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
UNAUDITED CONTRACTED SALES DATA FOR OCTOBER 2025

This announcement is made by Central China Real Estate Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board (the "**Board**") of directors (the "**Directors**" and each a "**Director**") of the Company hereby announces that, in October 2025, the Group achieved property contracted sales of RMB561 million, representing a year-on-year decrease of 41.1%, with a contracted sales gross floor area ("**GFA**") of 80,916 square metres ("**sq.m.**"), representing a year-on-year decrease of 49.3%, and with the average selling price per sq.m. amounted to RMB6,933, representing a year-on-year increase of 15.5%.

For the ten months ended 31 October 2025, the Group achieved total property contracted sales of RMB6,682 million, representing a year-on-year decrease of 12.1%, with a total contracted sales GFA of 1,051,175 sq.m., representing a year-on-year decrease of 7.9%, and with the average selling price per sq.m. amounted to RMB6,357, representing a year-on-year decrease of 4.6%.

DISCLAIMER

In view of the presence of various uncertainties during the property sales process, the property sales data disclosed above are based on preliminary internal management records of the Group and are unaudited. The above data may differ from the data to be disclosed in the regular reports of the Company. Therefore, such data are provided for investors' reference only, and do not constitute, nor should they be construed as, an offer or solicitation to sell or buy any securities or financial products of the Company. They should not be used as a basis for research reports, and are not intended to, nor should they constitute any investment advice.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company, and should not place undue reliance on the data disclosed herein. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

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

Hong Kong, 10 November 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*