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CENTRAL CHINA MANAGEMENT COMPANY LIMITED
中原建業有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 9982)

PROFIT WARNING

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

The board (the "**Board**") of directors (the "**Directors**") of the Company hereby informs the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the information currently available to the Board and the preliminary assessment of the unaudited consolidated financial information of the Group by the Board, the Group is expected to record a net loss of approximately RMB20 million to RMB35 million for the six months ended 30 June 2026, as compared with a net profit after tax of approximately RMB37.0 million for the corresponding period in 2025.

The expected turnaround from profit to loss is mainly attributable to:

(i) the ongoing downturn in the real estate market, which resulted in a significant decrease in management service fee income of the Group; and

(ii) the continued recognition of impairment losses on receivables. Due to the continued elevated credit risk and slower collection of certain receivables amid the challenging operating environment, the Group reassessed the credit risk of the relevant financial assets under the expected credit loss model and continued to make prudent impairment provisions during the period, which adversely affected the Group's profitability.

As 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 preliminary assessment by the Board with reference to information currently available and is not based on any figures or information reviewed by the audit committee of the Company.

Shareholders and potential investors are advised to read carefully the interim results announcement of the Group for the six months ended 30 June 2026, which is expected to be published by the end of August 2026.

The Shareholders and potential investors of the Company should exercise caution when dealing in the shares or other securities of the Company, and if they are in any doubt about their position, they should consult their independent professional adviser(s).

By order of the Board
CENTRAL CHINA MANAGEMENT COMPANY LIMITED
Wu Po Sum
Chairman

Hong Kong, 26 August 2026

As at the date of this announcement, (1) the chairman and non-executive Director is Mr. Wu Po Sum; (2) the executive Directors are Mr. Wang Jun, Ms. Liu Lin, Mr. Pei Gang and Mr. Wang Kai; and (3) the independent non-executive Directors are Mr. Zhang Xuejun, Mr. Liu Dianchen, Ms. Dong Xiaochun and Ms. Wang Zhe.