HKEX
香港交易所

# Monthly Return for Equity Issuer and Hong Kong Depositary Receipts listed under Chapter 19B of the Exchange Listing Rules on Movements in Securities

**For the month ended:** 30 September 2025 Status: New Submission

To : Hong Kong Exchanges and Clearing Limited

Name of Issuer: Central Development Holdings Limited

Date Submitted: 08 October 2025

## I. Movements in Authorised / Registered Share Capital

| | | | | | | |
|---|---|---|---|---|---|---|
| 1. Class of shares | Ordinary shares | Type of shares | Not applicable | Listed on the Exchange (Note 1) | Yes | |
| Stock code (if listed) | 00475 | Description | | | | |

| | Number of authorised/registered shares | Par value | | Authorised/registered share capital | |
|---|---|---|---|---|---|
| Balance at close of preceding month | 10,000,000,000 | HKD | 0.01 | HKD | 100,000,000 |
| Increase / decrease (-) | | | | HKD | |
| Balance at close of the month | 10,000,000,000 | HKD | 0.01 | HKD | 100,000,000 |

Total authorised/registered share capital at the end of the month: HKD 100,000,000

## II. Movements in Issued Shares and/or Treasury Shares

| 1. Class of shares | Ordinary shares | Type of shares | Not applicable | Listed on the Exchange (Note 1) | Yes | |
|---|---|---|---|---|---|---|
| Stock code (if listed) | 00475 | Description | | | | |

| | Number of issued shares (excluding treasury shares) | Number of treasury shares | Total number of issued shares |
|---|---|---|---|
| Balance at close of preceding month | 412,081,000 | 0 | 412,081,000 |
| Increase / decrease (-) | | | |
| Balance at close of the month | 412,081,000 | 0 | 412,081,000 |

## III. Details of Movements in Issued Shares and/or Treasury Shares

### (A). Share Options (under Share Option Schemes of the Issuer)

| 1. Class of shares | Ordinary shares | Type of shares | Not applicable | Listed on the Exchange (Note 1) | Yes | |
|---|---|---|---|---|---|---|
| Stock code (if listed) | 00475 | Description | | | | |

| | Particulars of share option scheme | Number of share options outstanding at close of preceding month | Movement during the month | | Number of share options outstanding at close of the month | Number of new shares issued during the month pursuant thereto (A1) | Number of treasury shares transferred out of treasury during the month pursuant thereto (A2) | Number of shares which may be issued or transferred out of treasury pursuant thereto as at close of the month | The total number of shares which may be issued or transferred out of treasury upon exercise of all share options to be granted under the scheme at close of the month |
|---|---|---|---|---|---|---|---|---|---|
| 1). | Share Option Scheme adopted on 09/09/2016; Exercise price: HK$0.636; Granted on 19/10/2018. | 330,000 | | | 330,000 | | | 330,000 | 0 |
| | General Meeting approval date (if applicable) 09 September 2016 | | | | | | | | |
| 2). | Share Option Scheme adopted on 09/09/2016; Exercise price: HK$0.574; Granted on 15/12/2022. | 10,100,000 | | | 10,100,000 | | | 10,100,000 | 0 |
| | General Meeting approval date (if applicable) 09 September 2016 | | | | | | | | |

Increase in issued shares (excluding treasury shares): _____ Ordinary shares (AA1)

Decrease in treasury shares: _____ Ordinary shares (AA2)

Total funds raised during the month from exercise of options: _____ _____

Remarks:

1. The Share Option Scheme adopted on 9 September 2016 has been terminated and a new Share Option Scheme has been adopted, by way of the ordinary resolution at the annual general meeting of the Company dated 7 September 2023. Notwithstanding the foregoing, the outstanding share options granted under the Share Option Scheme adopted on 9 September 2016 will remain valid after the aforesaid termination.

| | |
|---|---|
| **(B). Warrants to Issue Shares of the Issuer** | Not applicable |

**(C). Convertibles (i.e. Convertible into Shares of the Issuer)**

| 1. Class of shares | Ordinary shares | Type of shares | Not applicable | Listed on the Exchange (Note 1) | Yes | |
|---|---|---|---|---|---|---|
| Stock code (if listed) | 00475 | Description | | | | |

| | Description of the Convertibles | Currency | Amount at close of preceding month | Movement during the month | | Amount at close of the month | Number of new shares issued during the month pursuant thereto (C1) | Number of treasury shares transferred out of treasury during the month pursuant thereto (C2) | Number of shares which may be issued or transferred out of treasury pursuant thereto as at close of the month |
|---|---|---|---|---|---|---|---|---|---|
| 1). | Issue of 0% Convertible Bonds in an aggregate principal amount of HK $52,000,000 under General Mandate on 5 December 2022 (Remark 1) | HKD | 52,000,000 | | | 52,000,000 | | | 70,270,270 |

| | |
|---|---|
| Type of the Convertibles | Bond/Notes |
| Stock code of the Convertibles (if listed on the Exchange) (Note 1) | |
| Subscription/Conversion price | HKD 0.74 |
| General Meeting approval date (if applicable) | |

Increase in issued shares (excluding treasury shares): _____ Ordinary shares (CC1)

Decrease in treasury shares: _____ Ordinary shares (CC2)

Remarks:

1. On 5 December 2022, 3-year convertible bonds in the aggregate principal amount of HK$52,000,000 with 0% interest per annum (the “Convertible Bonds”) were issued by the Company pursuant to the equity transfer agreement dated 19 August 2022. Upon exercise of the conversion rights attached to the Convertible Bonds in full, the Convertible Bonds are convertible into 70,270,270 new shares of the Company at conversion price of HK$0.74 per conversion share (subject to adjustment). Details are disclosed in the announcements of the Company dated 19 August 2022, 15 November 2022 and 5 December 2022 and the circular of the Company dated 18 November 2022.

**(D). Any other Agreements or Arrangements to Issue Shares of the Issuer, including Options (other than Share Option Schemes)** Not applicable

**(E). Other Movements in Issued Shares and/or Treasury Shares** Not applicable

| | | |
|---|---|---|
| Total increase/ decrease (-) in issued shares (excluding treasury shares) during the month (i.e. Total of AA1 to EE1): | | Ordinary shares |
| Total increase/ decrease (-) in treasury shares during the month (i.e. Total of AA2 to EE2): | | Ordinary shares |

## IV. Information about Hong Kong Depositary Receipt (HDR)

Not applicable

## V. Confirmations

Pursuant to Main Board Rule 13.25C / GEM Rule 17.27C, we hereby confirm to the best knowledge, information and belief that, in relation to each of the securities issued, or the treasury shares sold or transferred by the issuer during the month as set out in Parts III and IV which has not been previously disclosed in a return published under Main Board Rule 13.25A / GEM Rule 17.27A, it has been duly authorised by the board of directors of the listed issuer and carried out in compliance with all applicable listing rules, laws and other regulatory requirements and, insofar as applicable:

(Note 4)

(i) all money due to the listed issuer in respect of the issue of securities, or sale or transfer of treasury shares has been received by it;

(ii) all pre-conditions for listing imposed by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited under "Qualifications of listing" have been fulfilled;

(iii) all (if any) conditions contained in the formal letter granting listing of and permission to deal in the securities have been fulfilled;

(iv) all the securities of each class are in all respects identical (Note 5);

(v) all documents required by the Companies (Winding Up and Miscellaneous Provisions) Ordinance to be filed with the Registrar of Companies have been duly filed and that compliance has been made with all other legal requirements;

(vi) all the definitive documents of title have been delivered/are ready to be delivered/are being prepared and will be delivered in accordance with the terms of issue, sale or transfer;

(vii) completion has taken place of the purchase by the issuer of all property shown in the listing document to have been purchased or agreed to be purchased by it and the purchase consideration for all such property has been duly satisfied; and

(viii) the trust deed/deed poll relating to the debenture, loan stock, notes or bonds has been completed and executed, and particulars thereof, if so required by law, have been filed with the Registrar of Companies.

Submitted by: Chow Chi Shing

Title: Company Secretary

(Director, Secretary or other Duly Authorised Officer)

Notes

1. The Exchange refers to The Stock Exchange of Hong Kong Limited.

2. In the case of repurchase of shares (shares repurchased and cancelled) and redemption of shares (shares redeemed and cancelled), "date of event" should be construed as "cancellation date".

   In the case of repurchase of shares (shares held as treasury shares), "date of event" should be construed as "date on which shares were repurchased and held by the issuer in treasury".

3. The information is required in the case of repurchase of shares (shares repurchased for cancellation but not yet cancelled) and redemption of shares (shares redeemed but not yet cancelled). Please state the number of shares repurchased or redeemed during the month or in preceding month(s) but pending cancellation as at close of the month as a negative number.

4. Items (i) to (viii) are suggested forms of confirmation. The listed issuer may amend the item(s) that is/are not applicable to meet individual cases. Where the issuer has already made the relevant confirmations in a return published under Main Board Rule 13.25A / GEM Rule 17.27A in relation to the securities issued, or the treasury shares sold or transferred, no further confirmation is required to be made in this return.

5. “Identical” means in this context:

   - the securities are of the same nominal value with the same amount called up or paid up;
   - they are entitled to dividend/interest at the same rate and for the same period, so that at the next ensuing distribution, the dividend/interest payable per unit will amount to exactly the same sum (gross and net); and
   - they carry the same rights as to unrestricted transfer, attendance and voting at meetings and rank pari passu in all other respects.