

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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 OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

FINANCIAL HIGHLIGHTS

- Revenue for the six months ended 30 June 2025 amounted to approximately RMB6,575 million, a decrease of 9.2% compared with the corresponding period in 2024.
- Gross profit for the period amounted to approximately RMB542 million, a decrease of 20.8% compared with the corresponding period in 2024.
- Gross profit margin for the period was 8.2%, a decrease of 1.2 percentage points compared with the corresponding period in 2024.
- Loss attributable to equity shareholders of the Company for the period amounted to approximately RMB1,277 million (30 June 2024: approximately RMB2,609 million).
- Loss for the period amounted to approximately RMB1,318 million (30 June 2024: approximately RMB2,826 million).
- Basic loss per share for the period was RMB43.29 cents (30 June 2024: RMB88.45 cents).

INTERIM RESULTS

The board (the “**Board**”) of directors (the “**Directors**” and each a “**Director**”) of Central China Real Estate Limited (the “**Company**”) hereby announces the unaudited condensed consolidated results of the Company and its subsidiaries (collectively, the “**Group**”) for the six months ended 30 June 2025, together with the relevant comparative figures in 2024 as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2025

		Six months ended 30 June	
		2025	2024
	Note	RMB'000	RMB'000
		Unaudited	Unaudited
Revenue	3	6,574,793	7,243,098
Cost of sales		<u>(6,032,984)</u>	<u>(6,558,788)</u>
Gross profit		541,809	684,310
Other revenue	4	9,663	5,380
Other net losses	4	(168,358)	(773,927)
Write-down of inventories		(362,559)	(898,094)
Selling and marketing expenses		(193,514)	(208,381)
General and administrative expenses		(275,496)	(334,123)
Impairment losses on trade and other receivables and contract assets		<u>(213,269)</u>	<u>(310,479)</u>
		(661,724)	(1,835,314)
Finance costs	5	(398,608)	(515,381)
Share of profits less losses of associates		(7,706)	(12,476)
Share of profits less losses of joint ventures		<u>(23,483)</u>	<u>(92,246)</u>
Loss before change in fair value of investment properties and income tax		(1,091,521)	(2,455,417)
Net valuation loss on investment properties		<u>(5,650)</u>	<u>(48,310)</u>
Loss before taxation	5	(1,097,171)	(2,503,727)
Income tax	6	<u>(220,395)</u>	<u>(322,588)</u>
Loss for the period		<u>(1,317,566)</u>	<u>(2,826,315)</u>

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2025 (Continued)

		Six months ended 30 June	
		2025	2024
	Note	<i>RMB'000</i>	<i>RMB'000</i>
		Unaudited	Unaudited
Attributable to:			
Equity shareholders of the Company		(1,277,203)	(2,609,388)
Non-controlling interests		<u>(40,363)</u>	<u>(216,927)</u>
Loss for the period		<u>(1,317,566)</u>	<u>(2,826,315)</u>
Loss per share	7		
– Basic (<i>RMB cents</i>)		(43.29)	(88.45)
– Diluted (<i>RMB cents</i>)		<u>(43.29)</u>	<u>(88.45)</u>

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2025 (Continued)

	Six months ended 30 June	
	2025	2024
	RMB'000	RMB'000
	Unaudited	Unaudited
Loss for the period	(1,317,566)	(2,826,315)
Other comprehensive income/(loss) for the period (after tax and reclassification adjustments)		
<i>Items that will not be reclassified to profit or loss:</i>		
Equity investments at fair value through other comprehensive income – net movement in fair value reserve (non-recycling)	1,233	376
Exchange differences on translation of financial statements to the presentation currency	(40,764)	(122,690)
<i>Items that may be reclassified subsequently to profit or loss:</i>		
Exchange differences on arising on a monetary item that forms part of net investment in foreign operations	57,771	(38,994)
Other comprehensive income/(loss) for the period	18,240	(161,308)
Total comprehensive loss for the period	(1,299,326)	(2,987,623)
Attributable to:		
Equity shareholders of the Company	(1,258,963)	(2,770,696)
Non-controlling interests	(40,363)	(216,927)
Total comprehensive loss for the period	(1,299,326)	(2,987,623)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2025

		At 30 June 2025 <i>RMB'000</i> Unaudited	At 31 December 2024 <i>RMB'000</i> Audited
	Note		
Non-current assets			
Property, plant and equipment		7,675,188	8,258,117
Investment properties		4,065,050	4,070,700
Goodwill and other intangible assets		252,833	257,429
Biological assets		59,780	69,705
Interests in associates		946,484	954,862
Interests in joint ventures		3,110,871	3,194,039
Other financial assets		618,165	616,932
Deferred tax assets		208,405	145,100
		<u>16,936,776</u>	<u>17,566,884</u>
Current assets			
Trading securities		3,049	3,096
Biological assets		2,714	4,158
Inventories and other contract costs		62,969,451	67,192,073
Contract assets		41,608	41,608
Trade and other receivables	8	6,545,848	5,854,436
Deposits and prepayments		10,064,428	10,015,598
Tax recoverable		2,647,963	2,731,191
Restricted bank deposits		780,086	1,122,692
Cash and cash equivalents		287,652	365,387
		<u>83,342,799</u>	<u>87,330,239</u>
Current liabilities			
Bank loans		(5,746,171)	(5,654,871)
Other loans		(1,364,170)	(1,364,170)
Trade and other payables	9	(54,362,269)	(53,599,735)
Contract liabilities		(25,340,715)	(29,490,451)
Senior notes		(14,146,444)	(14,186,010)
Lease liabilities		(14,045)	(20,855)
Taxation payable		(2,369,272)	(2,000,575)
		<u>(103,343,086)</u>	<u>(106,316,667)</u>
Net current liabilities		<u>(20,000,287)</u>	<u>(18,986,428)</u>

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2025 (Continued)

	At 30 June 2025 <i>RMB'000</i> Unaudited	At 31 December 2024 <i>RMB'000</i> Audited
<i>Note</i>		
Total assets less current liabilities	(3,063,511)	(1,419,544)
Non-current liabilities		
Bank loans	(2,345,059)	(2,665,081)
Other loans	(168,390)	(168,390)
Lease liabilities	(156,262)	(159,260)
Deferred tax liabilities	(974,125)	(974,326)
	(3,643,836)	(3,967,057)
NET LIABILITIES	(6,707,347)	(5,386,601)
CAPITAL AND DEFICIT		
Share capital	266,528	266,528
Share premium and deficit	(7,706,064)	(6,417,749)
Total deficit attributable to equity shareholders of the Company	(7,439,536)	(6,151,221)
Non-controlling interests	732,189	764,620
TOTAL DEFICIT	(6,707,347)	(5,386,601)

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

(Expressed in Renminbi unless otherwise indicated)

Central China Real Estate Limited (the “**Company**”) is a limited liability company incorporated in the Cayman Islands on 15 November 2007. Its principal place of business is at Units 1602-1605, 16/F, Tower 2, The Gateway, Harbour City, 25 Canton Road, Tsim Sha Tsui, Kowloon, Hong Kong and has its registered office at Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands. This interim results announcement as at and for the six months ended 30 June 2025 comprise the Company and its subsidiaries (together referred to as the “**Group**”) and the Group’s interests in associates and joint ventures. The principal activity of the Company is investment holding and the Group are principally engaged in property development, property leasing and hotel operations in Henan Province in the People’s Republic of China (the “**PRC**”).

1 BASIS OF PREPARATION

The condensed consolidated financial statements of the Group for the six months ended 30 June 2025 have been prepared in accordance with Hong Kong Accounting Standard (“**HKAS**”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”) and the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

Multiple material uncertainties relating to going concern

The Group incurred a net loss of RMB1,318 million for the six months ended 30 June 2025. As at 30 June 2025, the Group’s net current liabilities and net liabilities amounted to RMB20,000 million and RMB6,707 million respectively, total bank and other loans and senior notes amounted to RMB23,770 million, out of which bank and other loans of RMB7,110 million and offshore senior notes of RMB14,146 million will be due for repayment within the next twelve months, while its cash and cash equivalents amounted to RMB288 million.

During the six months ended 30 June 2025, despite the ongoing relaxed policy environment, the property market did not show a clear recovery due to factors such as weak expectations for household income and the anticipation of price declines. The market continued to exhibit a trend of “price-for-volume,” and overall, it remained in a process of continued bottoming out. As a result, pre-sale of Chinese property developers has continued to decrease during the six months ended 30 June 2025. The Group also experienced a significant decline of its contracted sales in this period. Although the Chinese governments has announced an array of policies to shore up the sector recently, the local market condition in the real estate sector of Henan Province still needs time to recover. Therefore, the Company anticipates that in the absence of a strong and quick recovery in the local market of Henan Province, the Group’s real estate operation in Henan Province remains under pressure in the near term.

On 23 June 2023, the Company announced that it would suspend payments to all offshore creditors (the “**Default**”) to ensure fair treatment among all offshore creditors. Such non-payment may lead to the Group’s creditors demanding acceleration of repayment of their debts and/or take actions pursuant to the respective terms of the relevant financing arrangements. As at 30 June 2025, the Group’s total existing offshore senior notes amounted to RMB14,146 million, such that they become due for immediate redemption once the relevant senior noteholder makes the request under the cross-default provision. If any of the senior note holders request immediate redemption of any of the senior notes and the Group cannot fulfill the request, the senior noteholders are entitled to take possession of the assets securing the senior notes.

All these events or conditions indicate the existence of multiple material uncertainties which may cast significant doubt on the Group’s ability to continue as a going concern.

In view of these circumstances, the directors of the Company have given careful consideration to the future liquidity and performance of the Group and its available sources of finance in assessing whether the Group will have sufficient financial resources to continue as a going concern and pay its debts when they fall due. The directors of the Company are undertaking an offshore debt restructuring plan (the “**Debt Restructuring Plan**”), which includes the following plans and measures, to enable the Group to have sufficient financial resources to meet its financial commitments as and when they fall due:

- (i) On 20 July 2023, the Group announced to seek a holistic solution to the offshore debts situation (the “**Holistic Solution**”) in order to ensure the sustainability of the operations. The Group has appointed BNP Paribas Securities (Asia) Limited and Haitong International Securities Company Limited as its financial advisors and Linklaters as its legal advisor. The Group is actively seeking communication with offshore creditors in order to provide a Holistic Solution to resolve its current liquidity issue;
- (ii) The Group continues to negotiate with existing lenders, including banks and other financial institutions, material shareholders of the Company and state-owned real-estate funds, on the renewal or extension of the Group’s certain borrowings and seek for additional financing to settle its existing financial obligations and future operating expenditure;
- (iii) The Group continues to implement measures to accelerate the pre-sales and sales of its properties under development and completed properties held for sale, and to speed up the collection of sales proceeds and other receivables;
- (iv) The Group closely monitors the process of construction of its property development projects to ensure that construction and related payments are fulfilled, the relevant properties sold under pre-sale arrangement are completed and delivered to the customers on schedule, such that the Group is able to release restricted pre-sale proceeds as planned, while maintaining more stringent cost control measures;

- (v) The Group will not commit on significant capital expenditures and land acquisitions before securing the necessary funding;
- (vi) The Group will continue to control administrative costs and contain unnecessary capital expenditures to preserve liquidity. The Group will also continue to actively assess additional measures to further reduce discretionary spending; and
- (vii) The Group has been proactive in seeking ways to settle the outstanding litigations of the Group. The Group has made relevant provisions for litigations and claims and will seek to reach an amicable solution on the charges and payment terms to the claims and litigations which have not yet reached a definite outcome.

The directors of the Company have reviewed the Group's cash flow projections prepared by management which cover a period of not less than twelve months from 30 June 2025 and consider multiple material uncertainties exist as to whether the Group will be able to achieve the plans and measures as described above. Specifically, whether the Group will be able to continue as a going concern will depend on the following:

- (i) successfully progress and complete the debt management measures in relation to the Group's offshore senior notes, which will be subject to various external conditions that are beyond the Group's control, including but not limited to noteholders' acceptance of the amendments to be proposed, possible material adverse change in the market during the process and fulfilment of legal or regulatory requirements;
- (ii) successfully improve its liquidity position, generate sufficient cash flows to meet its obligations, recover from the volatility in the local real estate industry, expedite the sales of properties, and collect outstanding sales proceeds and other receivables, while maintaining more stringent cost control measures of containment of discretionary capital expenditures to address the Group's debt obligations within a reasonable timeframe;
- (iii) successfully negotiate with the existing lenders on the renewal or extension of the Group's certain borrowings and maintenance of the relationship with the Group's current finance providers so that they continue to provide finance to the Group, which is subject to current and ongoing regulatory environments and how the relevant policies and measures might affect the Group and the relevant lenders;
- (iv) successfully obtain additional new sources of financing;
- (v) successful implementation of the Group's business strategy plan and cost control measures so as to improve the Group's working capital and cash flow position; and
- (vi) reaching an amicable solution on the charges and payment terms in respect of the claims and litigations which have not yet reached a definite outcome.

The directors of the Company consider that, assuming the success of all the above-mentioned assumptions, plans and measures, the Group will have sufficient working capital to finance its operations and to meet its obligations as and when they fall due for at least twelve months from 30 June 2025. Accordingly, the directors of the Company are of the opinion that it is appropriate to prepare the condensed consolidated financial statements on a going concern basis.

If the Group fail to achieve one or more of the above-mentioned plans and measures on a timely basis, it may not be able to continue to operate as a going concern, and adjustments would have to be made to write down the carrying values of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise, and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, respectively. The effects of these adjustments have not been reflected in these condensed consolidated financial statements.

2 PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except that the following assets and liabilities are stated at their fair value:

- investment property, including interests in leasehold land and buildings held as investment property where the Group is the registered owner of the property interest;
- investments in debt and equity securities;
- derivative financial instruments; and
- biological assets.

The accounting policies used in the condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual condensed consolidated financial statements for the year ended 31 December 2024, except as described below.

Application of amendments to HKFRSs

In the current interim period, the Group has applied, for the first time, the following amendments to HKFRSs issued by the HKICPA which are effective for the Group's financial year beginning 1 January 2025:

Amendments to HKAS 21	Lack of Exchangeability
-----------------------	-------------------------

The application of these amendments to HKFRSs did not result in significant changes to the Group's accounting policies, presentation of the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

3 REVENUE AND SEGMENT REPORTING

(a) Revenue

The principal activities of the Group are property development, property leasing and hotel operations. Revenue of the Group for the period is analysed as follows:

(i) Disaggregation of revenue

Disaggregation of revenue from contracts with customers by major products or service lines is as follows:

	Six months ended 30 June	
	2025	2024
	RMB'000	RMB'000
Revenue from contracts with customers		
within the scope of HKFRS15		
Disaggregation by major products or service lines		
– Sales of properties	5,941,183	6,769,445
– Revenue from hotel operations	162,014	168,750
– Others	445,505	275,323
	<u>6,548,702</u>	<u>7,213,518</u>
Revenue from other sources		
Rental income from investment properties	20,566	26,056
Rental income from properties for sale	5,525	3,524
	<u>26,091</u>	<u>29,580</u>
	<u><u>6,574,793</u></u>	<u><u>7,243,098</u></u>

Disaggregation of revenue from contracts with customers by timing of revenue recognition is as follows:

	Six months ended 30 June	
	2025	2024
	RMB'000	RMB'000
Point in time		
– Sales of properties	5,673,265	6,357,365
– Revenue from hotel operations	162,014	168,750
– Others	445,505	275,323
	6,280,784	6,801,438
Over time		
– Sales of properties	267,918	412,080
	6,548,702	7,213,518

(b) Segment reporting

(i) Products and services from which reportable segments derive their revenue

Information reported to the Group's chief operating decision maker for the purposes of resource allocation and assessment of segment performance is more focused on the Group as a whole, as all of the Group's activities are considered to be primarily dependent on the performance on property development. Resources are allocated based on what is beneficial for the Group in enhancing its property development activities as a whole rather than any specific service. Performance assessment is based on the results of the Group as a whole. Therefore, management considers there to be only one operating segment under the requirements of HKFRS 8, Operating segments.

(ii) Geographic information

No geographical information is shown as the revenue and profit from operations of the Group is substantially derived from activities in the PRC.

4 OTHER REVENUE AND OTHER NET LOSSES

	Six months ended 30 June	
	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Other revenue		
Government grants	7,917	3,046
Interest income	704	2,237
Others	1,042	97
	<u>9,663</u>	<u>5,380</u>
Other net losses		
Impairment loss on goodwill	–	(610,244)
Net realised and unrealised gain on trading securities	–	585
Penalty accruals	(136,128)	(149,726)
Net gain/(loss) on disposals of subsidiaries	7,190	(3,857)
Net loss on deemed disposals and disposals of associates	–	(2,474)
Changes in fair value of biological assets less cost to sell	(11,125)	3,603
Net loss on disposals of property, plant and equipment	(4)	(93)
Others	(28,291)	(11,721)
	<u>(168,358)</u>	<u>(773,927)</u>

5 LOSS BEFORE TAXATION

Loss before taxation is arrived at after charging/(crediting):

	Six months ended 30 June	
	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
(a) Finance costs		
Interest on bank loans and other borrowings	936,345	1,076,735
Interest on lease liabilities	4,198	6,518
	<hr/>	<hr/>
Total interest expense on financial liabilities not at fair value through profit or loss	940,543	1,083,253
Interest accrued on advance payments from customers	320,172	255,267
Less: interest expense capitalised into properties under development	(862,107)	(823,139)
	<hr/>	<hr/>
	398,608	515,381
	<hr/>	<hr/>
(b) Other items		
Amortisation	4,717	4,717
Depreciation charge		
– owned property, plant and equipment	187,101	196,384
– right-of-use assets	3,070	3,194
Cost of properties sold	5,557,994	6,230,593
	<hr/>	<hr/>

6 INCOME TAX

	Six months ended 30 June	
	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Current tax		
PRC Corporate Income Tax	103,658	184,095
PRC Land Appreciation Tax	170,935	161,581
	<u>274,593</u>	<u>345,676</u>
Deferred tax		
PRC Corporate Income Tax	(71,103)	(31,760)
PRC Land Appreciation Tax	16,905	8,672
	<u>(54,198)</u>	<u>(23,088)</u>
	<u>220,395</u>	<u>322,588</u>

- (a) Pursuant to the rules and regulations of the Cayman Islands, the Company is not subject to any income tax in the Cayman Islands.
- (b) No Hong Kong Profits Tax has been provided for as the Group has no estimated assessable profits in Hong Kong.
- (c) **PRC Corporate Income Tax (“CIT”)**

The provision for CIT is based on the respective applicable rates on the estimated assessable profits of the Company’s subsidiaries in the PRC (“**PRC subsidiaries**”) as determined in accordance with the relevant income tax rules and regulations of the PRC.

The PRC subsidiaries were subject to the actual taxation method, charged CIT at a rate of 25% (2024: 25%) on the estimated assessable profits for the period.

(d) Land Appreciation Tax (“LAT”)

All income from the sale or transfer of state-owned land use rights, buildings and their attached facilities in the PRC is subject to LAT at progressive rates ranging from 30% to 60% of the appreciation of land value, with an exemption provided for property sales of ordinary residential properties (普通標準住宅) if their appreciation of land value do not exceed 20% of the sum of the total deductible items.

(e) Withholding tax

Withholding taxes are levied on the Company’s subsidiaries in Hong Kong (“**Hong Kong subsidiaries**”) in respect of dividend distributions arising from profit of PRC subsidiaries earned after 1 January 2008 and interest on inter-company balance received by Hong Kong subsidiaries from PRC subsidiaries ranged from 5% to 10%.

7 LOSS PER SHARE

(a) Basic loss per share

The calculation of basic loss per share is based on the loss attributable to ordinary equity shareholders of the Company of RMB1,277,203,000 (2024: loss of RMB2,609,388,000) and the weighted average of 2,950,066,090 ordinary shares (2024: 2,950,066,090 shares) in issue during the interim period.

(b) Diluted loss per share

As the Group incurred losses for the period ended 30 June 2025 and 2024, the deemed issue of ordinary shares were not included in the calculation of diluted loss per share as their inclusion would be anti-dilutive. Accordingly, diluted loss per share are the same as basic loss per share.

(i) Loss attributable to ordinary equity shareholders of the Company (diluted)

	Six months ended 30 June	
	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Loss attributable to equity shareholders (diluted)	<u>(1,277,203)</u>	<u>(2,609,388)</u>

(ii) Weighted average number of ordinary shares (diluted)

	Six months ended 30 June	
	2025	2024
Weighted average number of ordinary shares at 30 June	<u>2,950,066,090</u>	<u>2,950,066,090</u>
Weighted average number of ordinary shares (diluted) at 30 June	<u>2,950,066,090</u>	<u>2,950,066,090</u>

8 TRADE AND OTHER RECEIVABLES

	At	At
	30 June	31 December
	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Trade debtors and bills receivable, net of loss allowance	165,516	169,590
Other debtors	3,017,735	2,406,206
Amounts due from joint ventures	548,809	521,334
Amounts due from associates	625,510	600,838
Amounts due from entities controlled by the ultimate controlling shareholder	264,586	261,943
Amounts due from non-controlling interests	<u>1,923,692</u>	<u>1,894,525</u>
	<u>6,545,848</u>	<u>5,854,436</u>

Amounts due from joint ventures included amount of RMB10,659,000 (31 December 2024: RMB9,160,000) which are unsecured, interest bearing at 8%-12% (31 December 2024: 8%~12%) per annum and due within 1 year. The remaining amounts due from joint ventures, associates and non-controlling interests are unsecured, interest-free and have no fixed terms of payment.

Amounts due from entities controlled by the ultimate controlling shareholder mainly represented amounts in relation to the lease, hotel and other miscellaneous services provided by the Group, which are unsecured and to be settled according to the contract terms.

(a) Aging analysis

The ageing analysis of bills and trade receivables, based on the invoice date (or date of revenue recognition, if earlier) and net of loss allowance, is as follows:

	At 30 June 2025 <i>RMB'000</i>	At 31 December 2024 <i>RMB'000</i>
Within 3 months	38,162	61,291
3 to 6 months	16,349	10,193
6 to 12 months	25,345	27,229
Over 1 year	85,660	70,877
	<u>165,516</u>	<u>169,590</u>

Trade debtors and bills receivable are due upon the invoicing.

9 TRADE AND OTHER PAYABLES

	At 30 June 2025 <i>RMB'000</i>	At 31 December 2024 <i>RMB'000</i>
Trade creditors and bills payable	28,867,546	28,908,254
Other creditors and accrued charges	12,391,376	11,824,370
Interest payables	3,939,178	3,151,193
Amounts due to joint ventures	754,174	776,695
Amounts due to associates	61,276	59,826
Amounts due to entities controlled by the ultimate controlling shareholder	2,619,320	2,913,878
Amounts due to non-controlling interests	3,315,832	3,412,199
Amounts due to a shareholder with significant influence over the Group	780,309	759,863
Financial liabilities measured at amortised cost	52,729,011	51,806,278
Other tax payables	1,633,258	1,793,457
	54,362,269	53,599,735

(a) Aging analysis

As of the end of the reporting period, the ageing analysis of trade creditors and bills payables based on the invoice date is as follows:

	At 30 June 2025 <i>RMB'000</i>	At 31 December 2024 <i>RMB'000</i>
Within 3 months	7,139,609	7,462,231
3-6 months	1,001,812	1,479,354
6-12 months	2,646,676	1,787,499
Over 12 months	<u>18,079,449</u>	<u>18,179,170</u>
	<u>28,867,546</u>	<u>28,908,254</u>

10 DIVIDENDS

There were no dividends payable to equity shareholders attributable to both interim periods.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL REVIEW

Overall performance

For the six months ended 30 June 2025, the Group achieved total property contracted sales of RMB4,440 million, representing a period-on-period decrease of 1.2%, with a total contracted sales GFA of 707,896 sq.m., representing a period-on-period increase of 5.0%, and with the average selling price per sq.m. amounted to RMB6,278, representing a period-on-period decrease of 6.0%.

The cash and cash equivalents and restricted bank deposits of the Group in total amounted to approximately RMB1,068 million as at 30 June 2025 (31 December 2024: RMB1,488 million).

As at 30 June 2025, the total net borrowings were approximately RMB22,702 million (31 December 2024: approximately RMB22,550 million). The Group remains committed to a prudent financial management principle to maintain a reasonable cash reserve and borrowing level.

During the six months ended 30 June 2025, the Group delivered 26 property projects (six months ended 30 June 2024: 54 property projects). Besides, the Group owned 95 projects under development for the six months ended 30 June 2025 (six months ended 30 June 2024: 143 projects).

The Group incurred loss attributable to the equity shareholders of approximately RMB1,277 million for the six months ended 30 June 2025 (six months ended 30 June 2024: approximately RMB2,609 million). This 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.

As at 30 June 2025, the property sales of the Group not recognised was approximately RMB24,427 million (six months ended 30 June 2024: approximately RMB34,464 million) with a corresponding gross profit of approximately RMB1,726 million (six months ended 30 June 2024: approximately RMB3,096 million). The amount is expected to be recognised as revenue and gross profit in the next two to three years.

In addition, the property sales of the joint ventures and associates not recognised were approximately RMB1,760 million (six months ended 30 June 2024: approximately RMB3,363 million) with a corresponding gross profit of approximately RMB172 million (six months ended 30 June 2024: approximately negative RMB74 million).

Revenue: The Group's revenue decreased by 9.2% from approximately RMB7,243 million for the six months ended 30 June 2024 to approximately RMB6,575 million for the six months ended 30 June 2025, primarily due to the combined impact of the macroeconomic situation and the downturn in the property market, which led to an overall decrease in revenue recognised during the period.

- **Income from sales of properties:** Income from property sales decreased by 12.2% from approximately RMB6,769 million for the six months ended 30 June 2024 to approximately RMB5,941 million for the six months ended 30 June 2025. The GFA recognised decreased by 7.3% from 1,066,183 sq.m. for the six months ended 30 June 2024 to 988,251 sq.m. for the corresponding period in 2025.
- **Revenue from hotel operation:** Revenue from hotel operation decreased by 4.0% from approximately RMB169 million for the six months ended 30 June 2024 to approximately RMB162 million for the six months ended 30 June 2025, which was primarily affected by the macroeconomic downturn.

Cost of sales: The Group's cost of sales decreased by 8.0% from approximately RMB6,559 million for the six months ended 30 June 2024 to approximately RMB6,033 million for the six months ended 30 June 2025. The decrease in cost of sales was due to the decrease in GFA recognised as mentioned above.

Gross profit: The Group's gross profit decreased by 20.8% from approximately RMB684 million for the six months ended 30 June 2024 to approximately RMB542 million for the six months ended 30 June 2025, while our gross profit margin decreased by 1.2 percentage points from 9.4% for the six months ended 30 June 2024 to 8.2% for the corresponding period in 2025. Due to a combined impact of the macroeconomic situation and the sluggish property market, the gross profit margin of overall property sales decreased by 1.6 percentage points from 8.0% for the six months ended 30 June 2024 to 6.4% for the six months ended 30 June 2025.

Selling and marketing expenses: Selling and marketing expenses decreased by 7.1% from approximately RMB208 million for the six months ended 30 June 2024 to approximately RMB194 million for the six months ended 30 June 2025, which was mainly due to a decrease in advertising expense of approximately RMB12 million. The rate of selling and marketing expenses on revenue approximated at 2.9% for the six months ended 30 June 2025 (six months ended 30 June 2024: approximately 2.9%).

General and administrative expenses: General and administrative expenses decreased by 17.5% from approximately RMB334 million for the six months ended 30 June 2024 to approximately RMB275 million for the six months ended 30 June 2025. This was primarily due to the decrease in depreciation and amortisation by approximately RMB14 million, hospitality, travel and office expenses by approximately RMB14 million and miscellaneous expenses by approximately RMB13 million. The rate of general and administration expenses on revenue approximated at 4.2% for the six months ended 30 June 2025 (six months ended 30 June 2024: approximately 4.6%).

Impairment losses on trade and other receivables and contract assets: Impairment losses on trade and other receivables, and contract assets amounted to approximately RMB213 million for the six months ended 30 June 2025, representing a decrease by approximately RMB97 million from approximately RMB310 million during the corresponding period in 2024.

Finance costs: Finance costs decreased by 22.7% from approximately RMB515 million for the six months ended 30 June 2024 to approximately RMB399 million for the six months ended 30 June 2025, mainly due to the decrease of interest expenses on borrowings by approximately RMB117 million.

Income tax: Income tax mainly comprises corporate income tax and land appreciation tax. The Group's income tax decreased by 31.7% from approximately RMB323 million for the six months ended 30 June 2024 to approximately RMB220 million for the six months ended 30 June 2025. It was mainly due to the decrease in income from property sales recognised during the year, resulting in a corresponding decrease in income tax.

Loss for the period: As a result of the foregoing, loss for the period amounted to approximately RMB1,318 million for the six months ended 30 June 2025, representing a decrease by approximately RMB1,509 million from approximately RMB2,826 million during the corresponding period in 2024.

Financial resources and utilisation: As at 30 June 2025, the Group's cash and cash equivalents and restricted bank deposits amounted to approximately RMB1,068 million (31 December 2024: approximately RMB1,488 million).

Subsequent to the reporting period, the Company resolved not to declare an interim dividend for the six months ended 30 June 2025 (six months ended 30 June 2024: Nil).

Structure of Borrowings and Deposits

The Group remains committed to a prudent financial management principle, focusing on capital allocation and financial management to maintain a reasonable level of cash and borrowings. As at 30 June 2025, the maturity profile of the Group's bank and other borrowings was as follows:

	As at 30 June 2025 <i>RMB'000</i>	As at 31 December 2024 <i>RMB'000</i>
Maturity Profile		
Bank borrowings		
Within one year or on demand	5,746,171	5,654,871
More than one year, but not exceeding two years	1,584,349	1,822,483
More than two years, but not exceeding five years	714,810	796,698
Exceeding five years	<u>45,900</u>	<u>45,900</u>
	<u>8,091,230</u>	<u>8,319,952</u>
Other borrowings		
Within one year	1,364,170	1,364,170
More than one year, but not exceeding two years	<u>168,390</u>	<u>168,390</u>
	<u>1,532,560</u>	<u>1,532,560</u>
Senior notes		
Within one year	<u>14,146,444</u>	<u>14,186,010</u>
	<u>14,146,444</u>	<u>14,186,010</u>
Total borrowings	<u><u>23,770,234</u></u>	<u><u>24,038,522</u></u>

	As at 30 June 2025 <i>RMB'000</i>	As at 31 December 2024 <i>RMB'000</i>
Maturity Profile		
Less:		
Cash and cash equivalents	(287,652)	(365,387)
Restricted bank deposits	<u>(780,086)</u>	<u>(1,122,692)</u>
Net borrowings	<u>22,702,496</u>	<u>22,550,443</u>
Total deficit	<u>(6,707,347)</u>	<u>(5,386,601)</u>
Net gearing ratio (%)	<u>(338.5)%</u>	<u>(418.6)%</u>

Pledge of assets: As at 30 June 2025, we had pledged completed properties, properties under development, properties for future development, plant and equipment, and loan deposit with an aggregate carrying amount of approximately RMB16,065 million (31 December 2024: approximately RMB17,521 million) to secure general bank credit facilities and other loans granted to us. We pledged properties for sale with an aggregate carrying amount of approximately RMB598 million (31 December 2024: approximately RMB424 million) to secure loans granted to joint ventures. We also pledged property, plant and equipment of approximately RMB211 million (31 December 2024: Nil) as securities of associate's loan.

Capital commitment: As at 30 June 2025, we had contractual commitments undertaken by the Group's subsidiaries in respect of property development either in progress or pending execution, the amount of which was approximately RMB4,723 million (31 December 2024: approximately RMB5,775 million). We also had other authorised but not yet contracted expenses and capital investments in property development of approximately RMB31,982 million (31 December 2024: approximately RMB41,334 million).

Contingent liabilities: As at 30 June 2025, we had provided guarantees of approximately RMB21,057 million (31 December 2024: approximately RMB22,904 million) to banks in respect of the mortgage loans provided by the banks to customers who purchased the developed properties of the Company and our joint ventures. We also provided guarantees of approximately RMB1,509 million (31 December 2024: approximately RMB1,536 million) in respect of bank loans and other loans of joint ventures and associates.

The Company has made no significant investment, significant acquisitions or disposal of subsidiaries, associates and joint ventures for the six months ended 30 June 2025. Saved as disclosed in this interim results announcement and other announcements of the Company, the Group did not have any immediate plans for material investments and capital assets as at 30 June 2025.

Up to the date of this interim results announcement, the Company has not received any notice requiring early repayment of outstanding senior notes under the cross-default provision.

Foreign exchange risk: Our businesses are principally conducted in RMB. The majority of our assets are denominated in RMB. As at 30 June 2025, our major non-RMB assets and liabilities are (i) bank deposits denominated in HKD; and (ii) the senior notes denominated in USD. We are subject to foreign exchange risk arising from future commercial transactions and recognised assets and liabilities denominated in currencies other than RMB.

Interest rate risk: Some of our borrowings have variable interest rates. The risk of rising interest rates would increase the interest costs for both new and existing loans. We currently do not use derivative instruments to hedge against their interest rate risk.

REVIEW OF OPERATIONS

(1) The Macro Environment – Economic Landscape

1. Nationwide

In the first half of the year, China's gross domestic product (GDP) reached RMB66,053.6 billion, representing a period-on-period increase of 5.3% calculated at constant prices, a slight increase as compared to the corresponding period in 2024 and the economy is operating within a reasonable range. Among which, consumption became the main driving force for economic growth, contributing more than 65%, while fixed asset investment increased by 4.8% period-on-period. The more proactive macroeconomic policies implemented in the first half of the year have yielded tangible results, with the economy maintaining its steady and positive development momentum and demonstrating remarkable resilience and vitality.

Generally, the national economy has withstood the pressure and forged ahead amid difficulties. The overall economic performance remained stable and made steady progress. Production and demand grew steadily and the overall employment condition was stable. Residents' incomes continued to increase with new growth drivers expanding and accelerating and new advancements in high-quality development. The overall social situation remained stable. However, it is also noteworthy that there are increasing external instabilities and uncertainties and effective domestic demand is insufficient, the fundamentals for economic recovery still need to be strengthened.

2. *Henan*

In the first half of 2025, Henan Province has thoroughly put into practice the decisions and deployment of the CPC Central Committee and the State Council, coordinated and facilitated the promotion of stable growth, achieved structural adjustments, deepened reform and improved people's livelihood. The economy has presented a stable and steady development trend with improved quality and efficiency, resulting in high-quality developments achieved new heights. In the first half of the year, Henan Province achieved a regional GDP of RMB3,168.38 billion, representing a period-on-period increase of 5.7%, which is 0.4 percentage points higher than the national growth rate of 5.3%.

Shouldering the responsibility to “take the lead” as a major economic province, Henan Province's economy was mainly driven by “industrial chain strengthening, consumption upgrading, and breakthroughs in new quality productivity” as core forces during the first half of the year. The industrial structure has optimized continuously, and the resilience of the industry and agriculture sectors became evident coupled with the adoption of dual engines of investment and consumption. New quality productivity is accelerated and nurtured, income and employment are steadily increasing with supportive extraordinary measures taking effect. The industrial sector was taking a leading role in the country (with manufacturing contributed over 90%); consumption upgrade exploded (due to a surge in demand for smart devices and new energy vehicles); foreign trade grew against the adverse market trend (with a growth rate exceeded the national average by 23 percentage points).

(2) The Real Estate Market

1. Nationwide

In the first half of 2025, China's real estate market gradually stabilized amid policy optimization and recalibrations alongside market recovery, exhibiting the phased characteristics of “sales bottoming out, investment under pressure, and intensified differentiation”. Under the general principle of “housing is for living, not for speculation”, the market has gradually transitioned to a new development model after various regions have implemented city-specific policies with precise calibrations.

From January to June, the sales GFA of newly-built commercial housing in China amounted to 458.51 million sq.m., representing a period-on-period decrease of 3.5%, with a 3.7 % decrease in residential housing. The sales of newly-built commercial housing amounted to RMB4,424.1 billion, representing a decrease of 5.5%, with sales of residential housing falling 5.2%. The national investment in real estate development amounted to RMB4,665.8 billion, representing a period-on-period decrease of 11.2%, including residential investment amounted to RMB3,577.0 billion with a decrease of 10.4%. Overall, factors such as the anticipated decline in residents' incomes and the tepid confidence in home purchases continue to constrain the pace of market recovery.

In the first half of the year, the central government and regulatory authorities continued to implement supportive policies to “stabilize the property market”, mainly focusing on destocking, expanding demand, new models and risk reduction. With the support of a basket of policies implemented on 26 September last year, the real estate market continued to recover during the first quarter of 2025, achieved effective results to stem the downturn and restore stability. Since the beginning of the year, the new and second-hand housing markets in core cities have generally remained stable. “Good cities + good houses” have shown stronger resilience, while the land market has also recovered. However, the market margin has weakened since the second quarter, and the trend of differentiation among cities has continued. China’s fiscal policy has continued to release positive signals in the first half of the year, while the meeting of the Central Committee Political Bureau in April noted that “the stability of the real estate market will continue to be consolidated”, proposed to “increasing the supply of high-quality housing”, and emphasized the importance of “optimizing the home purchase policy of existing commercial housing”. On 13 June, the State Council executive meeting reiterated to give “greater support to the real estate market to stem the downturn and restore stability” and “further optimize existing policies and enhance the systematic effectiveness of policy implementation”, and clarified the policy focus and direction of “stabilizing expectations, stimulating demand, optimizing supply, and resolving risks”, thereby injecting confidence into the market and accelerating the building of a new model for real estate development. As such, the real estate market has been moving continuously towards the direction of stemming the downturn and restoring stability.

Generally, the real estate market featured “weak recovery with strong differentiation” under the intensive policy support during the first half of 2025. It is noteworthy that the pace of introducing core cities improvement projects has been accelerated that drives the continuous release on improvement demand. Driven by the introduction of improved properties, the prices of new home sales in 100 major cities recorded a cumulative increase of 1.16%. Property developers have focused on creating high-quality new housing products, which boosted a structural increase in the prices of new home sales in 100 major cities. During the first half of the year, the land transfer fees for residential land in first- and second-tier cities increased significantly period-on-period, and the land transfer fees for residential land in 300 major cities increased by nearly 30% period-on-period. However, land auctions were mainly concentrated in premium plots in core cities. As a result of the siphon effect of core cities, the land auction performance in third- and fourth-tier cities remained sluggish, and the differentiation phenomenon continued. The strategic layout of real estate companies has shrunk to focus on enhancing quality and achieving excellence. Central state-owned enterprises were still the main force in land acquisitions, and the proportion of local state-owned assets continued to decline.

2. *Henan*

In the first half of the year, the overall market performance in Henan Province was better than the national average despite of a weak recovery, evidencing a step-by-step general recovery of “effective policy support → better sales than the national average → investment still needs to be recovered”.

Investment in real estate development fell by 8.5% period-on-period (with residential investment decreased by 10.2%), and the decline in development investment stabilized; the sales GFA of newly-built commercial housing decreased by 1.9% period-on-period (with residential sales GFA fell by 2.2%), representing 1.6 percentage points lower than the national average; the sales of newly-built commercial housing dropped by 1.3%, representing 4.2 percentage points higher than the national average, taking the lead in terms of recovery.

Following the coordinated efforts to bolster supply and demand under supportive and effective policy measures, the real estate market in Henan Province expanded the scale of “trading old for new” and “selling old for new” by optimizing the provident fund policy (with down payment being reduced to 20%), stimulating rigid demand and improving demand; special bonds supported the revitalization of existing land and commercial housing resumption (under the plan to add 57,000 affordable housing units), with financing coordination mechanism continued to advance during the first half of the year. This year, a total of 133 new “white list” projects has been added in Henan Province, with a total investment of RMB19,500 million. The actual proceeds for real estate companies in Henan Province increased by 6.9% period-on-period, representing 12.2 percentage points higher than the national average, showing an improvement in the liquidity of funds.

Various measures are being implemented simultaneously to achieve the goal of building “good houses” and high-quality development of urban renewal. Nevertheless, the market is still facing challenges and risks such as remained high inventory, pressures on the capital chain of real estate companies as well as a significant drag on the completion end of building houses.

MARKET OUTLOOK

(1) The Macro-economic Landscape

1. Nationwide

Looking ahead, China will insist on following the guide of Xi Jinping Thought on Socialism with Chinese Characteristics for a New Era, adhere to the general working principle of seeking progress while maintaining stability by fully, accurately and comprehensively implementing the new development concept, accelerating the formation of a new development landscape, and coordinating domestic economic work and resolving international economic and trade disputes. China will hold unswervingly to do its own work, further strengthen domestic circulation, respond to external uncertainties while ensuring high-quality development, and promote stable and healthy sustainable economic development.

Though China's economic growth is expected to slow in the second half of the year, the resilience will remain. The policies will be precisely implemented and the structure will be optimized based on the actual situation. The policy focus will shift from "strong stimulus" to "solid implementation". The fiscal stock tools (special bonds, ultra-long-term treasury bonds) and "anti-involution" reforms are the key to beat low inflation. Under the co-existence of differentiation and transformation in key industries, the manufacturing industry will face with slowing involution and technological upgrading. The endogenous power of consumption and service industries has not yet been unleashed, and the real estate industry will bottom out amid weak recovery. In the future, new quality productivity (high-tech manufacturing + digital economy) and the opening-up of service industry will become new growth engines.

2. *Henan*

After the promulgation of “Specific Policy Measures to Facilitate the Continued Upward and Positive Economic Development in the Second Half of the Year”, Henan Province will focus on “stabilizing employment, stabilizing enterprises, stabilizing the market, and stabilizing expectations” to be driven by the dual-engines of consumption and investment, traditional industrial upgrading and new quality productivity cultivation, integrating into the national unified market with employment and security as core pillars through the adoption of 36 measures to bolster “four drivers of stability”. Driven by the three-dimensional “forward effectuation of policies + integrating industrial new and old synergies + opening-up hub construction”, Henan Province is expected to continue the prevailing trend of having “growth rate higher than the national level” and further consolidate its position as a “major economic province” after the implementation of ultra-long-term special treasury bonds and urban village renovation projects leveraged by continuous industrial advantages such as new energy vehicles and micro drama applications.

(2) Real Estate Market

1. Nationwide

China has set a GDP growth target for this year of around 5%. Expanding domestic demand remains the primary economic task, and stabilizing the real estate market is of great importance. On 13 June, at the executive meeting of the State Council, it has proposed to “take a multi-pronged approach to stabilize expectations, stimulate demand, optimize supply and resolve risks, and make greater efforts to bolster the real estate market in order to stem the downturn and restore stability”, where positive signals are released. During the second half of the year, it is expected that governments at all levels will make every effort to facilitate the effective implementation of the policies that have already been promulgated, such as further improving and implementing policies for special bonds to acquire existing idle land and purchase existing commercial housing, while accelerating the implementation of policies for increasing the resettlement offering of house tickets for urban village renovation. In addition, urban renewal-related policies such as supplemental financial support are also expected to continue advancing.

With the introduction of high-quality projects into the market during the second half of the year, new housing markets in core cities are expected to remain stable, but residents’ incomes and housing price expectations as well as the overall high-quality supply in market are still relatively fragile. The “substitution effect” of second-hand housing to new housing in key cities is still obvious. It is expected that differentiation between cities and projects will continue. “Good cities + good houses” will bring structural opportunities, and further policy support is still instrumental for the market to stem the downturn and restore stability.

2. *Henan*

Henan Province is known for having both a large population and a major economy, which needs to find a new balance in guarantee the increase of affordable housing, land stock optimization and industrial transformation. In the second half of the year, China will thoroughly implement the spirit of General Secretary Xi Jinping's important speech during his visit of Henan Province. In terms of policies, supply and demand will be boosted, financial support will be increased, old-for-new exchange measure will be deepened to stimulate demand, special bonds issuance for land acquisition and reserves will be accelerated, the pilot program of ready-to-move-in sales will be expanded, "good houses" will be built to realize the revitalization of existing stock and quality upgrades, and urban village renovation will help to drive investment. Comprehensive measures will be implemented and multi-pronged approaches will be adopted to further stabilize the market and expectations, so as to support the stability of the real estate market continuously.

In the second half of 2025, Henan's real estate market is expected to continue the path of "policy support → core stabilization → full-regional recovery". With the coordination of policy deepening (36 measures + extraordinary factors guaranteed) and industrial transformation (new energy vehicle chain to drive employment), Henan's real estate is expected to achieve a sales decline of less than 1% throughout the year, but the strength of investment recovery depends on the speed of releasing the effectiveness of existing stock policies. Although Zhengzhou and Luoyang are taking the lead in recovery, high inventory pressure in third- and fourth-tier cities has not been resolved, and it will take time for real estate companies to restore their capital chain.

CORPORATE GOVERNANCE PRACTICES

The Company has always valued the superiority, steadiness and rationality of having a sound system of corporate governance and is committed to continuously improving its corporate governance and disclosure practices. For the six months ended 30 June 2025, the Company complied with all code provisions and, where appropriate, adopted the recommended best practices set out in the Corporate Governance Code (the “**Corporate Governance Code**”) in Appendix C1 to the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”).

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS OF LISTED ISSUERS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) in Appendix C3 to the Listing Rules as the code of conduct for the Directors in their dealings in the Company’s securities. Having made specific enquires with each Director, the Company confirmed that all Directors had complied with the required standard as set out in the Model Code for the six months ended 30 June 2025.

CHANGE OF MEMBER OF THE NOMINATION COMMITTEE

Each of Ms. Yang Feifei and Dr. Sun Yuyang have been appointed as a member of the nomination committee of the Company with effect from 1 July 2025. For details, please refer to the announcements of the Company dated 30 June 2025.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY’S LISTED SECURITIES

During the six months ended 30 June 2025, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company’s listed securities.

SHARE OPTION SCHEME

During the six months ended 30 June 2025, the Company has not granted any share options pursuant to the share option scheme (the “**Scheme**”) approved by the shareholders during the extraordinary general meeting held on 19 April 2018. As of 30 June 2025, no share option has been granted to any service provider or consultant under the Scheme.

There is no vesting period under the Scheme. As of 1 January 2025, 112,926,256 share options were available for grant under the Scheme, which if granted and exercised, correspond to shares representing approximately 3.72% of the issued share capital of the Company. As of 30 June 2025, 112,926,256 share options were available for grant under the Scheme, which if granted and exercised, correspond to shares representing approximately 3.72% of the issued share capital of the Company.

The below information is to supplement the annual report of the Company for the year ended 31 December 2024: As of 1 January 2024, 112,926,256 share options were available for grant under the Scheme, which if granted and exercised, correspond to shares representing approximately 3.72% of the issued share capital of the Company. As of 31 December 2024, 112,926,256 share options were available for grant under the Scheme, which if granted and exercised, correspond to shares representing approximately 3.72% of the issued share capital of the Company.

EVENTS AFTER THE REPORTING PERIOD

There were no significant events subsequent to 30 June 2025 which would materially affect the Group’s operating and financial performance as of the date of this interim results announcement.

REVIEW OF INTERIM RESULTS BY AUDIT COMMITTEE

The Audit Committee of the Company has discussed with the management the accounting principles and policies adopted by the Group, and has reviewed the Group's unaudited interim consolidated financial statements for the six months ended 30 June 2025. The unaudited condensed consolidated interim results of the Group for the six months ended 30 June 2025 presented herein has not been reviewed or audited by the auditor of the Company.

INTERIM DIVIDEND

The Board resolved not to declare an interim dividend (the “**Interim Dividend**”) for the six months ended 30 June 2025 (six months ended 30 June 2024: Nil).

PUBLICATION OF INTERIM RESULTS ON THE WEBSITES OF THE STOCK EXCHANGE AND OF THE COMPANY

This interim results announcement is published on the websites of the Company (<http://www.jianye.com.cn>) and the Stock Exchange (<http://www.hkexnews.hk>). The Company's interim report for the six months ended 30 June 2025 will be despatched to the shareholders and published on the aforesaid websites in due course.

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

Hong Kong, 29 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*