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 2026 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 2026 of approximately RMB1.6 billion to RMB1.9 billion as compared to a loss attributable to equity shareholders of the Company of approximately RMB1.3 billion for the six months ended 30 June 2025. The loss attributable to equity shareholders of the Company was primarily attributable to a combined impact of the macroeconomic environment and the adjustment in the real estate market: on the one hand, based on the principle of prudence, the Group conducted impairment assessments on its inventories, receivables and interests in joint ventures and associates and made corresponding impairment provisions, among which, in view of the Group's proposed completion of the disposal of the cultural tourism project in the second half of the year, which is expected to result in a disposal loss, the Company has made relevant impairment provisions in advance in the first half of the year in respect of such anticipated disposal loss; on the other hand, the recognised revenue and gross profit of the real estate business declined year-on-year, and were unable to effectively cover the various costs and operating expenses of the Group.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2026. 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 2026 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 2026 have not yet been finalised, and may be subject to necessary adjustments. The Group's financial information for the six months ended 30 June 2026, which may be different from the information contained in this announcement, is expected to be published by the end of August 2026.

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, 18 August 2026

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*