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建業地產股份有限公司 *

Central China Real Estate Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 0832)

CLARIFICATION ANNOUNCEMENT ON SHARE AWARD SCHEME

Reference is made to the annual report for the year ended 31 December 2024 (the “**Annual Report**”) of Central China Real Estate Limited (the “**Company**”). Unless otherwise specified, capitalized terms used herein shall have the same meaning as defined in the Annual Report. The Company would like to provide the following additional information in relation to the Share Award Scheme of the Company:

As of 1 January 2024 and 31 December 2024, the number of share awards available for grant under the Share Award Scheme was 135,814,010 share awards and, due to expiration of the transitional period for the relevant rules of the new Chapter 17 of the Listing Rules, nil share awards, respectively. As of the date of the Annual Report, due to expiration of the transitional period for the relevant rules of the new Chapter 17 of the Listing Rules, the total number of Shares available for issue under the Share Award Scheme was nil Shares, representing 0% of the issued Shares (excluding treasury shares).

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

By order of the Board
Central China Real Estate Limited
Wu Po Sum
Chairman

Hong Kong, 15 October 2025

As at the date of this announcement, the Board comprises seven Directors, of which Mr. Wu Po Sum and Ms. Yang Feifei are executive Directors, Mr. Xu Huizhan and Mr. Zhang Hui are non-executive Directors, Mr. Cheung Shek Lun, Mr. Xin Luo Lin and Dr. Sun Yuyang are independent non-executive Directors.

* *For identification purposes only*