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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 AND CONTINUED SUSPENSION OF TRADING

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)(a) 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).

PROFIT WARNING

The board of directors of the Company (the “**Board**”) hereby informs the shareholders of the Company (the “**Shareholders**”) and potential investors that based on information currently available to the Board and the preliminary assessment of the unaudited consolidated management accounts of the Group by the Board, the Group is expected to record a net profit of approximately RMB80 million for the year ended 31 December 2024 as compared to the net profit of approximately RMB201.2 million for the year ended 31 December 2023, representing a decrease of approximately 60%, which is mainly attributable to the following:

- (i) The ongoing downturn in the real estate market resulting in decrease in management service fee income; and

(ii) although the Company continues to control its costs and expenditures, fixed costs (such as labor costs) and other operating expenses of the Company remain relatively high.

As the Company is still in the process of finalising its financial results for the year ended 31 December 2024, 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 audited or reviewed by the Company's auditors or audit committee of the Company. Shareholders and potential investors are advised to read carefully the annual results announcement of the Group for the year ended 31 December 2024 which is expected to be published by the end of March 2025.

CONTINUED SUSPENSION OF TRADING

Trading in the shares of the Company on the Stock Exchange has been suspended since 9:00 a.m. on 2 April 2024 and will remain suspended until further notice.

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, 7 March 2025

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. Hu Bing, Mr. Chen Aiguo and Mr. Duan Juwei; and (3) the independent non-executive Directors are Mr. Xu Ying, Mr. Liu Dianchen and Ms. Yan Yingchun.