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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 2025 (the "**Reporting Period**") and information currently available to the Board, the Group is expected to record a loss for the period of the Company in the range of approximately RMB200 million to RMB300 million for the Reporting Period as compared to a profit of approximately RMB6.7 million for the six months ended 30 June 2024.

The Board believes that the expected loss for the Reporting Period was mainly attributable to the valuation loss on investment properties and decrease in revenue for the Reporting Period. Such decrease in the valuation of investment properties was mainly due to the general decrease in market value of commercial properties in the PRC for the six months ended 30 June 2025.

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 interim results announcement of the Company for the Reporting Period carefully which is expected to be published by the end of August 2025.

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, 22 August 2025

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

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