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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)**

### **PROFIT WARNING**

This announcement is made by Mingfa Group (International) Company Limited (the “**Company**”, together with its subsidiaries, collectively the “**Group**”) pursuant to Rule 13.09(2)(a) 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company and potential investors that, based on its preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024 (the “**Reporting Period**”) and information currently available to the Board, the Group is expected to record a profit for the period of the Company in the range of approximately RMB25 million to RMB50 million for the Reporting Period as compared to a profit for the period of the Company of approximately RMB308.4 million for the six months ended 30 June 2023 (the “**Corresponding Period**”).

The Board believes that the expected decrease in profit for the period of the Company for the Reporting Period was mainly attributable to the decrease in property delivery for the six months ended 30 June 2024.

As at the date of this announcement, the Company is still in the process of finalising the Group's interim results for the Reporting Period. The information contained in this announcement represents only a preliminary assessment by the Board based on the unaudited consolidated management accounts of the Group for the Reporting Period and the latest information currently available, which have not been confirmed by the audit committee of the Board, and may be subject to adjustments. Shareholders of the Company and potential investors are advised to read the annual results announcement of the Company for the Reporting Period carefully which is expected to be published by the end of August 2024.

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

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

Hong Kong, 23 August 2024

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

<i>Executive Directors:</i>	<i>Mr. Ng Man Fung Walter and Mr. Zhong Xiaoming</i>
<i>Non-executive Director:</i>	<i>Dr. Lam, Lee G. (Chairman of the Board)</i>
<i>Independent non-executive Directors:</i>	<i>Mr. Lau Kin Hon, Mr. Chu Kin Wang Peleus, and Mr. Chan Sing Lai</i>