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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)**

### **INSIDE INFORMATION PROFIT WARNING**

This announcement is made by the Company pursuant to the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance and Rule 13.09(2) of the Listing Rules. The board of directors (the “**Board**”) of CENTRAL CHINA MANAGEMENT COMPANY LIMITED (the “**Company**”, together with its subsidiaries, the “**Group**”) hereby informs the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary assessment of the unaudited management accounts of the Group for the 12 months ended 31 December 2022 and other information currently available, the Group is expected to record a decline in net profit attributable to the Shareholders in the range of approximately 60% to 65% for the 12 months ended 31 December 2022 as compared to that for the 12 months ended 31 December 2021, primarily due to the downturn in the real estate market and the resurgence of the COVID-19 pandemic in 2022. As a result, the construction cycle of projects under management has been extended and contracted sales declined, resulting in a year-on-year decrease in the recovery of the Group’s management service fees; at the same time, the year-on-year decrease in new contracted gross floor area further resulted in a decrease in management service fee income. Benefited from the light-asset business model of the Group, the net profit margin for the 12 months ended 31 December 2022 would range from 50% to 55%. With the optimisation of anti-pandemic policies in China, it is expected that the economy will get better and project management industry will see healthier development. The Board is confident in the future development of the Group.

The information contained in this announcement is only based on the preliminary assessment of the unaudited management accounts of the Group for the 12 months ended 31 December 2022 and other information currently available, which have not been audited or reviewed by auditors or the audit committee of the Company. Such information may be

subject to further adjustment or revision. An announcement on the Company's annual results for the year ended 31 December 2022 is expected to be published no later than 31 March 2023.

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

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

Hong Kong, 13 March 2023

*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; (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.*