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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 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 nine months ended 30 September 2026, the Group achieved unaudited contracted sales of approximately RMB1.43 billion in total, representing a decrease of approximately 25.9% when compared to the same period in 2025 (approximately RMB1.93 billion).

	Area	Average Selling Price	Amount	Percentage
	(sq.m.)	*(RMB/ sq.m.)*	*(RMB in million)*	*(%)*
Zhangzhou, Fujian Province	37,734	6,311	238.1	16.6%
Nanjing, Jiangsu Province	13,639	13,335	181.9	12.7%
Ma'anshan, Anhui Province	20,722	6,208	128.6	9.0%
Danzhou, Hainan Province	15,345	7,455	114.4	8.0%
Wuxi, Jiangsu Province	11,656	8,089	94.3	6.6%
Qingyang, Anhui Province	12,963	4,991	64.7	4.5%
Shenyang, Liaoning Province	10,119	5,826	59.0	4.1%
Changsha, Hunan Province	8,440	6,133	51.8	3.6%
Nan'an, Fujian Province	7,841	6,511	51.1	3.6%
Fengyang, Anhui Province	8,877	5,525	49.0	3.4%
Xiamen, Fujian Province	3,776	11,418	43.1	3.0%
Zibo, Shandong Province	3,917	8,745	34.3	2.4%
Tianjin	5,072	6,698	34.0	2.4%
Fengxian, Jiangsu Province	6,756	4,591	31.0	2.2%
Hefei, Anhui Province	2,210	13,125	29.0	2.0%
Quanzhou, Fujian Province	4,902	5,118	25.1	1.8%
Guang'an, Sichuan Province	6,609	3,633	24.0	1.7%
Jinzhai, Anhui Province	2,876	7,963	22.9	1.6%
Huai'an, Jiangsu Province	3,121	7,106	22.2	1.5%
Others	25,574	5,239	134.0	9.3%
Total	212,149	6,752	1,432.4	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, 27 October 2026

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

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