

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)

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 2022 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 2022 of approximately RMB5 billion to RMB6 billion as compared to a profit attributable to equity shareholders of the Company of approximately RMB729 million for the six months ended 30 June 2021. This was primarily attributable to: (1) the period-on-period decline in sales due to the continuing downturn of the real estate industry; (2) the decline in delivery and decrease in carry forward income during the year as the COVID-19 epidemic caused delays in construction progress; (3) the declining demand for commercial leasing and the decrease in fair value of investment properties due to the overall weak performance of China’s macro market; (4) the decrease in gross profit margin as a result of the declining average selling price of properties; and (5) the increase in inventory impairment during the period.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2022. 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 2022 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 2022 have not yet been finalised, and may be subject to necessary adjustments. The Group's financial information for the six months ended 30 June 2022, which may be different from the information contained in this announcement, is expected to be published by the end of August 2022.

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 2022

As at the date of this announcement, the Board comprises seven Directors, of which Mr. Wu Po Sum is executive Director, Ms. Wu Wallis (alias Li Hua), Mr. Deng Gaoqiang and Mr. Shi Song 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*