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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 THREE MONTHS ENDED 31 MARCH 2026

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 three months ended 31 March 2026, the Group achieved unaudited contracted sales of approximately RMB519.4 million in total, representing a decrease of approximately 24.1% when compared to the same period in 2025 (approximately RMB684.3 million).

	Area	Average Selling Price	Amount	Percentage
	(sq.m.)	*(RMB/ sq.m.)*	*(RMB in million)*	*(%)*
Changsha, Hunan Province	3,270	6,040	19.8	3.8%
Danzhou, Hainan Province	6,131	7,460	45.7	8.8%
Fengyang, Anhui Province	2,803	5,245	14.7	2.8%
Fengxian, Jiangsu Province	2,504	4,618	11.6	2.2%
Guang'an, Sichuan Province	1,411	3,622	5.1	1.0%
Huai'an, Jiangsu Province	1,042	6,486	6.8	1.3%
Jinhu, Jiangsu Province	1,446	5,221	7.5	1.5%
Ma'anshan, Anhui Provine	7,685	6,290	48.3	9.3%
Nan'an, Fujian Province	2,027	6,211	12.6	2.4%
Nanjing, Jiangsu Province	4,438	14,574	64.7	12.5%
Qingyang, Anhui Province	6,292	5,030	31.6	6.1%
Quanzhou, Fujian Province	1,463	6,021	8.8	1.7%
Shenyang, Liaoning Province	1,931	6,081	11.7	2.3%
Wuxi, Jiangsu Province	5,329	8,172	43.5	8.4%
Xiamen, Fujian Province	2,889	12,567	36.3	7.0%
Zibo, Shandong Province	1,295	8,392	10.9	2.1%
Zhangzhou, Fujian Province	15,172	6,854	104.0	20.0%
Others	5,351	6,683	35.8	6.8%
Total	72,479	7,167	519.4	100.0%

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, 23 April 2026

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*