sold	6,278,765	6,603,937
Business tax and other levies on sales and construction of properties (<i>Note (b)</i>)	82,853	135,250
Direct outgoings arising from investment properties that generate rental income	178,011	153,466
Short-term leases expenses	2,947	3,775
Impairment loss on property, plant and equipment	84,497	—
Provision for impairment of completed properties held for sale	83,490	225,498
Hotel operating expenses	253,369	279,405
Net impairment loss on financial assets comprises:		
Net provision for impairment of trade receivables	139,329	145,413
Net provision for impairment of other receivables	226,200	116,000
Net reversal of impairment of amounts due from related parties, joint ventures and associated companies	(4,400)	(1,200)
Net provision for/(reversal of) impairment of amounts due from non-controlling interests	32,920	(4,120)
	394,049	256,093

Notes:

a. Staff costs (including directors' emoluments)

	Year ended 31 December	
	2024	2023
	RMB'000	RMB'000
Wages and salaries	233,774	245,019
Pension costs — defined contribution plans	24,746	24,779
Other allowances and benefits	5,586	6,534
	<u>264,106</u>	<u>276,332</u>

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	
	2024	2023
	RMB'000	RMB'000
Finance income		
— interest income on bank deposits	<u>53,029</u>	<u>21,790</u>
Interest expenses on bank borrowings	(61,854)	(75,005)
Interest expenses on other borrowings and advances from other parties	(16,632)	(8,000)
Interest expenses on lease liabilities	(1,004)	(1,520)
Less: Interest capitalised	<u>78,486</u>	<u>83,005</u>
Finance costs	<u>(1,004)</u>	<u>(1,520)</u>
Net finance income	<u>52,025</u>	<u>20,270</u>

11 INCOME TAX EXPENSE

	Year ended 31 December	
	2024	2023
	RMB'000	RMB'000
Current income tax		
— PRC enterprise income tax	495,970	576,660
— PRC land appreciation tax	270,943	341,341
	<u>766,913</u>	<u>918,001</u>
Deferred income tax		
— PRC enterprise income tax	(180,481)	(159,964)
— PRC withholding income tax	77,894	34,779
	<u>(102,587)</u>	<u>(125,185)</u>
	<u>664,326</u>	<u>792,816</u>

The income tax on the Group's (loss)/profit before income tax differs from the theoretical amount that would arise using the enacted tax rate of the home country of the companies within the Group as follows:

i. Reconciliation of PRC enterprise income tax

	Year ended 31 December	
	2024	2023
	RMB'000	RMB'000
(Loss)/profit before income tax	(1,144,824)	149,671
PRC land appreciation tax	(270,943)	(341,341)
	<u>(1,415,767)</u>	<u>(191,670)</u>
Calculated at PRC enterprise income tax rate of 25%	(353,942)	(47,918)
Effect of expenses not deductible for income tax purposes (Note (a))	646,182	337,057
Income not subject to tax (Note (b))	(40,664)	(50,393)
Tax losses not recognised as deferred tax assets	63,913	177,950
	<u>315,489</u>	<u>416,696</u>

Notes:

- Effect of expenses not deductible for income tax purposes mainly resulted from certain intra-group or related party transactions, donation expenses, exchange loss, ECLs, capitalised bank borrowing cost, and share of losses of associates.
- Income not subject to tax mainly comprises share of profits of associates and joint ventures, fair value gain on investment properties, net gain on disposal of a joint venture and unrealised exchange gain.

ii. Total tax expense

Hong Kong profits tax

No provision has been made for Hong Kong profits tax as the Group has no assessable profit subject to Hong Kong profits tax for the year (2023: Nil).

Under two-tiered profits tax regime, the first HK\$2 million of profits of qualifying corporation will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%.

PRC enterprise income tax

PRC enterprise income tax is provided for at 25% (2023: 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 2024 (2023: Nil).

13 LOSS PER SHARE

Basic and diluted

Basic loss per share for the years ended 31 December 2024 and 2023 are calculated by dividing the loss 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 ordinary shares in issue during 2024 and 2023, diluted loss per share are the same as basic loss per share.

	Year ended 31 December	
	2024	2023
Loss attributable to equity holders of the Company (<i>RMB'000</i>)	<u>(1,791,055)</u>	<u>(467,127)</u>
Weighted average number of ordinary shares in issue (<i>thousands</i>)	<u>6,093,451</u>	<u>6,093,451</u>
Basic and diluted loss per share (<i>RMB cents</i>)	<u>(29.4)</u>	<u>(7.7)</u>

RESULTS

The consolidated revenue of the Group was approximately RMB7,030.3 million for 2024 (2023: approximately RMB9,525.0 million), representing a decrease of 26.2% as compared to 2023. The consolidated loss for the year and loss attributable to equity holders of the Company were approximately RMB1,809.2 million and RMB1,791.1 million respectively for 2024 (2023: RMB643.1 million and RMB467.1 million respectively), representing an increase of 181.3% and 283.4% respectively as compared to 2023. The basic and diluted losses per share were RMB29.4 cents for 2024 (2023: RMB7.7 cents per share), representing an increase of 281.8% as compared to 2023.

The Board does not recommend payment of final dividend for the year ended 31 December 2024.

INDUSTRY REVIEW

The cumulative sales revenue of commercialized real estate in the PRC amounted to approximately RMB9.7 trillion yuan for 2024 which represented a drop of 18.6% as compared to 2023. In September 2024, the Chinese government introduced measures to revitalize the property market, including cutting interest rates on existing mortgages and easing down payment requirements for second homes.

The PRC property market in 2025 is anticipated to stabilize, driven by government policies, consumer demand, and economic factors, despite facing certain risks and challenges.

PROSPECT

Despite the fact that the PRC government has imposed several policies to stabilize the real estate market in 2024, the uncertain global political environment may have negative impact on the real estate market in 2025.

The Group will continue to streamline the operations and maintain the low gearing ratio in the uncertain market conditions.

The Group will continue to focus on the Yangtze River Delta where 54.3% of total gross floor area is located in Anhui and Jiangsu Province as at 31 December 2024. In order to increase liquidity, the Group will launch various sales policies to stimulate the sales demand and slow down the land acquisition.

BUSINESS REVIEW

Sales and Earnings

The revenue of the Group was approximately RMB7,030.3 million for 2024 (2023: approximately RMB9,525.0 million), representing a decrease of 26.2% as compared to 2023. The decrease in revenue in 2024 was mainly due to the decrease in the GFA delivered from 1,458,069 sq.m. in 2023 to 1,058,431 sq.m. in 2024.

The gross profit of the Group was approximately RMB1,516.8 million for 2024, representing a decrease of 22.0% as compared to 2023 (2023: approximately RMB1,944.5 million). The gross profit decreased in line with the decrease in revenue in 2024.

The loss for the year of the Group increased 181.3% from RMB643.1 million in 2023 to RMB1,809.2 million in 2024. The increase in loss was mainly due to the fair value loss on investment properties in 2024.

The loss attributable to the equity holders of the Company increased 283.4% from approximately RMB467.1 million in 2023 to RMB1,791.1 million in 2024. The increase in loss was mainly due to the fair value loss on investment properties.

The cost of sales of the Group was approximately RMB5,513.4 million for 2024, representing a decrease of 27.3% as compared to 2023 (2023: approximately RMB7,580.5 million). Cost of sales decreased in line with the decrease in revenue in 2024.

The average cost of properties included in cost of sales of the Group was RMB4,419.1 per sq.m. for 2024, representing a decrease of 1.9% over 2023 (2023: average cost of properties included in cost of sales was RMB4,503.5 per sq.m.).

Fair value loss in investment properties was approximately RMB1,198.8 million in 2024 (2023: approximately RMB652.6 million). The increase in loss was mainly due to further decrease in market value of commercial properties in 2024.

Other losses decreased by 28.4% from approximately RMB46.2 million in 2023 to approximately RMB33.1 million in 2024.

Selling and marketing costs of the Group were approximately RMB397.3 million in 2024, representing a decrease of 19.8% as compared to 2023 (2023: approximately RMB495.7 million). The decrease was mainly due to the decrease in sales commission led by the decrease in sales.

General and administrative expenses of the Group were approximately RMB688.0 million in 2024, representing an increase of 21.5% as compared to 2023 (2023: approximately RMB566.1 million). The increase was mainly due to additional impairment loss in hotels in 2024.

Net finance income of the Group increased by 156.2% to approximately RMB52.0 million in 2024 (2023: approximately RMB20.3 million).

During the reporting period, the average selling price of the Group's delivered properties was RMB5,643.7 per sq.m., representing a decrease of 3.5% as compared to 2023 (2023: RMB5,846.7 per sq.m.).

The total GFA sold and delivered by the Group in 2024 was approximately 1,058,430.8 sq.m., representing a decrease of 27.3% as compared to 2023 (2023: approximately 1,458,069.0 sq.m.). Such decrease was due to the decrease in properties delivered in Sihong and Shanghai in 2024.

During the reporting period, the average selling price of the Group's delivered properties was RMB5,643.7 per sq.m., representing a decrease of 3.5% as compared to 2023 (2023: RMB5,846.7 per sq.m.).

The GFA of the properties delivered by the Group in 2024 and the ASP per sq.m. were as follows:

	Sales Revenue (RMB'000)		GFA Delivered (sq.m.)		Average Selling Price (RMB per sq.m.)	
	2024	2023	2024	2023	2024	2023
Xingyue City	548,525.4	n/a	116,422.6	n/a	4,711.5	n/a
Zibo Mingfa World Trade Centre	547,935.3	103,403.2	64,994.8	9,021.3	8,430.4	11,462.2
Mingfa Yan'an Zhi Xing	542,362.1	496,241.6	64,652.2	63,363.6	8,388.9	7,831.7
Suining Shuiyun Taoyuan	497,711.5	616,959.8	107,558.1	109,325.9	4,627.4	5,643.3
Liu'an Yeji Minghui City	441,511.4	76,420.5	102,438.8	16,735.0	4,310.0	4,566.5
Wujing Mingfa Jiangwan City	368,628.7	951,041.1	57,809.6	137,781.2	6,376.6	6,902.5
Zhangzhou Longhai Mingfa Mall	289,235.2	13,980.6	44,323.8	4,208.7	6,525.5	3,321.9
Fengyang Shui Yun Ya Ju	262,216.9	n/a	53,665.2	n/a	4,886.2	n/a
Quanzhou Mingfa International Huachang City	255,264.0	99,518.9	39,553.0	15,393.1	6,453.7	6,465.2
Qingyang Yangguang Qingcheng	225,402.4	464,300.3	42,609.4	75,324.5	5,290.0	6,164.0
Mingfa North Station Mei Yuan	172,967.4	18,106.6	31,955.0	3,345.1	5,412.8	5,412.8
Shenyang Shuiyun	171,391.7	662,626.1	31,443.5	113,504.3	5,450.8	5,837.9
Ma'anshan Mingbo Yue City	152,694.3	n/a	25,941.9	n/a	5,886.0	n/a
Jinzhai Mingfa Yueshanyuefu	124,345.2	n/a	37,580.3	n/a	3,308.8	n/a
Zibo Taohua Yuanzhu	112,645.7	51,236.3	18,282.8	7,264.2	6,161.3	7,053.3
Mingfa Yuhong Commercial and Residential Project	109,763.7	n/a	22,725.2	n/a	4,830.0	n/a
Pingliang Mingfa European City	106,563.4	242,521.2	22,274.8	45,949.0	4,784.0	5,278.0
Jinhu Yuelong	97,598.4	n/a	20,943.6	n/a	4,660.1	n/a
Changsha Mingfa Shopping Mall	97,193.1	887,872.9	12,568.9	143,993.1	7,732.8	6,166.1
Nanjing Yueli Commercial Centre	96,529.8	n/a	8,196.3	n/a	11,777.2	n/a
Mingfa North Station Ya Yuan	88,576.4	n/a	16,364.1	n/a	5,412.8	n/a
Huai'an Mingfa Shopping Mall	84,916.9	187,233.8	13,719.4	20,599.4	6,189.5	9,089.3
Tianjin Binhai Mingfa Shopping Mall	80,334.0	51,922.3	9,976.7	7,165.6	8,052.2	7,246.1
Nanjing Mingrong Garden	68,519.6	n/a	5,191.9	n/a	13,197.3	n/a
Wuxi Mingfa Shopping Mall	63,215.1	17,135.9	6,478.9	1,004.6	9,757.2	17,058.2
Huizhou Mingfa Gaobang New Town	56,334.5	546,236.8	8,034.2	65,102.1	7,011.9	8,390.5
Dingyuan Mingfa Shuiyun Taoyuan	45,188.8	n/a	11,149.3	n/a	4,053.1	n/a
Siyang Mingfa Shoufu	27,072.9	n/a	6,237.6	n/a	4,340.3	n/a
Nanjing Mingfa International Business Centre	25,769.9	100,366.9	2,137.5	7,055.3	12,056.3	14,225.7
Guang'an Mingfa Mall	23,549.2	97,624.9	7,857.0	32,070.2	2,997.2	3,044.1
Taizhou Mingfa City Complex	21,252.8	66,704.7	3,892.5	10,885.2	5,459.9	6,128.0
Mingfa Huguangshanse	17,968.4	28,654.6	3,354.9	5,141.1	5,355.9	5,573.7
Chuzhou Wanqiao Xiyuan	16,398.8	11,099.0	4,163.4	3,272.9	3,938.8	3,391.2
Mingfa North Station Centre	15,181.4	19,128.8	2,525.0	2,633.1	6,012.5	7,264.6
Dingyuan Mingfa Shuiyun Taoyuan	n/a	235,046.3	n/a	46,841.9	n/a	5,017.9
Guang'an Wealth Centre	n/a	162,600.3	n/a	41,506.4	n/a	3,917.5
Jinzhai Mingfa Shopping Mall	n/a	25,592.0	n/a	2,944.2	n/a	8,692.3
Mingfa Yuhong Commercial and Residential Project	n/a	193,965.8	n/a	38,719.8	n/a	5,009.5
Nanjing Mingfa Yuejingyuan	n/a	14,499.7	n/a	4,576.9	n/a	3,168.0
Shanghai Mingfa Shopping Mall	n/a	653,491.4	n/a	177,931.9	n/a	3,672.7
Shenyang Mingfa Square	n/a	82,273.3	n/a	13,974.2	n/a	5,887.5
Shenzhen Mingfa Guangming Xuan	n/a	18,590.7	n/a	697.8	n/a	26,642.7
Sihong	n/a	49,223.4	n/a	5,832.9	n/a	8,438.9
Sihong Shuiyun Taoyuan Garden	n/a	961,771.0	n/a	162,673.0	n/a	5,912.3
Taoyuan Nanyuan Villa	n/a	23,958.4	n/a	3,136.5	n/a	7,638.7
Wuxi Mingfa International New Town	n/a	12,326.5	n/a	14,478.4	n/a	851.4
Xiamen Zhongao Town Building	n/a	45,476.3	n/a	3,037.3	n/a	14,972.7
Zhenjiang Mingfa Jinxiu Yinshan	n/a	11,625.2	n/a	6,731.6	n/a	1,727.0
Others	118,735.2	193,239.2	31,408.7	32,460.0	3,780.3	5,953.1
	<u>5,973,499.5</u>	<u>8,524,843.2</u>	<u>1,058,430.8</u>	<u>1,458,069.0</u>	<u>5,643.7</u>	<u>5,846.7</u>

CONTRACTED SALES

During the year under review, the Group recorded contracted sales of approximately RMB5,272.8 million with GFA of 615,916 sq.m. (2023: approximately RMB5,750.4 million with GFA of 851,463 sq.m.).

PRE-SOLD PROPERTIES

As at 31 December 2024, the aggregated attributable GFA of pre-sold properties not yet delivered to the buyers was 823,507 sq.m. (2023: 1,063,351 sq.m.). Set out below are the details of the properties, the Group's interest and the attributable pre-sold GFA of the Group:

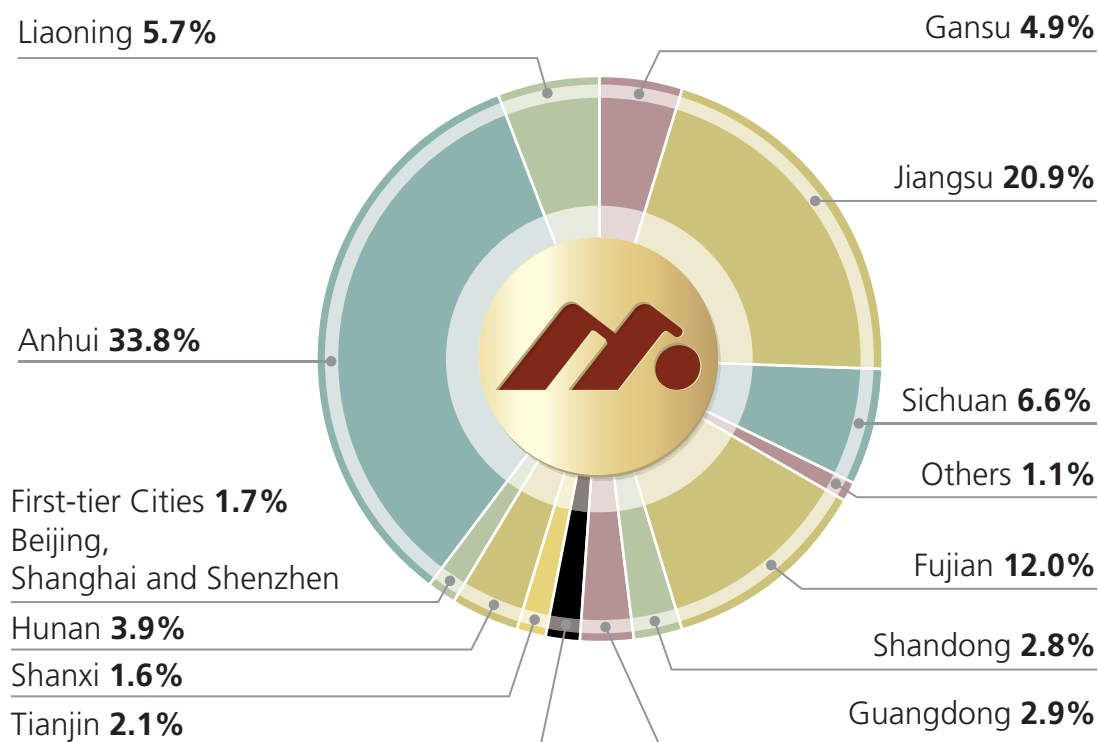
City	Project	Group's Interest	Attributable GFA (sq.m.)
Shenyang	Shenyang Mingfa Jinxiuhwa City	100%	116,517
Qingyang	Qingyang Yangguang Qingcheng	100%	104,818
Zhangzhou	Zhangzhou Longhai Mingfa Mall	100%	70,268
Changsha	Changsha Mingfa shopping Mall	100%	63,476
Jinzhai	Jinzhai Mingfa City Square	100%	55,458
Wujiang	Wujiang Mingfa Jiangwan New City	100%	47,467
Quanzhou	Quanzhou Mingfa International Huachang City	100%	38,781
Ma'anshan	Mingbo Yue City	100%	37,048
Fengyang	Fengyang Shuiyun Yaju	100%	33,248
Nanjing	Nanjing Mingfa Shopping Mall	100%	30,705
Ma'anshan	Ma'anshan Tian Yue Fu	90%	22,899
Hefei	Hefer Mingfa Shopping Mall	100%	19,027
Xiamen	Xiamen Mingfa Shopping Mall	100%	16,594
Nanjing	Nanjing Mingfa Riverside New Town	100%	13,877
Nan'an	Nan'an Guozhong Hua Yuan	100%	13,660
Zhangzhou	Zhangzhou Mingfa Shopping Mall	100%	11,802
Nanjing	Nanjing Mingfa City Square	100%	10,420
Huai'an	Huai'an Mingfa Shopping Mall	100%	9,270
Nanjing	Mingfa Nanjing Cross-strait Science and Technology Base	100%	9,241
Nanjing	Nanjing Rongli	51%	8,849
Zibo	Zibo Mingfa Internet Industrial Park	100%	7,393
Yanzhou	Yangzhou Mingfa Shopping Mall	100%	7,048
Nanjing	Nanjing Mingfa Pearl Spring Resort	100%	6,718
Nanjing	Nanjing Mingfa International Business Centre	100%	6,207
Laian	Mingfa North Station New Town	100%	6,144
Others			56,573
Total			823,507

SUMMARY OF LAND BANK

As at 31 December 2024, land reserves attributable to the Group decreased by 7.9% to approximately 16.3 million sq.m. (2023: approximately 17.7 million sq.m.), consisting of 129 projects (2023: 132 projects) in total.

	Number of Projects	Attributable GFA (million sq.m.)
Completed projects	50	3.5
Projects under development	65	10.6
Projects for future development	14	2.2
Total	129	16.3

TOTAL LAND BANK BY LOCATION (AS OF 31 DECEMBER 2024)



The following tables summarize the details of the Group's land reserves as at 31 December 2024:

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Completed Properties (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	120	100%	120
Xiamen Mingfa Noble Place	Located at Jiangtuo 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	13,527	100%	13,527
Xiamen Jianqun Elegant Garden	Located at north of Qianpu Lianqian East Road, 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	5,435	100%	5,435
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	1,619	70%	213
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 Mingfa Pearl Spring Resort	Located in Pearl Spring Resort, Pukou District, Nanjing, Jiangsu Province	Dec/2008	Residential/Hotel	Completed	112,973	5,054	100%	5,054
Nanjing Mingfa Riverside New Town	Located in Taishan Village, Pukou District, Nanjing, Jiangsu Province	Nov/2009	Residential/Commercial	Completed	1,072,182	21,532	100%	21,532
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	94,407	100%	94,407
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	372,711	100%	372,711
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	172,983	100%	172,983
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	223,523	100%	223,523
Nanjing Mingfa City Square	Located on Dingshan Road, Pukou District, Nanjing, Jiangsu Province	Dec/2012	Residential/Commercial/Office	Completed	128,683	68,209	100%	68,209
Honglai Mingfa Commercial Center	Located at Longlai District, Nanan, Fujian Province	Jun/2012	Residential/Commercial	Completed	27,065	10,852	100%	10,852
Xiamen Mingfa Xiang Wan Peninsula	Located at east part of Xiang'an Road, Xiang'an, Fujian Province	Dec/2012	Residential/Commercial	Completed	104,380	9,902	100%	9,902
Zhangzhou Mingfa Shopping Mall	Located at Longjiang Road East, north of Shuixian Street, west of No. 6 Road, Xinqu Road South, Zhangzhou, Fujian Province	Dec/2013	Residential/Commercial/Office/Hotel	Completed	223,589	234,889	100%	234,889
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	135,301	100%	135,301
Huai'an Mingfa Shopping Mall (Block C)	Located in Weihai East Road, Huai'an, Jiangsu Province	Dec/2014	Residential	Completed	51,345	1,142	100%	1,142
Nanjing Mingfa Pearl River International (G11)	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	6,665	100%	6,665
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	9,550	100%	9,550
Nanjing Mingfa Cloud Mansion	Located in along the mountain road south, Jiangpu Street, Nanjing, Jiangsu Province	Sep/2017	Residential	Completed	32,787	2,443	40%	977

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Jinzhai Mingfa City Square (Block G)	Located at New Town District, Meishan Town, Jinzhai County, Hefei, Anhui Province	Sep/2017	Residential/Commercial	Completed	105,504	100,613	100%	100,613
Jinzhai Mingfa City Square (Block D)	Located at New City, Meishan Town, Jinzhai County, Anhui Province	Dec/2017	Residential/Commercial	Completed	62,885	29,982	100%	29,982
Wuxi Mingfa International New Town	Located south of Yanqiao Town, Huishan District, Wuxi, Jiangsu Province	Jun/2017	Residential/Commercial	Completed	258,297	41,994	100%	41,994
Jinzhai Mingfa City Square (Blocks E, F)	Located at New City, Meishan Town, Jinzhai County, Anhui Province	Jun/2018	Residential/Commercial	Completed	203,406	221,947	100%	221,947
Beijing Mingfa Mall	Located in Beizang Village, Daxing District, Beijing	Dec/2018	Residential/Commercial	Completed	45,414	107,696	100%	107,696
Xiamen Mingfeng Town	Located at Lingdou Siming District, Xiamen, Fujian Province	Jul/2018	Commercial	Completed	19,190	74,693	100%	74,693
Zhenjiang Mingfa Xinjin Yuancheng	Located at east of the new road, Danbei Town, Danyang City, Jiangsu Province	Jan/2018	Residential/Commercial	Completed	14,287	9,748	100%	9,748
Shenzhen Mingfa Guangming Xuan	Located at Tianliao Yulv Area, Guangming New District, Shenzhen, Guangdong Province	Dec/2018	Commercial	Completed	4,109	2,025	100%	2,025
Nanjing Mingfa Yuejingyuan G07	Located at Pukou south along the mountain road, east side of Nanjing University of Technology, Nanjing, Jiangsu Province	Oct/2018	Commercial	Completed	31,455	29,072	100%	29,072
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	67,256	100%	67,256
Jinzhai Mingfa City Square (Block AC)	Located at Jinzhai County Meishan Town New Town, Hefei, Anhui Province	Dec/2019	Residential/Commercial	Completed	111,142	118,297	100%	118,297
Mingfa North Station New Town	Located in west side of Changjiang Road, Chahe Town, Lai'an County, Anhui Province	Jan/2020	Residential/Commercial	Completed	65,335	230	100%	230
Nanjing Rong Li	Located at Jiangpu Street, Puzhu Road North, Directional River Road East, Pukou District, Nanjing, Jiangsu Province	Dec/2019	Residential	Completed	132,937	55,175	51%	28,139
Taoyuan Guandi	Located in south side of Taochang Road, Hanshan County, Anhui Province	Dec/2020	Residential	Completed	43,868	1,797	100%	1,797
Zhangzhou Longhai Mingfa Mall (2011G17, 2011G18 Phase 1)	Located in Bangshan Town, Kekeng Village, Longhai, Zhangzhou, Fujian Province	Jul/2019	Residential/Commercial	Completed	78,622	221,724	100%	221,724
Wujiang Mingfa Jiangwan New City (Phase 1)	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Jan/2019	Residential/Commercial	Completed	298,289	503,821	100%	503,821
Zhongao Town Building	Located at south of Xiang'an District, Xiamen, Fujian Province	Apr/2021	Commercial	Completed	11,870	42,321	51%	21,584
Mingfa North Station Villas	Located at Chahe Town, Lai'an, Anhui Province	Aug/2020	Residential	Completed	66,350	28,147	100%	28,147
Nanjing Mingfa Yueshan Yuefu	Located at Pukou Jiangpu Street angle at University Avenue and Flower Industry, Nanjing, Jiangsu Province	Apr/2022	Residential	Completed	72,280	4,117	100%	4,117
Taoyuan Mansion	Located at Xianghe Town, Quanjiao, Anhui Province	Dec/2022	Residential	Completed	18,099	28,027	100%	28,027
Taoyuan Xi'an	Located in Gushi Town, Dangtu County, Anhui Province	Dec/2022	Residential/Commercial	Completed	24,439	6,524	100%	6,524
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/2023	Residential	Completed	158,238	5,063	100%	5,063
Jinzhai Yueshan Yuefu (Blocks 40, 41)	Located at Jinzhai County, Meishan Town New Town, Hefei, Anhui Province	Dec/2023	Residential/Commercial	Completed	133,332	12,888	100%	12,888
Sihong Shuiyun Taoyuan Garden	Located in east of Radish Li Road, north of Sizhou Street, Sihong County, Suqian, Jiangsu Province	Dec/2023	Residential/Commercial	Completed	84,200	35,904	100%	35,904
Siyang Mingfa Shoufu	Located at Zhongxing Town Siyang, Suqian, Jiangsu Province	Dec/2023	Residential/Commercial	Completed	103,972	261,722	70%	183,205
Mingfa North Station Meiyuan	Located at Chahe Town, Lai'an, Anhui Province	Dec/2023	Residential/Commercial	Completed	64,377	53,716	100%	53,716
Mingbo Yue City	Located at Bowang Town, Bowang District, Ma'anshan, Anhui Province	Dec/2024	Residential/Commercial	Completed	67,600	51,407	100%	51,407

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Fengyang Shuiyun Yaju	Located at the east side of Gongchen Temple Road and on the south side of Ruyi Road, Fengyang Town, Chuzhou, Anhui Province	Dec/2024	Residential/Commercial	Completed	65,484	55,069	100%	55,069
Sub-total					5,320,032	3,578,472		3,449,310
Properties under development (Note 2)								
Zhenjiang Jinxiu Yinshan	Located in the centre of Zhenjiang City, Jiangsu Province	Dec/2025	Residential/Commercial/Hotel	Approximately 90% of construction has been completed	296,702	84,165	100%	84,165
Huai'an Mingfa Shopping Mall (Block A)	Located in Shenzhen South Road, Huai'an, Jiangsu Province	Dec/2025	Commercial	Approximately 90% of construction has been completed	133,110	167,838	100%	167,838
Shenyang Mingfa Jinxiu Hua City	Located in Shenbei Xinqu Daoyi Development Zone, Liaoning Province	Dec/2025	Residential/Commercial	Approximately 90% of construction has been completed	61,222	164,684	100%	164,684
Taizhou Mingfa International Mall (Phase 1)	Located in Gaogang District, Taizhou, Jiangsu Province	Dec/2025	Residential/Commercial	Approximately 85% of construction has been completed	292,487	141,461	100%	141,461
Taizhou Mingfa International Mall (Phase 2)	Located in Gaogang District, Taizhou, Jiangsu Province	Dec/2025	Residential/Industrial	Approximately 75% of construction has been completed	237,075	102,688	100%	102,688
Shanghai Mingfa Shopping Mall	Located in east of Hu Yi Highway, Baiyin Road of south, boundary of west, Gaotai Road North, Shanghai	Dec/2025	Commercial	Approximately 70% of construction has been completed	53,779	17,880	100%	17,880
Pingliang Mingfa European City	Located in west of Water Bridge, north of Linjing Road, Kongdong District, Pingliang, Gansu Province	Dec/2025	Residential	Approximately 85% of construction has been completed	117,594	5,960	60%	3,576
Changsha Mingfa Shopping Mall	Located in Star Cheng Town, Wangcheng County, Changsha, Hunan Province	Dec/2027	Residential/Commercial	Approximately 75% of construction has been completed	285,594	626,608	100%	626,608
Huizhou Mingfa Gaobang New City	Huizhou City West Train Station, Guangdong Province	Dec/2026	Residential	Approximately 80% of construction has been completed	332,335	596,921	80%	477,537
Tianjin Binhai Mingfa Shopping Mall	Located in Tanggu Marine Hi-Tech Development Zone, Tianjin	Dec/2026	Commercial	Approximately 75% of construction has been completed	209,048	340,368	100%	340,368
Wujiang Mingfa Jiangwan New City (Phase 2)	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Dec/2027	Residential/Commercial	Approximately 80% of construction has been completed	506,829	1,028,648	100%	1,028,648
Quanzhou Mingfa International Huachang City	Located at Neicuo Village, Guanqiao Town, Nanan, Fujian Province	Dec/2026	Residential/Commercial	Approximately 80% of construction has been completed	276,120	613,587	100%	613,587
Guang'an Mingfa Mall (Blocks GC2013-45)	Located in Bridge Group, Guan'an, Sichuan Province	Dec/2025	Residential/Commercial	Approximately 85% of construction has been completed	76,153	155,472	100%	155,472
Shandong Zibo World Trade Center	Located in People's road to the north, Shanghai Road to the east, Zhangdian District, Zibo, Shandong Province	Dec/2025	Residential/Commercial	Approximately 75% of construction has been completed	156,696	228,105	100%	228,105
Shenyang Creative Industrial Estate	Located in Shenbei Xinqu Daoyi Development Zone, Liaoning Province	Dec/2025	Residential/Commercial	Approximately 80% of construction has been completed	154,024	106,517	100%	106,517
Zhangzhou Longhai Mingfa Mall (2011G15, 2012G15 Phase 2)	Located in Bangshan Town, Kekeng Village, Longhai, Zhangzhou, Fujian Province	Dec/2025	Residential	Approximately 75% of construction has been completed	63,127	15,937	100%	15,937
Mingfa MingBo Town	Located at Bowang Town Bowang District, Ma'anshan, Anhui Province	Dec/2025	Residential/Commercial	Approximately 75% of construction has been completed	101,504	44,837	100%	44,837

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Taoyuan New Town	Located at Xianghe Town, Quanjiao, Anhui Province	Dec/2025	Residential	Approximately 80% of construction has been completed	109,452	103,721	100%	103,721
Taoyuan Mingzhu	Located in Shengzhou Road, Chizhou, Anhui Province	Dec/2025	Residential	Approximately 80% of construction has been completed	99,943	4,746	100%	4,746
Jinse Shui'an	Located in north side of Huaihe Road, Jinhu County, Huai'an, Jiangsu Province	Dec/2025	Residential/Commercial	Approximately 75% of construction has been completed	289,236	160,694	100%	160,694
Wujiang Mingfa Jiangwan New City (Phase 3)	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Dec/2027	Residential/Commercial	Approximately 65% of construction has been completed	615,764	1,097,329	100%	1,097,329
Nanjing International Business Center	Located in Software Service Center High Tech Development Zone, Nanjing, Jiangsu Province	Dec/2026	Commercial	Approximately 60% of construction has been completed	62,015	328,638	80%	262,911
Taoyuan Xiangsong	Located in North New District, Dongzhi County, Chizhou, Anhui Province	Dec/2025	Residential/Commercial	Approximately 70% of construction has been completed	36,590	20,288	100%	20,288
Taoyuan Fudi	Located at Xianghe Town, Quanjiao, Anhui Province	Dec/2025	Residential	Approximately 70% of construction has been completed	66,262	62,336	51%	31,791
Taoyuan Guanlan	Located at Xianghe Town, Quanjiao, Anhui Province	Dec/2025	Residential	Approximately 65% of construction has been completed	55,481	58,847	51%	30,012
Guang'an Mingfa Wealth Center (ChaMa Road B1-1 Block)	Located in Binjiang Road, Guang'an District, Guan'an, Sichuan Province	Dec/2025	Residential/Commercial	Approximately 70% of construction has been completed	76,363	156,305	100%	156,305
Zhangpu Mingfa Xiangshan Wan	Located in Houcai Village, Qianting Town, Zhangpu County, Zhangzhou, Fujian Province	Dec/2025	Residential/Commercial	Approximately 60% of construction has been completed	46,885	85,493	90%	76,859
Wuhu Chungu Xi'an	Located in new city east of Chengdong, Fanchang County, Wuhu City, Anhui Province	Dec/2025	Residential	Approximately 75% of construction has been completed	64,607	976	100%	976
Mingfa Nanjing Cross-strait Science and Technology Base	Located in the channel of Science and Technology Industrial Park, Pukou District, Nanjing, Jiangsu Province	Dec/2025	Industrial	Approximately 50% of construction has been completed	119,564	90,161	100%	90,161
Mingfa North Station Center	Located at Chahe Town, Lai'an, Anhui Province	Dec/2027	Residential/Commercial	Approximately 80% of construction has been completed	69,757	262,449	100%	262,449
Hecheng Shoufu	Located at Liyang Town, Ma'anshan, Anhui Province	Dec/2025	Residential	Approximately 80% of construction has been completed	26,918	7,593	100%	7,593
Mingfa Huguangshan Yihao	Located at Xiangquan Town, Ma'anshan, Anhui Province	Dec/2026	Residential/Commercial	Approximately 55% of construction has been completed	132,362	146,406	100%	143,051
Nanjing Mingrong Garden	Located in Puzhu Road, Jiangpu Street, Pukou District, Nanjing, Jiangsu Province	Dec/2025	Commercial	Approximately 45% of construction has been completed	26,530	61,133	100%	61,133
new project in Nanjing Pukou G30	Located at north of Nanjing University of Technology, south along the mountain road, Pukou, Nanjing, Jiangsu Province	Dec/2025	Commercial	Approximately 40% of construction has been completed	32,843	50,921	100%	50,921
Taohua Yuanzhu	Located at Xingyuan Road Zibo, Shandong Province	Dec/2026	Residential	Approximately 70% of construction has been completed	156,691	134,268	100%	134,268
Mingfa Internet Industrial Park	Located at Xingyuan Road Zibo, Shandong Province	Dec/2026	Commercial	Approximately 50% of construction has been completed	67,156	100,735	100%	100,735

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Moli Anju	Located in east of Changxing Road and north of Yingshanjiang Avenue, Jinniu Lake New City, Tianchang, Anhui Province	Dec/2025	Residential/Commercial	Approximately 75% of construction has been completed	48,073	1,654	100%	1,654
Xingyue City	Located in west of Ring Road East, north of Zhangyang Avenue, west of City Road West, Fengxian, Xuzhou, Jiangsu Province	Dec/2027	Residential/Commercial	Approximately 45% of construction has been completed	320,779	401,769	70%	281,238
Mingfa City Lights	Located in Jinzhai Modern Industrial Park, Anhui Province	Dec/2026	Residential/Commercial	Approximately 55% of construction has been completed	107,417	121,555	100%	121,555
Dingyuan Mingfa Shuiyun Taoyuan	Located at Kaoshan Road, Dingyuan Town, Chizhou, Anhui Province	Dec/2025	Residential	Approximately 55% of construction has been completed	69,333	5,378	100%	5,378
Shenyang Mingfa Square	Located in Shenbei Xinqu Daoyi Development Zone, Liaoning Province	Dec/2026	Residential/Commercial	Approximately 55% of construction has been completed	119,154	194,833	100%	194,833
Yangguang Qingcheng (Block 1)	Located at Rongcheng Town, Chizhou, Anhui Province	Dec/2025	Residential/Commercial	Approximately 50% of construction has been completed	112,183	13,007	100%	13,007
Dingyuan Mingfa Wealth Center	Located at south of Qi Ji Guang Avenue, Dingyuan Town, Chizhou, Anhui Province	Dec/2026	Commercial/Office	Approximately 50% of construction has been completed	24,439	146,636	100%	146,636
Mingfa Software Valley	Located in north of Beijing East Road, east of Qianjiang Road, Xinyi, Xuzhou, Jiangsu Province	Dec/2025	Commercial	Approximately 35% of construction has been completed	46,548	88,000	60%	52,800
Xinyi Mingfa Zhongyang Lake CBD	Located in Zhongshan Road, Xinyi High-Tech Zone, Xuzhou, Jiangsu Province	Dec/2026	Residential/Commercial	Approximately 35% of construction has been completed	76,473	126,555	100%	126,555
Hainan Mingfa Modern Service Industry Industrial Park	Located in Haikou Comprehensive Bonded Area, Haikou, Hainan Province	Dec/2025	Industrial	Approximately 30% of construction has been completed	57,600	57,600	100%	57,600
Peixian Mingfa Noble Place	Located in east side of Zhenxing Road, Zhangzhuang Town, Peixian, Xuzhou, Jiangsu Province	Dec/2025	Residential/Commercial	Approximately 30% of construction has been completed	37,676	74,698	100%	74,698
Mingfa Taoyuan Mingzhu C1 Zone	Located in Dengke Street, Enyang District, Bazhong, Sichuan Province	Dec/2025	Residential	Approximately 30% of construction has been completed	154,082	385,206	100%	385,206
Mingfa Yan'an Zhi Xing	Located in Yan'an new area, Yan'an, Shanxi Province	Dec/2027	Residential/Commercial	Approximately 45% of construction has been completed	79,116	254,566	100%	254,566
Suining Shuiyun Taoyuan	Located in north of North Road, west of Wenxue North Road, Suining County, Xuzhou, Jiangsu Province	Dec/2025	Residential/Commercial	Approximately 45% of construction has been completed	130,571	352,936	60%	48,300
QingYang Yangguang Qingcheng (Block 3)	Located at Qibuquan Road, Rongcheng Town, Chizhou, Anhui Province	Dec/2025	Residential/Commercial	Approximately 45% of construction has been completed	57,269	55,243	100%	55,243
Mingfa Yuhong Commercial and Residential Project	Located at Zaohua Street, Yuhong District, Shenyang, Liaoning Province	Dec/2027	Residential	Approximately 30% of construction has been completed	235,526	401,222	100%	401,222
new project in Ma'anshan MingPu	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Dec/2025	Industrial	Approximately 30% of construction has been completed	31,258	46,888	100%	46,888
new project in Ma'anshan MingLin	Located at Wujiang Town Four Lian, Hexian, Anhui Province	Dec/2027	Residential/Commercial/Industrial	Approximately 30% of construction has been completed	106,963	162,975	100%	162,975
Longhai Mingfa Square (Zhangzhou Longhai Mingfa Mall (2011G16, 2012G13, 2012G14 Phase Three))	Located in Bangshan Town, Kekeng Village, Longhai, Zhangzhou, Fujian Province	Dec/2027	Residential	Approximately 40% of construction has been completed	105,188	277,624	100%	277,624

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Fengxian International Hotel	Located in west of Ring Road East, north of Zhangyang Avenue, west of City Road West, Fengxian, Xuzhou, Jiangsu Province	Dec/2025	Residential/Commercial	Approximately 45% of construction has been completed	22,316	55,791	70%	39,054
QingYang Yangguang Qingcheng (Block 4)	Located at Tianzhu Road, Rongcheng Town, Chizhou, Anhui Province	Dec/2025	Residential/Commercial	Approximately 40% of construction has been completed	37,552	75,104	100%	75,104
Liu'an Yeji Minghui City	Located in west of Zhanqian Road, south of Weiming Road, east of Changqing Road and north of Shihe Road, Yeji District, Liu'an, Anhui Province	Dec/2026	Residential/Commercial	Approximately 40% of construction has been completed	116,734	110,411	100%	110,411
Fengyang Taoyuan Yashe	Located at the west side of Gongchengmiao Road and on the north side of Fengle West Road, Fengyang Town, Chuzhou, Anhui Province	Dec/2026	Commercial	Approximately 20% of construction has been completed	34,338	87,626	100%	87,626
Maanshan Mingbo Tianyue Fu	Located at the southwest corner of the intersection of Yuhe Road and Taihang Road in Bowang Town, Bowang District, Ma'anshan	Dec/2025	Residential	Approximately 20% of construction has been completed	32,569	71,122	90%	64,010
Nan'an Guozhong Huayuan	Located in Furong New City Community, Meishan Town, Nan'an City	Apr/2026	Residential/Commercial	Approximately 20% of construction has been completed	55,654	126,535	100%	126,535
Maanshan Mingbo Junyue Fu	Located at the southwest corner of the intersection of Yuhe Road and Hangyang Road in Bowang Town, Bowang District, Ma'anshan	Jun/2025	Residential	Approximately 20% of construction has been completed	30,765	52,301	90%	47,071
new project in Hainan Danzhou	Located in Plot 54 Nada Konggui, Danzhou City, Hainan Province	Sep/2025	Residential	Approximately 20% of construction has been completed	66,541	119,774	60%	71,864
new project in Suzhou Wenjin Yuan	Located in Southeast corner of Huaihe Road and Xichang Road in Yongqiao District, Suzhou City	Sep/2027	Residential	Approximately 20% of construction has been completed	29,098	151,309	100%	151,309
new project in Chuzhou Mingrong Guanhu Yaju	Located to the northeast of the intersection of Xijian Road and Huanhu Road in Langya District, Chuzhou City, Anhui Province	Dec/2026	Residential	Approximately 20% of construction has been completed	30,923	43,292	100%	43,292
Sub-total					7,883,957	11,436,326		10,640,105
Properties with land use rights certificate for future development (Note 3)								
Lanzhou Mingfa Zhongke Ecological Park	Located in southwest of Weijia Village, Gansu Province	Dec/2025	Residential	Vacant	1,371,786	1,371,786	51%	699,611
Taiwan Taoyuan Block 169	Located in Air Passenger Park, Taoyuan, Taiwan	Dec/2025	Commercial	Vacant	16,110	38,663	100%	38,663
Shenyang Mingfa Wealth Center	Located at Qing Nian Street, Heping District, Shenyang, Liaoning Province	Dec/2025	Commercial	Vacant	5,468	54,677	100%	54,677
Jurong Zidong Square	Located at the east side of Ninghang North Road and the west side of Chigang Road, Jurong, Jiangsu Province	Dec/2025	Residential/Commercial	Vacant	53,892	296,406	100%	296,406
Mingfa Huguangshanse Erhao	Located at Xiangquan Town Ma'anshan, Anhui Province	Dec/2025	Residential	Vacant	108,972	108,972	100%	108,972
new project in Jurong 2017-2-1-08	Located in Huanhu Road, Jurong, Jiangsu Province	Dec/2025	Commercial	Vacant	9,265	13,989	100%	13,989
QingYang Yangguang Qingcheng (Block 2)	Located at Qi Bu Quan Road, Rongcheng Town, Chizhou, Anhui Province	Dec/2025	Residential/Commercial	Vacant	52,388	136,207	100%	136,207
Sub-total					1,617,880	2,020,700		1,348,525

Property	Location	Actual/ Estimated Completion Date	Type of Property	Status	Site Area (sq.m.) (Note 1)	Approximate Leasable and Saleable GFA (sq.m.)	Group's Interest	Attributable GFA (sq.m.)
Properties 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/2025	Residential/Commercial	Vacant	22,784	92,298	100%	92,298
new project in Bazhong (2020-1-1-4-7)	Located in Dengke Street, Enyang District, Bazhong, Sichuan Province	Dec/2025	Residential	Vacant	141,811	323,169	100%	323,169
new project in Bazhong (2020-1-1-1-3)	Located in Dengke Street, Enyang District, Bazhong, Sichuan Province	Dec/2025	Hotel	Vacant	23,970	35,955	100%	35,955
new project in Bazhong (2020-1-2-1-3)	Located in Dengke Street, Enyang District, Bazhong, Sichuan Province	Dec/2025	Commercial	Vacant	19,089	22,906	100%	22,906
new project in Mingfa North Station Tianyu	Located at Chahe Town, Lai'an, Anhui Province	Aug/2025	Residential/Commercial	Vacant	108,395	113,815	100%	113,815
new project in Lanzhou	Located in the southern part of Shidong Town, Gaolan County, Lanzhou City, Gansu Province	Dec/2029	Residential	Vacant	110,000	186,545	51%	95,138
new project in Siyang Mingyue City	Located on the north side of Sishui Avenue and the west side of Xihu Road, Sihong County, Suqian, Jiangsu Province	Jul/2027	Residential/Commercial	Vacant	69,313	138,626	100%	138,626
Sub-total					495,361	913,314		821,907
					15,317,230	17,948,812		16,259,847

Notes:

- 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 2024.
- 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 2024.
- The site area is in respect of the whole property (regardless of GFA that have been sold).
- 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 2024:

Property	Location	Existing Usage	Attributable GFA	Term of Leases	Percentage of interest in the Properties Attributable to the Group
Beijing Mingfa Mall	Located at Bizang Village, Daxing District, Beijing	Residential/Commercial	62,153	2–10 years	100%
Changsha Mingfa Shopping Mall	Located in Star Cheng Town, Wangcheng County, Changsha, Hunan Province	Commercial	131,561	20 years	100%
Hefei Mingfa Shopping Mall	Located along the northeast side of the junction of Silihe Road and Dangshan Road, Luyang District, Hefei, Anhui Province	Commercial	168,879	1–20 years	100%
Jinzhai Mingfa City Square (Block G)	Located at New Town District, Meishan Town, Jinzhai County, Hefei, Anhui Province	Commercial	59,074	2–15 years	100%
Nanjing Mingdao School	Located at Yayuan Road, Jiangbei New District, Nanjing, Jiangsu Province	Commercial	59,353	6 years	100%
Nanjing Mingfa Cross-strait Science and Technology Base	Located in the channel of science and technology industrial park, Jiangsu Province	Commercial	5,491	1 year	100%
Nanjing Mingfa New City Finance Building	Located in New Town Business Avenue North, Pukou District, Nanjing, Jiangsu Province		1,454	3–5 years	100%
Nanjing Mingfa Riverside New Town	Located in Taishan Village, Pukou District, Nanjing, Jiangsu Province	Commercial	78,972	3–9 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%
Nanjing Mingfa Yuejingyuan	Located at Pukou south along the mountain road, east side Nanjing University of Technology, Jiangsu Province	Commercial	2,627	1–8 years	100%
Pingliang Mingfa European City	Located in Water Bridge West, Linjing Road North, Kongdong District, Pingliang, Gansu Province	Commercial	5,120	1 –3 years	60%
Quanzhou Mingfa Hotel	Located in Licheng District, Jiangnan Torch Village, Quanzhou, Fujian Province	Hotel	4,755	5 years	100%
Sihong Shuiyun Taoyuan Garden	Located in Radish Li Road East, North of Sizhou Street, Sihong County, Suqian, Jiangsu Province	Commercial	5,081	3–10 years	100%
Taizhou Mingfa International Mall	Located in Gaogang District, Taizhou, Jiangsu Province	Commercial	17,064	10 years	100%
Tianjin Mingfa City Complex	Located in Tanggu Marine Hi-Tech Development Zone, Tianjin	Commercial	62,631	Under construction	100%
Wuxi Mingfa Shopping Mall	Located in Sitou Village and Tangtou Village, Yanqiao Town, Huishan District, Wuxi, Jiangsu Province	Commercial	282,557	20 years	100%
Xiamen Lianfeng Furniture Park	Located on Honglian Road, Siming District, Xiamen, Fujian Province	Industrial	26,120	20 years	100%
Xiamen Mingfa Group Mansion	Located at Qianpu Industrial Park, Xiamen, Fujian Province	Commercial	39,531	5–6 years	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%
Xiamen Mingfa Hotel	Located at No. 413 Lianqian East Road, Xiamen, Fujian Province	Hotel	12,441	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%

Property	Location	Existing Usage	Attributable GFA	Term of Leases	Percentage of interest in the Properties Attributable to the Group
Xiamen Mingfa Shopping Mall	Located to the northwest of Jiahe Road and Lianqian Road, Siming District, Xiamen, Fujian Province	Commercial	38,590	2–15 years	100%
Xiamen Mingfa Technology Park	Located in Kaiyuan Xing'an Industrial Park, Tong'an District, Xiamen, Fujian Province	Industrial	62,131	18 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	61,867	15 years	100%
Zhangzhou Longhai Mingfa Mall	Located in Bangshan Town, Kekeng Village, Longhai, Zhangzhou, Fujian Province	Commercial	2,831	10 years	100%
Zhangzhou Mingfa Shopping Mall	Located at Longjiang Road East, Shuixian Street North, No.6 Road West, Xipu Road South, Zhangzhou, Fujian Province	Commercial	112,416	12–19 years	100%
Zhenjiang Jinxiu Yinshan	Located in the centre of Zhenjiang City, Jiangsu Province	Commercial	2,880	15.5 years	100%
Mingbo Yue City	Located at Bowang Town, Bowang District, Ma'anshan, Anhui Province	Commercial	2,185	15 years	100%
Total			<u>1,500,207</u>		

Properties to be Completed in 2025

Set out below are the properties expected to be completed by the Group in 2025.

Property	Expected completion date	Type of property	GFA to be completed	Percentage of interest in the property attributable to the Group
Zhenjiang Jinxiu Yinshan	Dec/2025	Residential/ Commercial/Hotel	8,416.5	100%
Huai'an Mingfa Shopping Mall (Block A)	Dec/2025	Commercial	16,783.8	100%
Shenyang Mingfa Jinxiu Hua City	Dec/2025	Residential/Commercial	16,468.4	100%
Taizhou Mingfa International Mall (Phase 1)	Dec/2025	Residential/Commercial	21,219.1	100%
Taizhou Mingfa International Mall (Phase 2)	Dec/2025	Residential/Industrial	25,672.1	100%
Shanghai Mingfa Shopping Mall	Dec/2025	Commercial	5,364.0	100%
Pingliang Mingfa European City	Dec/2025	Residential	536.4	60%
Guang'an Mingfa Mall (Blocks GC2013–45)	Dec/2025	Residential/Commercial	23,320.8	100%
Shandong Zibo World Trade Center	Dec/2025	Residential/Commercial	57,026.3	100%
Shenyang Creative Industrial Estate	Dec/2025	Residential/Commercial	21,303.3	100%
Zhangzhou Longhai Mingfa Mall (2011G15, 2012G15 Phase 2)	Dec/2025	Residential	3,984.2	100%
Mingfa MingBo Town	Dec/2025	Residential/Commercial	11,209.2	100%
Taoyuan New Town	Dec/2025	Residential	20,744.3	100%
Taoyuan Mingzhu	Dec/2025	Residential	949.1	100%

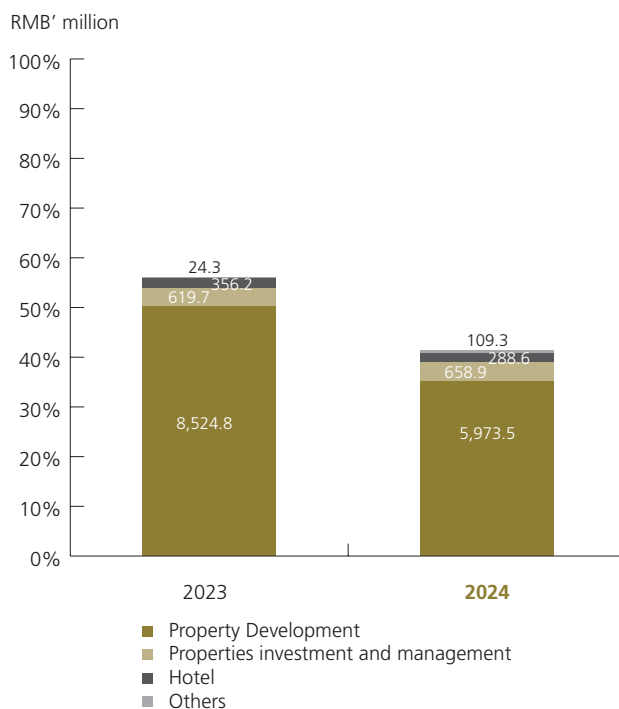
Property	Expected completion date	Type of property	GFA to be completed	Percentage of interest in the property attributable to the Group
Jinse Shui'an	Dec/2025	Residential/Commercial	40,173.5	100%
Taoyuan Xiangsong	Dec/2025	Residential/Commercial	6,086.4	100%
Taoyuan Fudi	Dec/2025	Residential	9,537.4	51%
Taoyuan Guanlan	Dec/2025	Residential	10,504.2	51%
Guang'an Mingfa Wealth Center (ChaMa Road B1-1 Block)	Dec/2025	Residential/Commercial	46,891.5	100%
Zhangpu Mingfa Xiangshan Wan	Dec/2025	Residential/Commercial	30,743.6	90%
Wuhu Chungu Xi'an	Dec/2025	Residential	244.0	100%
Mingfa Nanjing Cross-strait Science and Technology Base	Dec/2025	Industrial	45,080.5	100%
Hecheng Shoufu	Dec/2025	Residential	1,518.7	100%
Nanjing Mingrong Garden	Dec/2025	Commercial	33,623.2	60%
new project in Nanjing Pukou G30	Dec/2025	Commercial	30,552.4	100%
Moli Anju	Dec/2025	Residential/Commercial	413.5	100%
Dingyuan Mingfa Shuiyun Taoyuan	Dec/2025	Residential	2,420.0	100%
Yangguang Qingcheng (Block 1)	Dec/2025	Residential/Commercial	6,503.3	100%
Mingfa Software Valley	Dec/2025	Commercial	34,320.0	60%
Hainan Mingfa Modern Service Industry Industrial Park	Dec/2025	Industrial	40,320.0	100%
Peixian Mingfa Noble Place	Dec/2025	Residential/Commercial	52,288.9	100%
Suining Shuiyun Taoyuan	Dec/2025	Residential/Commercial	26,564.9	60%
QingYang Yangguang Qingcheng (Block 3)	Dec/2025	Residential/Commercial	30,383.7	100%
new project in Ma'anshan MingPu	Dec/2025	Industrial	32,821.6	100%
Fengxian International Hotel	Dec/2025	Residential/Commercial	21,479.7	70%
QingYang Yangguang Qingcheng (Block 4)	Dec/2025	Residential/Commercial	45,062.4	100%
Fengyang Taoyuan Yashe	Dec/2026	Commercial	70,100.8	100%
Maanshan Mingbo Tianyue Fu	Dec/2025	Residential	51,207.8	90%
Maanshan Mingbo Junyue Fu	Jun/2025	Residential	37,656.8	90%
new project in Hainan Danzhou	Sep/2025	Residential	57,491.5	60%
			<hr/>	
			996,987.8	

FINANCIAL REVIEW AND ANALYSIS

For the year ended 31 December 2024, revenue generated by the Group was approximately RMB7,030.3 million (2023: approximately RMB9,525.0 million), representing a decrease of 26.2% as compared to 2023. The decrease in revenue in 2024 was mainly due to the decrease in the GFA delivered from 1,458,069 sq.m. in 2023 to 1,058,430.8 sq.m. in 2024. Revenue from various sectors is analyzed as follows:

For the year ended 31 December	Properties					Percentage of (Decrease)/ Increase in
	Property Development (RMB'million)	Investment and Management (RMB'million)	Hotel (RMB'million)	Others (RMB'million)	Total (RMB'million)	Total Revenue
2024	5,973.5	658.9	288.6	109.3	7,030.3	(26.2%)
2023	8,524.8	619.7	356.2	24.3	9,525.0	(9.9%)

Revenue by Segment



Revenue from the properties development sector contributed 85.0% in total to the Group's revenue. Revenue from the property development sector decreased by 26.2% which was primarily due to less GFA being delivered from 1,458,069 sq.m. in 2023 to 1,058,431 sq.m. in 2024.

Revenue from the properties investment and management sector increased by 6.3%, from approximately 619.7 million in 2023 to approximately RMB658.9 million in 2024 which was mainly due to the annual increment in rental and management fee in 2024.

Revenue generated from the hotel sector decreased by 19.0% from approximately RMB356.2 million in 2023 to approximately RMB288.6 million in 2024.

The gross profit of the Group was approximately RMB1,516.8 million for 2024, representing a decrease of 22.0% as compared to 2023 (2023: approximately RMB1,944.5 million). The gross profit decreased in line with the decrease in revenue in 2024.

The loss for the year of the Group increased 181.3% from RMB643.1 million in 2023 to RMB1,809.2 million in 2024. The increase in loss was mainly due to the fair value loss on investment properties.

The loss attributable to the equity holders of the Company increased 283.4% from approximately RMB467.1 million in 2023 to RMB1,791.1 million in 2024. The increase was mainly due to the loss arisen from the fair value loss on investment properties.

The cost of sales of the Group was approximately RMB5,513.4 million for 2024, representing a decrease of 27.3% as compared to 2023 (2023: approximately RMB7,580.5 million). Cost of sales decreased in line with the decrease in revenue in 2024.

The average cost of properties included in cost of sales of the Group was RMB4,419.1 per sq.m. for 2024, representing a decrease of 1.9% over 2023 (2023: average cost of properties included in cost of sales was RMB4,503.5 per sq.m.).

Fair value loss in investment properties was approximately RMB1,198.8 million in 2024 (2023: fair value loss in investment properties of approximately RMB652.6 million). The increase in loss was mainly due to further decrease in market value of commercial properties in 2024.

Other losses decreased by 28.4% from approximately RMB46.2 million in 2023 to approximately RMB33.1 million in 2024.

Selling and marketing costs of the Group were approximately RMB397.3 million in 2024, representing a decrease of 19.8% as compared to 2023 (2023: approximately RMB495.7 million). The decrease was mainly due to the decrease in sales commission led by the decrease in sales.

General and administrative expenses of the Group were approximately RMB688.0 million in 2024, representing an increase of 21.5% as compared to 2023 (2023: approximately RMB566.1 million). The increase was mainly due to the additional provision for impairment for hotels in PRC.

Net finance income of the Group increased by 156.2% to approximately RMB52.0 million in 2024 (2023: approximately RMB20.3 million).

CAPITAL STRUCTURE

As at 31 December 2024, the Group had aggregated cash and cash equivalents (excluding restricted cash) of approximately RMB1,170.7 million (2023 : approximately RMB1,779.2 million). Restricted cash of the Group was approximately RMB5.3 million (2023 : approximately RMB57.3 million). Bank loans and other borrowings of the Group repayable within one year and after one year were approximately RMB276.0 million and RMB1,834.7 million respectively (2023 : approximately RMB456.6 million and RMB2,058.6 million respectively). The cash and cash equivalents of the Group were mainly denominated in Renminbi as at 31 December 2024.

BORROWINGS

	As at 31 December	
	2024	2023
	<i>RMB'000</i>	<i>RMB'000</i>
Borrowings included in non-current liabilities		
Bank borrowings — secured	<u>2,110,728</u>	<u>2,515,134</u>
Less: Amounts due within one year	<u>(276,000)</u>	<u>(456,583)</u>
	<u>1,834,728</u>	<u>2,058,551</u>
Borrowings included in current liabilities		
Current portion of long-term secured bank borrowings	<u>276,000</u>	<u>456,583</u>
	<u>276,000</u>	<u>456,583</u>

The maturity of the borrowings included in non-current liabilities is as follows:

	As at 31 December	
	2024	2023
	<i>RMB'000</i>	<i>RMB'000</i>
Borrowings:		
On demand or within one year	276,000	456,583
Between 1 and 2 years	408,385	422,125
Between 2 and 5 years	449,273	556,250
Over 5 years	976,620	1,080,176
	<u>2,110,728</u>	<u>2,515,134</u>

Total interest expenses including the capitalised interest costs amounted to approximately RMB79.5 million (2023: approximately RMB84.5 million) in total.

The borrowings was categorised by fixed or floating interest:

	As at 31 December 2024		As at 31 December 2023	
	<i>RMB'million</i>	<i>% of total</i>	<i>RMB'million</i>	<i>% of total</i>
Fixed	—	—	—	—
Floating	2,110.7	2,110.7	2,515.1	100%
Total borrowings	<u>2,110.7</u>	<u>2,110.7</u>	<u>2,515.1</u>	<u>100%</u>

FINANCIAL RATIO

Set out below are the major ratios of the Group:

	As at and for the year ended	
	31 December	
	2024	2023
Gross profit margin	21.6%	20.4%
Operating (loss) margin	(17.0)%	(0.8)%
Net (loss) margin	(25.7)%	(6.8)%
Current ratio	1.07	1.07
Total liabilities to total assets	73.0%	73.1%
Bank loans and other borrowings to shareholders' funds	13.4%	14.4%
Non-current bank loans and other borrowings to total assets	2.9%	2.9%
Gearing ratio*	<u>5.3%</u>	<u>3.5%</u>

* 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.

FOREIGN EXCHANGE RISK

As at 31 December 2024, the balance of the bank deposits maintained by the Group (including restricted bank balances) consisted of Renminbi, New Taiwan dollars and Hong Kong dollars in the respective proportions of 94.0%, 5.6% and 0.4% (31 December 2023: Renminbi, New Taiwan dollars and Hong Kong dollars in the respective proportions of 97.2%, 2.5% and 0.3% of the total bank balances of the Group). The bank loans and other borrowings maintained by the Group were denominated in Renminbi in 2023 and 2024.

As the sales, purchases, bank borrowings and other borrowings of the Group in 2024 were made mainly in Renminbi, Hong Kong dollars and US dollars, and it is expected that the majority of future development and transactions carried out by the Group will be made and transacted either in Renminbi, Hong Kong dollars or US dollars, the Group will convert the Hong Kong dollars bank balances into Renminbi as and when required to minimize any foreign exchange risk. The Group did not adopt any foreign exchange hedging instruments to hedge against foreign exchange risk in 2024 as the hedging list was comparable to the corresponding risk.

INTEREST RATE RISK

As at 31 December 2024, the bank borrowings of the Group were floating rate borrowings and were denominated in Renminbi 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 2024, the Group employed 3,382 staff (31 December 2023: 3,804 staff). For 2024, the staff costs of the Group including Directors' emoluments were approximately RMB264.1 million (2023: approximately RMB276.3 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 its human capital and is keen to improve the professionalism and competitiveness of its 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 regularly 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.

SIGNIFICANT ACQUISITION AND DISPOSAL DURING THE YEAR

During the reporting period, the Group did not conduct significant acquisition or disposal.

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 reporting period, all code provisions in the Corporate Governance Code as set out in Appendix C1 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 C3 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 reporting period.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

During the year ended 31 December 2024, there were no purchase, sale or redemption of listed securities of the Company by the Company.

SIGNIFICANT EVENTS AFTER THE REPORTING DATE

Save as disclosed in this announcement and in the announcement of the Company dated 28 January 2025 in relation to the disposal of equity interest of Quanzhou Mingfa Hotel Co., Ltd* (泉州明發大酒店有限公司) by the Group, there are no significant events after the reporting date which would materially affect the Group’s operating and financial performance as of the date of this announcement.

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 Mr. Chan Sing Lai. 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 annual results and the consolidated financial statements of the Group for the year ended 31 December 2024.

PUBLICATION OF ANNUAL REPORT

The 2024 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.

SCOPE OF WORK OF INDEPENDENT AUDITOR

The figures in respect of the Group’s consolidated statement of financial position, consolidated statement of profit or loss, consolidated statement of other comprehensive income, and the related notes thereto for the year ended 31 December 2024 as set out in the preliminary announcement have been agreed by the Company’s auditors, BDO Limited, to the amounts set out in the Group’s draft consolidated financial statements for the year. The work performed by BDO Limited in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the HKICPA and consequently no assurance has been expressed by BDO Limited on the preliminary announcement.

AUDITORS

The Company appointed BDO Limited as its auditors for the year ended 31 December 2024. 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 ensuing 2025.

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

Hong Kong, 28 March 2025

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

Executive Directors: *Mr. Ng Man Fung Walter and Ms. Shang Xuan*

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*