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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 Listing Rules”).

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 loss for the six months ended 30 September 2011, as compared to a profit for the same period in last year. The expected loss was mainly due to loss on fair value of share investments as result of the recent turndown in the Hong Kong securities market. This profit warning announcement is only based on preliminary review of management accounts of the Group, which have neither been confirmed nor reviewed by the Company’s audit committee.

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, 26 October 2011

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