

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



**CENTRAL DEVELOPMENT HOLDINGS LIMITED**

**中發展控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 475)**

## **INSIDE INFORMATION – REDUCTION IN LOSS**

This announcement is made by Central Development Holdings Limited (the “**Company**”, together with its subsidiaries as the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) of Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 March 2022 (the “**Current Year**”) and other information currently available to the Board, the Group expects to record a decrease in the net loss attributable to owners of the Company by approximately 40% to 65%, subject to the review and audit by the Company’s independent external auditors, as compared to the net loss attributable to owners of the Company of approximately HK\$24.6 million for the year ended 31 March 2021 (the “**Previous Year**”). Such expected decrease was mainly due to a combination of the following:

- (i) the increase in the gross profit of the Group from approximately HK\$2.2 million in the Previous Year to approximately HK\$8.2 million in the Current Year, mainly due to (a) the revenue in the Current Year contributed by a new subsidiary located in Chengdu of the People’s Republic of China (the “**PRC**”) acquired by the Group in March 2021; and (b) the increase in sales of jewelry business of the Group resulting from the gradual recovery in market demand in the PRC in the Current Year;

- (ii) the increase in other income from approximately HK\$5.3 million for the Previous Year to approximately HK\$8.9 million for the Current Year, mainly due to the increase in the rental income derived from the investment properties of the Group during the Current Year; and
- (iii) a recognition of an impairment loss on property, plant and equipment and right-of-use assets amounted to approximately HK\$4.2 million and HK\$3.5 million respectively in the Previous Year and similar expenses in the said categories were not incurred in the Current Year.

Subject to the assessment of the Company, the amount of impairment loss on trade receivables and certain inventories may be recorded in the Current Year. As such, the Company could only provide the above-mentioned range for the expected decrease in the net loss attributable to owners of the Company at this stage.

The Company is still in the process of finalising the unaudited consolidated financial results of the Group for the Current Year. The information contained in this announcement represents only a preliminary assessment made by the Board with reference to the unaudited consolidated management accounts of the Group for the Current Year and the information made available to the Board as at the date hereof, which has neither been confirmed, reviewed nor audited by the Company's auditors or audit committee and may be subject to further adjustments. Shareholders and potential investors are advised to refer to the details of the annual results announcement of the Group for the Current Year, which is expected to be published in late June 2022.

**Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.**

By Order of the Board  
**Central Development Holdings Limited**  
**Chan Wing Yuen, Hubert**  
*Chief Executive & Executive Director*

Hong Kong, 26 May 2022

*As at the date of this announcement, the Board consists of three executive Directors, namely Mr. Wu Hao, Mr. Hu Yangjun and Mr. Chan Wing Yuen, Hubert; a non-executive Director, namely Mr. Li Wei Qi, Jacky; and three independent non-executive Directors, namely Mr. Jin Qingjun, Ms. Sun, Ivy Connie and Ms. Zhong Yingjie, Christina.*