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**CENTRAL DEVELOPMENT HOLDINGS LIMITED**

**中發展控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 475)**

**SUPPLEMENTAL ANNOUNCEMENT  
PROFIT WARNING**

This supplemental announcement is made by Central Development Holdings Limited (the “**Company**”, together with its subsidiaries as the “**Group**”) pursuant to Rule 13.09 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 in the Listing Rules) of Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

Reference is made to the Company’s profit warning announcement dated 9 November 2023 in respect of the Group’s financial information for the six months ended 30 September 2023 (the “**Announcement**”). Unless otherwise specified, capitalised terms used herein shall have the same meanings as those defined in the Announcement.

The Board wishes to further inform the Shareholders of the Company and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Current Period and other information currently available to the Board, the Group expects to record a net loss attributable to owners of the Company for the Current Period of in a range of approximately HK\$11.8 million to approximately HK\$12.4 million, subject to the review by the Company’s independent external auditors, as compared to the net loss attributable to owners of the Company of approximately HK\$5.6 million for the Previous Period. The main reasons for the expected increase in loss has been disclosed in the Announcement.

The Board would like to emphasize that the Group's financial positions remain stable and have sufficient cash resources to meet its present and future cash flow requirements for its operation. The Company is still in the process of finalising the unaudited consolidated financial results of the Group for the Current Period. The information contained in this announcement is only based on a preliminary assessment made by the Board with reference to the unaudited consolidated management accounts of the Group for the Current Period and the information made available to the Board as at the date hereof, which has neither been confirmed, reviewed nor audited by the Company's auditors or audit committee and may be subject to change. Shareholders and potential investors are advised to refer to the details of the interim results announcement of the Group for the six months ended 30 September 2023, which is expected to be published in late November 2023.

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

By Order of the Board  
**Central Development Holdings Limited**  
**Chan Wing Yuen, Hubert**  
*Chief Executive and Executive Director*

Hong Kong, 13 November 2023

*As at the date of this announcement, the Board consists of four executive Directors, namely Mr. Wu Hao, Mr. Hu Yangjun, Mr. Chan Wing Yuen, Hubert and Mr. Zhang Bing; a non-executive Director, namely Mr. Li Wei Qi, Jacky; and three independent non-executive Directors, namely Mr. Jin Qingjun, Ms. Sun, Ivy Connie and Ms. Zhong Yingjie, Christina.*