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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)

PROFIT WARNING

This announcement is made by Winfair Investment Company Limited (the “Company”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The Board wishes to inform the shareholders and the potential investors of the Company that the Company and its subsidiaries (the “Group”) are likely to incur a substantial decline in profit for the year ended 31 March 2009, as compared to last year. Such decrease was mainly due to decrease in fair value of share investments and revaluation deficit on investment properties as result of the economic tsunami happened in late 2008. This profit warning announcement is only based on preliminary review of management accounts of the Group, which have neither been confirmed nor audited by the Company’s auditors.

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 CO. LTD.

Ng See Wah
Chairman

Hong Kong, 27 April 2009

As at the date of this announcement, the executive Directors are Mr. Ng See Wah, Mr. Soo Cho Ling and Mr. Ng Tai Wai, the non-executive Directors are Mr. So Kwok Leung and Mr. Ng Tai Yin Victor, and the independent non-executive Directors are Dr. Loke Yu alias Loke Hoi Lam, Mr. Ng Chi Yeung Simon and Ms. Chan Suit Fei Esther.