



Central China Real Estate Limited
建業地產股份有限公司*

(Incorporated in Cayman Islands with limited liability)
(於開曼群島註冊成立的有限公司)
(stock code 股份代號: 832)

NOTIFICATION LETTER 通知信函

19 September 2025

Dear Registered Shareholder(s) ^(Note 1),

Central China Real Estate Limited (the “Company”)
— Notice of Publication of 2025 Interim Report (“Current Corporate Communications” ^(Note 2))

The English and Chinese versions of the Company’s Current Corporate Communications are available on the Company’s website at www.jianye.com.cn (the “Company Website”) and the website of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) at www.hkexnews.hk (the “HKEx Website”). The printed copy in your selected language(s) is/are enclosed if you have previously selected for Corporate Communications ^(Note 2) in printed form.

Shareholders who for any reason have difficulty in accessing the Current Corporate Communications posted on the Company Website, please send your request (specifying your name, address and request) by email at crcr.ecom@computershare.com.hk or by notice in writing to the Company’s Hong Kong branch share registrar, Computershare Hong Kong Investor Services Limited (the “Share Registrar”) at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Wan Chai, Hong Kong. The Company will upon receipt of your request send the Current Corporate Communications to you in printed form free of charge.

Registered Shareholders are encouraged to provide their email address to receive future Corporate Communications ^(Note 2) and Actionable Corporate Communications ^(Note 3) of the Company. Shareholders may provide their email address by scanning the personalised QR code printed on the enclosed Reply Form (see Option 1) or completing the enclosed Reply Form and returning it to the Share Registrar by post or emailing it to crcr.ecom@computershare.com.hk (see Option 2). If you still wish to receive printed versions of future Corporate Communications, please indicate this on the Reply Form and return it using the mailing label at the bottom (no stamp is needed if posted in Hong Kong). Please refer to the notification letter on Arrangement of Electronic Dissemination of Corporate Communications sent by the Company dated 7 March 2024 which is available on the Company Website.

Should you have any queries relating to any of the above matters, please call the Company’s Share Registrar telephone hotline at (852) 2862 8688 during business hours from 9:00 a.m. to 6:00 p.m. Monday to Friday, excluding public holidays or send an email to crcr.ecom@computershare.com.hk.

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

Note 1 This letter is being sent to the registered shareholders of the Company, whose names appear on the register of members of the Company. If you have sold or transferred your shares in the Company, please disregard this letter and the Request Form on its reverse side.

Note 2 Corporate Communication means any document issued or to be issued by the Company for the information and action of holders of any of its securities, including but not limited to (a) the directors’ report, its annual accounts together with a copy of the auditors’ report and, where applicable, its summary financial report; (b) the interim report and, where applicable, summary interim report; (c) a notice of meeting; (d) a listing document; (e) a circular; and (f) a proxy form.

Note 3 Actionable Corporate Communications refer to any corporate communication from the Company that seeks instructions from its shareholders on how they wish to exercise their rights or make an election as the shareholders of the Company, including but not limited to, election forms in connection with a dividend payment, excess application forms in connection with a rights issue or open offer, applications forms for assured entitlement under an open offer, acceptance forms in connection with takeovers, mergers and share buy-backs, and provisional allotment letters in connection with a rights issue.

各位登記股東 ^(附註 1):

建業地產股份有限公司* (「本公司」)
—2025 年中期報告 (「本次公司通訊文件」^(附註 2)) 之刊發通知

本公司的本次公司通訊文件中、英文版本已上載於本公司網站 www.jianye.com.cn (「本公司網站」) 及香港聯合交易所有限公司 (「聯交所」) 網站 www.hkexnews.hk (「香港交易所網站」), 歡迎瀏覽。若閣下已選擇收取公司通訊 ^(附註 2) 的印刷本, 隨函附上閣下所選擇之語言版本的公司通訊印刷本。

股東若因任何理由以致在瀏覽本公司網址上是次公司通訊文件時遇有困難, 閣下可將要求 (註明 閣下的姓名、地址及要求) 以電郵方式發送到本公司之電郵地址 crcr.ecom@computershare.com.hk 或以書面方式經本公司香港股份過戶登記分處, 香港中央證券登記有限公司 (「股份過戶登記處」), 地址為香港灣仔皇后大道東 183 號合和中心 17M 樓, 郵寄至本公司。本公司將於收到 閣下的要求後, 盡快向 閣下免費發送有關是次公司通訊文件的印刷本。

本公司鼓勵登記股東提供電郵地址以收取本公司日後之公司通訊 ^(附註 2) 及可供採取行動的公司通訊 ^(附註 3)。請掃描印於隨附回條上之股東專屬二維碼 (請參閱選項 1), 或填妥隨本函所附之回條並郵寄至股份過戶登記處或電郵至 crcr.ecom@computershare.com.hk (請參閱選項 2), 以提供股東之電郵地址。如 閣下依然希望收取本公司日後之公司通訊的印刷本, 請在回條上註明, 並使用底部之郵寄標籤交回 (如在香港投寄, 則無須貼上郵票)。詳情請參閱本公司於 2024 年 3 月 7 日發出的《以電子方式發布公司通訊之安排》的通知信函, 該通知信函可在本公司網站上查閱。

如 閣下對本函內容有任何疑問, 請致電本公司股份過戶登記處電話熱線 (852) 2862 8688, 辦公時間為星期一至五 (公眾假期除外) 上午 9 時正至下午 6 時正或電郵至 crcr.ecom@computershare.com.hk。

承董事會命
建業地產股份有限公司*
主席
胡傑森

2025 年 9 月 19 日

- 附註 1 本函收件對象為本公司登記股東。該等人士的姓名載列於本公司股東名冊上。如果 閣下已出售或轉讓所持有的本公司股份, 則無需要理會本函件及其背面的申請表格。
- 附註 2 公司通訊文件乃指本公司發出或將予發出以供其任何證券持有人參照或採取行動的任何文件, 其中包括但不限於: (a) 董事會報告、年度賬目連同核數師報告以及 (如適用) 財務摘要報告; (b) 中期報告及 (如適用) 中期摘要報告; (c) 會議通告; (d) 上市文件; (e) 通函; 及 (f) 代表委任表格。
- 附註 3 可供採取行動的公司通訊指由本公司發出任何涉及要求股東指示其擬如何行使其有關公司股東權利或作出選擇的公司通訊, 包括但不限於有關派付股息的選擇表格、有關供股或公開招股的額外申請表格、有關公開招股既定配額的申請表格、有關收購、合併及股份回購的接納表格, 以及有關供股的暫定配額通知書。

* For identification purposes only 僅供識別



CCRH

To: Computershare Hong Kong Investor Services Limited
(The “Share Registrar”)
17M Floor, Hopewell Centre
183 Queen’s Road East, Wanchai, Hong Kong

致： 香港中央證券登記有限公司
(「股份過戶處」)
香港灣仔皇后大道東 183 號
合和中心 17M 樓

(Please **choose ONLY ONE** of the options below)
(請從以下選項中只選擇其中一項)

Personalized QR Code
專屬二維碼

Option 1: Provide your email address for receipt of future Corporate Communications* of the Company via electronic dissemination by scanning your personalized QR code

選項 1： 掃描 閣下專屬二維碼提供 閣下之電子郵件地址，以接收公司通過電子方式發佈的未來公司通訊*

You are **NOT required** to return this Reply Form if you choose Option 1.
如選擇了選項 1，閣下無須交回本回條。

Option 2: I/we hereby provide my/our email address in writing for receipt of future Corporate Communications* of the following listed company (the “Company”) via electronic dissemination

選項 2: 本人/吾等現以書面提供本人/吾等之電子郵件地址，以確保收到以下上市公司（「公司」）通過電子方式發佈的未來公司通訊*

Name of Securities holder(s) 證券持有人姓名：

Name of the listed company 上市公司名稱:

Central China Real Estate Limited
建業地產股份有限公司

Email address 電郵地址: (Notes 3 / 附註 3)

[illegible]

Option 3: I/we hereby request for receipt of Corporate Communications* in printed form (Please mark “✓” in the below box if applicable)

選項 3: 本人/吾等現要求收取公司通訊*印刷版 (如適用, 請在以下方格內劃上「✓」號)

☐ receive future Corporate Communications* in printed copy and noted that this instruction is valid only for one year starting from the receipt date of instruction. (Notes 5)
 收取未來公司通訊*的印刷本，並已知悉本指示由收取指示日期起計一年內有效。(附註5)

Signature(s): *(Notes 1)*

署名・（附註1）

Contact number:

聯絡電話號碼：

Date:

日期：

Notes 附註：

1. Please complete all of your details clearly. If your names are held in joint names, all of the joint shareholders should jointly sign this Reply Form in order to be valid.
請清楚填寫 閣下之所有資料。如聯名名股東，則本回條須由所有聯名股東聯合簽署，方為有效。
2. Any Reply Form with no signature or otherwise incorrectly completed will be void.
任何回條若未有簽署或在其他方面填寫不正確，則本回條將作廢。
3. If the Company does not receive a functional email address in your reply, you will receive a notification letter of the publication of the Corporate Communications* on the Company's website and the Actionable Corporate Communications* in printed form.
如公司沒有收到 閣下的有效電子郵件地址，閣下將收取有關公司通訊*已在本公司網站登載的通知函及印刷本形式發送的可供採取行動的公司通訊*。
4. If you provide more than one email address by QR code, email, reply form and/or other means, only the latest one email address provided will be registered.
如 閣下通過二維碼、電郵、回條及/或其他方式提供多於一個的電子郵件地址， 閣下最後提供的電子郵件地址將會被用於登記。
5. If you mark "✓" in one of the boxes in Option 3, no email address will be registered and only Corporate Communications* in printed form will be received.
如 閣下在選項3其中一個空格方格內劃上「✓」號，將不會有電子郵件地址被登記，只有公司通訊*的印刷版會被收取。
6. For the avoidance of doubt, the Company does not accept any other instructions given on this Reply Form.
為免存疑，在本回條上的任何額外指示，公司將不予處理。
- * For the purposes of this letter, Corporate Communications also include Actionable Corporate Communications. Unless otherwise specified, Corporate Communications refer to any documents issued or to be issued by the Company for the information or action of holders of any of its securities, including but not limited to the annual report, interim report, notice of meeting, circular and proxy form. Actionable Corporate Communications refer to any corporate communications issued by the Company from which shareholders or how they wish to exercise their rights or make an elections as shareholders.
就本信件而言，公司通訊亦包括可供採取行動的公司通訊，除非另有註明，公司通訊乃指由公司發出或將予發出以供其任何證券的持有人參照或採取行動的任何文件，其中包括但不限於年報、中期報告、會議通告、通函及代表委任表格。可供採取行動的公司通訊指就股東或如何行使作為股東的權利或作出選擇向其尋求投資的公司通訊。

PERSONAL INFORMATION COLLECTION STATEMENT
收集個人資料聲明

- (i) "Personal Data" in this statement has the same meaning as "personal data" in the Personal Data (Privacy) Ordinance, Chapter 486 of the Laws of Hong Kong ("PDPO").
- 本聲明中所指的「個人資料」與香港法例第 486 章《個人資料（私隱）條例》（「《私隱條例》」）中「個人資料」的涵義相同。
- (ii) Your Personal Data provided in this Reply Form will be used in connection with, including but not limited to, the Company's electronic dissemination of Corporate Communications* and to liaise with you on other matters relating to your holdings in the Company. Your supply of Personal Data to the Company is on a voluntary basis. In case of a failure to provide sufficient information, the Company may not be able to process your instruction or request as required. 閣下在本回覆所提供的個人資料將用於（包括但不限於）有關公司以電子方式發布公司通訊*及就 閣下持有的公司證券有關的其他事宜上與 閣下聯絡。閣下是自願向本公司提供個人資料。若 閣下未能提供足夠資料，本公司可能無法處理 閣下在本回覆上所述的指示及/或要求。
- (iii) Your Personal Data may be disclosed or transferred by the Company to its subsidiaries, the Share Registrar, and/or other companies or bodies for any of the stated purposes, or when it is required to do so by law and will be used for the purposes of the Company or for the benefit of its shareholders and record purposes. 閣下的個人資料可能會被披露或轉讓給公司的附屬公司、股份過戶處及其他公司或團體，並將在此等期間保留該等個人資料作審核及紀錄用途。
- (iv) You have the right to request access to and/or correction of your Personal Data in accordance with the provisions of the PDPO. Any such request for access to and/or correction of your Personal Data should be in writing, by mail to the Hong Kong Privacy Officer of the Share Registrar at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong or by email at PrivacyOfficer@computershare.com.hk. 閣下有權根據《私隱條例》的條文，要求查閱及/或修改閣下的個人資料。任何該等查閱及/或修改個人資料的要求均須以書面方式郵寄至股份過戶處（地址為香港灣仔皇后大道東 183 號合和中心 17M 樓）向香港總私主任提出，或發送電郵至 PrivacyOfficer@computershare.com.hk。

Mailing Label 郵寄標籤

Computershare Hong Kong Investor Services Limited

香港中央證券登記有限公司

Freepost No. 簡便回郵號碼：37

Please cut the mailing label and stick it on an envelope to return this form to us.

No postage is necessary if posted in Hong Kong.

當閣下寄回此回條時，請將郵寄標籤剪貼於信封上。
如在本港投寄，閣下無需支付郵費或貼上郵票。