



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 [crr.ecom@computershare.com.hk](mailto: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 [crr.ecom@computershare.com.hk](mailto: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 [crr.ecom@computershare.com.hk](mailto: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的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 [crr.ecom@computershare.com.hk](mailto: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 [crr.ecom@computershare.com.hk](mailto: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 [crr.ecom@computershare.com.hk](mailto: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之額外申請表格、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

