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Mingfa Group (International) Company Limited
明發集團(國際)有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 00846)

VOLUNTARY ANNOUNCEMENT
UNAUDITED CONTRACTED SALES PERFORMANCE
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2025

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

The board of directors (the "**Board**") of the Company announces that, based on the contracted sales record of the Company for the nine months ended 30 September 2025, the Group achieved unaudited contracted sales of approximately RMB1.93 billion in total, representing a decrease of approximately 23.1% when compared to the same period in 2024 (approximately RMB2.51 billion).

	Area	Average Selling Price	Amount	Percentage
	(sq.m.)	*(RMB/ sq.m.)*	*(RMB in million)*	*(%)*
Ma'anshan, Anhui Province	30,129	6,068	182.8	9.5%
Zibo, Shandong Province	21,005	8,021	168.5	8.7%
Nanjing, Jiangsu Province	14,278	10,906	155.7	8.1%
Danzhou, Hainan Province	19,133	7,336	140.4	7.3%
Zhangzhou, Fujian Province	19,692	6,719	132.3	6.9%
Wuxi, Jiangsu Province	14,403	9,176	132.2	6.9%
Shenyang, Liaoning Province	18,466	6,246	115.3	6.0%
Qingyang, Anhui Province	21,361	5,189	110.8	5.7%
Changsha, Hunan Province	14,957	6,890	103.1	5.3%
Huizhou, Guangdong Province	11,148	6,881	76.7	4.0%
Xiamen, Fujian Province	11,622	6,513	75.7	3.9%
Fengxian, Jiangsu Province	16,350	4,393	71.8	3.7%
Fengyang, Anhui Province	13,702	5,045	69.1	3.6%
Nan'an, Fujian Province	8,625	6,396	55.2	2.9%
Huai'an, Jiangsu Province	6,795	7,926	53.9	2.8%
Quanzhou, Fujian Province	5,240	6,020	31.5	1.6%
Danyang, Jiangsu Province	15,959	1,619	25.8	1.3%
Lu'An Anhui Province	5,066	4,443	22.5	1.2%
Jinhu, Jiangsu Province	4,398	4,565	20.1	1.0%
Lai'an, Anhui Province	2,857	5,842	16.7	0.9%
Beijing	711	20,559	14.6	0.8%
Guang'an, Sichuan Province	4,050	3,239	13.1	0.7%
Jinzhai, Anhui Province	1,334	8,762	11.7	0.6%
Others	23,321	5,552	129.5	6.6%
	304,602	6,333	1,929	100.00%

The information set out above are unaudited figures based on the contracted sales record of the Company. The above figures are provided for reference only and do not mean to be complete. Shareholders and potential investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

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

Hong Kong, 24 October 2025

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

Executive Directors:	*Mr. Ng Man Fung Walter, Ms. Shang Xuan, and Mr. Huang Zhibin*
Non-executive Director:	*Dr. Lam, Lee G. (Chairman of the Board), and Ms. Chen Bihua*
Independent non-executive Directors:	*Mr. Lau Kin Hon, Mr. Chu Kin Wang Peleus, and Mr. Chan Sing Lai*