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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)

**ANNOUNCEMENT
IN RELATION TO DEALINGS IN SECURITIES
BY A DIRECTOR DURING THE BLACK-OUT PERIOD**

This announcement is made by Central China Real Estate Limited (the “**Company**”) pursuant to paragraph C.14 of Appendix C3 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The Board was informed at the close of business of 28 March 2024 by Mr. Wu Po Sum (“**Mr. Wu**”), chairman and executive director of the Company, that 357,000 shares of the Company (which were placed in securities trading accounts with margin facilities) held by Joy Bright Investments Limited (a company wholly-owned by Mr. Wu), representing approximately 0.01% of the total issued share capital of the Company, were sold on the market as collateral pursuant to the terms and conditions applicable to such margin facilities on 28 March 2024 (the “**Disposal**”) to settle the outstanding balances owing to the relevant securities firm.

Pursuant to paragraph A.3 of Appendix C3 to the Listing Rules, the directors of the Company (the “**Directors**”) were prohibited from dealing in any securities of the Company on any day on which its financial results are published and during the period of 60 days immediately preceding the publication date of the annual results (the “**Black-out Period**”). The Disposal fell within the Black-out Period and constituted a dealing of shares by Mr. Wu. Mr. Wu was however in a passive position in relation to the Disposal.

The Directors (except Mr. Wu) considered the Disposal and were satisfied that the Disposal during the Black-out Period was made under exceptional circumstances under paragraph C.14 of Appendix C3 to the Listing Rules.

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

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

Hong Kong, 2 April 2024

As at the date of this announcement, the Board comprises seven Directors, of which Mr. Wu Po Sum is executive Director, Ms. Wu Wallis (alias Li Hua), Mr. Deng Gaoqiang and Mr. Shi Song 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*