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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)**

### **ANNOUNCEMENT UNAUDITED OPERATING DATA FOR NOVEMBER 2022**

This announcement is made by CENTRAL CHINA MANAGEMENT COMPANY LIMITED (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board (the “**Board**”) of directors (the “**Directors**” and each a “**Director**”) of the Company hereby announces certain unaudited operating data of the Group for the eleven months ended 30 November 2022 as follows:

#### **KEY OPERATING METRICS**

In November 2022, the Group had five newly contracted projects, with newly contracted gross floor area (“**GFA**”) of 777,100 square metres (“**sq. m.**”).

For the eleven months ended 30 November 2022, the Group had 29 new contracted projects with newly contracted GFA of 3,218,168 sq. m..

As of 30 November 2022, the Group had 271 projects under management with an aggregate GFA of 32,174,037 sq. m..

GFA under management (sq. m.)	As of 30 November 2022		
	Henan province	Other provinces	Total
At the beginning of the period	28,388,516	2,585,861	30,974,377
Newly contracted	3,111,968	106,200	3,218,168
Completed	1,947,989	70,519	2,018,508
<b>At the end of the period</b>	<b>29,552,495</b>	<b>2,621,542</b>	<b>32,174,037</b>

## EXPANSION OUTSIDE HENAN

For the eleven months ended 30 November 2022, the Group had two newly contracted projects in provinces other than Henan, with newly contracted GFA of 106,200 sq. m..

As of 30 November 2022, the Group had 25 projects under management in provinces other than Henan with an aggregate GFA of 2,621,542 sq. m., accounting for 8.1% of the total GFA of the Group's projects under management. These projects cover seven provinces or autonomous region outside Henan, including Anhui, Shanxi, Shaanxi, Hebei, Xinjiang, Hainan and Inner Mongolia.

## CONTRACTED SALES OF PROJECTS UNDER MANAGEMENT

In November 2022, the contracted sales for projects under the Group's management reached RMB1,280 million, with a contracted sales GFA of 221,027 sq. m.. The average selling price per sq. m. for November 2022 amounted to RMB5,790.

For the eleven months ended 30 November 2022, contracted sales for projects under the Group's management reached RMB19,153 million, representing a year-on-year decline of 41.9%, and contracted sales of GFA of 3,148,730 sq. m., representing a year-on-year decline of 39.8%. For the eleven months ended 30 November 2022, the average selling price per sq. m. was RMB6,083, representing a year-on-year decline of 3.5%.

	For the eleven months ended 30 November		
	2022	2021	YoY change
Contracted sales ( <i>RMB in millions</i> )	19,153	32,991	-41.9%
Contracted sales GFA ( <i>sq. m.</i> )	3,148,730	5,233,757	-39.8%
Average selling price per sq. m. ( <i>RMB</i> )	6,083	6,303	-3.5%

## **DISCLAIMER**

The operating data disclosed above is based on the preliminary internal management records of the Group and is unaudited. The above data may differ from the data to be disclosed in the regular reports of the Company. Such data is provided for investors' reference only, and does not constitute, nor should it be construed as, an offer or solicitation to sell or buy any securities or financial products of the Company. Such data should not be used as a basis for research reports, and are not intended to, nor should it constitute any investment advice.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company, and should not place undue reliance on the data disclosed herein. When in doubt, shareholders and potential investors of the Company are advised to seek professional advice from professionals or financial advisers.

By Order of the Board  
**CENTRAL CHINA MANAGEMENT COMPANY LIMITED**  
**Wu Po Sum**  
*Chairman*

Hong Kong, 6 December 2022

*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 and Mr. Ma Xiaoteng; (3) the non-executive Director is Ms. Wu Wallis (alias Li Hua); and (4) the independent non-executive Directors are Mr. Zhu Baoguo, Mr. Xu Ying and Mr. Siu Chi Hung.*