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POLL RESULTS OF EXTRAORDINARY GENERAL MEETING

The Board is pleased to announce that the resolution proposed at the Extraordinary General Meeting was duly passed by the Shareholders of the Company by way of poll.

References are made to the circular (the “**Circular**”) and the notice (the “**Notice**”) of the Extraordinary General Meeting (the “**EGM**”) of Central Development Holdings Limited (the “**Company**”) dated 29 December 2025. Capitalised terms used in this announcement shall have the same meanings as defined in the Circular, unless the context requires otherwise.

POLL RESULTS OF THE EGM

The Board is pleased to announce that the proposed resolution as set out in the Notice (the “**Resolution**”) was duly passed at the EGM held on 20 January 2026 by the Independent Shareholders by way of poll. The poll results are set out as follows:

Ordinary Resolution		Number of votes cast (Approximate percentage of total number of votes cast (%))	
		For	Against
1.	<p>“That</p> <p>(a) the Loan Capitalisation Agreement (the “Loan Capitalisation Agreement”) dated 28 November 2025 and entered into between the Company (as issuer), Mr. Hu (as creditor) and Oceanic Capital (as subscriber) in relation to the conversion of the partial loan of HK\$35,000,000 under the unsecured shareholder’s loan due from the Group to Mr. Hu into the share capital of the Company (the “Loan Capitalisation”) involving the subscription (the “Subscription”) of an aggregate of 87,500,000 new shares to be allotted and issued by the Company (the “Capitalisation Shares”) at the Capitalisation Price of HK\$0.4 per Capitalisation Share and the transactions contemplated thereunder be and are hereby approved, confirmed and ratified;</p> <p>(b) conditional upon the Listing Committee of The Stock Exchange of Hong Kong Limited approving the listing of, and granting permission to deal in, the Capitalisation Shares, the directors (the “Directors”) of the Company be and are hereby granted a specific mandate authorising the Directors to exercise all the powers of the Company to allot and issue the Capitalisation Shares to Oceanic Capital subject to the terms of the Loan Capitalisation Agreement (the “Specific Mandate”), with such Specific Mandate being in addition to and not prejudicing or revoking any general or specific mandate(s) which has/have been granted or may from time to time be granted to the Directors by the shareholders of the Company prior to the passing of this resolution; and</p>	56,382,090 (100%)	0 (0%)

Ordinary Resolution	Number of votes cast (Approximate percentage of total number of votes cast (%))	
	For	Against
(c) any Director be and is hereby authorised to sign, execute, perfect and deliver all such documents, and do all such actions which are in their opinion necessary, appropriate, desirable or expedient for the implementation and giving effect to the Loan Capitalisation Agreement, the Loan Capitalisation, the allotment and issue of the Capitalisation Shares and the transactions contemplated thereunder, and to agree to the variation, amendment and waiver of any of the matters relating thereto that are, in the opinion of the Directors, appropriate, desirable or expedient in the context of the Loan Capitalisation Agreement and are in the best interests of the Company.”		

Prism Hong Kong Limited, the auditor of the Company, have acted as the scrutineer and compared the poll results summary to the poll forms collected by the Company. The work performed by Prism Hong Kong Limited in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants nor did it include provision of any assurance or advice on matters of legal interpretation or entitlement to vote.

As at the date of the EGM, the total number of issued shares of the Company was 412,081,000 shares. As stated in the Circular, Mr. Hu, Ms. Zhang Qi (being the spouse of Mr. Hu) and their associate, namely Resources Rich Capital Limited (“**Resources Rich**”) were required to abstain from voting on the Resolution at the EGM. Details were below:

Name of Shareholders being required to abstain from voting (the “Abstained Shareholders”)	Total number of Shares entitling the Abstained Shareholders to attend and vote on the Resolution as at EGM
Mr. Hu, Ms. Zhang Qi and Resources Rich (<i>Note 1&2</i>)	208,171,000 Shares

Notes:

1. Mr. Hu beneficially owns 3,453,000 Shares and is deemed to be interested in 204,718,000 Shares held by Resources Rich as 50% of the entire issued share capital of Resources Rich is owned by Mr. Hu while the other 50% is owned by Mr. Hu Yishi. Mr. Hu and Mr. Hu Yishi are deemed to be interested in all the Shares in which Resources Rich is interested by virtue of the SFO;
2. Ms. Zhang is the spouse of Mr. Hu. Accordingly, she is deemed to be interested in the same number of Shares and underlying Shares in which the Subscriber is interested pursuant to the SFO.

Save as disclosed above, no other Shareholder was required to abstain from voting on the Resolution at the EGM as set out in Rule 13.40 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”). Accordingly, there were a total of 203,910,000 Shares entitling the Independent Shareholders to attend and vote for or against the Resolution. Save as disclosed above, to the best of the Directors’ knowledge, belief and information, (i) no Shareholder had stated his or her intention in the Circular to vote against or abstain from voting on Resolution at the EGM and (ii) no Shareholders were required to abstain from voting in favour of the Resolution at the EGM as set out in Rule 13.40 of the Listing Rules.

As more than 50% of the votes were cast in favour of each of Resolution numbered 1, the Resolution was duly passed by the Independent Shareholders as ordinary resolution of the Company.

Mr. Li Wei Qi, Jacky attended the EGM in person and Mr. Wu Hao, Mr. Hu Yangjun, Mr. Zhang Bing, Mr. Tang Shukuan, Mr. Jin Qingjun, Ms. Zhong Yingjie, Christina and Mr. Lan Yadong attended the EGM by electronic means.

By Order of the Board
Central Development Holdings Limited
Wu Hao
Chairman & Executive Director

Hong Kong, 20 January 2026

As at the date of this announcement, the Board consists of five executive Directors, namely Mr. Wu Hao, Mr. Hu Yangjun, Mr. Li Wei Qi, Jacky, Mr. Zhang Bing and Mr. Tang Shukuan; and three independent non-executive Directors, namely Mr. Jin Qingjun, Ms. Zhong Yingjie, Christina and Mr. Lan Yadong.