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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)

INSIDE INFORMATION PROFIT WARNING

This announcement is made by Central China Real Estate Limited (the “**Company**”, together with its subsidiaries, 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors of the Company that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2025 and other information currently available to the Board, it is expected that the Group will record a loss attributable to equity shareholders of the Company for the six months ended 30 June 2025 of approximately RMB1.1 billion to RMB1.5 billion as compared to a loss attributable to equity shareholders of the Company of approximately RMB2.6 billion

for the six months ended 30 June 2024. The loss attributable to equity shareholders of the Company was primarily attributable to a combined impact of the macroeconomic situation and the property market remained sluggish, which resulted in 1) the provision for impairment of inventories and receivables, which was estimated based on the principle of prudence; and 2) the decline in the revenue recognised and the gross profit margins of property, failing to cover the Company's costs and expenses.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2025. The information contained in this announcement is only based on the Company's preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2025 and other information currently available to the Board, and such information has not been reviewed or audited by the auditors and the audit committee of the Company. As at the date of this announcement, the Group's consolidated results for the six months ended 30 June 2025 have not yet been finalised, and may be subject to necessary adjustments. The Group's financial information for the six months ended 30 June 2025, which may be different from the information contained in this announcement, is expected to be published by the end of August 2025.

Shareholders and potential 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 August 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*