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WINFAIR INVESTMENT COMPANY LIMITED
永發置業有限公司
(Incorporated in Hong Kong with limited liability)
(Stock Code: 287)

POSITIVE PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a profit in a range of approximately HK$24,000,000 to HK$28,000,000 for the six months ended 30 September 2026, as compared to the loss of approximately HK$24,600,000 for the corresponding period in last year.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

This announcement is made by Winfair Investment Company Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong) (the "**SFO**").

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company and potential investors that the Group is expected to record a profit in a range of approximately HK$24,000,000 to HK$28,000,000 for the six months ended 30 September 2026, as compared to the loss of approximately HK$24,600,000 for the corresponding period in last year. The improvement was mainly due to a turnaround in the fair value of the Group's investment properties from a loss of HK$46,800,000 for the corresponding period in last year to a gain for the six months ended 30 September 2026. The fair value gain was primarily driven by the enhancement of the statutory development potential of the site held for redevelopment for investment purposes, together with the adoption of the residual valuation method due to a lack of directly comparable market transactions.

As the Company is still in the process of finalising its interim results for the six months ended 30 September 2026, the information contained in this announcement is only based on the preliminary review by the Company's management according to the management accounts of the Group, which have neither been confirmed nor reviewed by the Company's audit committee or auditors. Detailed financial information and performance of the Group for the six months ended 30 September 2026 are expected to be announced by the end of November 2026.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
Winfair Investment Company Limited
Ng Tai Wai
Chairman

Hong Kong, 18 November 2026

As at the date of this announcement, the executive Directors are Mr. Ng Tai Wai and Mr. Ng Tai Yin, Victor; the non-executive Directors are Mr. So Kwok Leung, Mr. So Kwok Wai, Benjamin and Ms. Ng Kwok Fun; the independent non-executive Directors are Dr. Ng Chi Yeung, Simon, Mr. Heng Pei Neng, Roy, and Mr. Yip Sing.