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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 MARCH 2023

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 three months ended 31 March 2023 as follows:

KEY OPERATING METRICS

In March 2023, the Group had five newly contracted projects, with newly contracted gross floor area (“**GFA**”) of 701,100 square metres (“**sq. m.**”).

For the three months ended 31 March 2023, the Group had 10 new contracted projects with newly contracted GFA of 1,154,700 sq. m..

As of 31 March 2023, the Group had 272 projects under management with an aggregate GFA of 32,337,228 sq. m..

| | As of 31 March 2023 | | |
|---------------------------------|---------------------|------------------|-------------------|
| GFA under management (sq. m.) | Henan province | Other provinces | Total |
| At the beginning of the period | 29,088,486 | 2,621,542 | 31,710,028 |
| Newly contracted | 825,600 | 329,100 | 1,154,700 |
| Completed | 527,500 | — | 527,500 |
| At the end of the period | 29,386,586 | 2,950,642 | 32,337,228 |

EXPANSION OUTSIDE HENAN

For the three months ended 31 March 2023, the Group had three newly contracted project in provinces other than Henan, with newly contracted GFA of 329,100 sq. m..

As of 31 March 2023, the Group had 28 projects under management in provinces other than Henan with an aggregate GFA of 2,950,642 sq. m., accounting for 9.1% 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 March 2023, the contracted sales for projects under the Group's management reached RMB1,815 million, with a contracted sales GFA of 290,580 sq. m.. The average selling price per sq. m. for March 2023 amounted to RMB6,248.

For the three months ended 31 March 2023, contracted sales for projects under the Group's management reached RMB5,183 million, representing a year-on-year increase of 6.5%, and contracted sales of GFA of 858,750 sq. m., representing a year-on-year increase of 8.0%. For the three months ended 31 March 2023, the average selling price per sq. m. was RMB6,036, representing a year-on-year decline of 1.3%.

| | For the three months ended 31 March | | |
|---|-------------------------------------|---------|------------|
| | 2023 | 2022 | YoY change |
| Contracted sales (<i>RMB in millions</i>) | 5,183 | 4,866 | 6.5% |
| Contracted sales GFA (<i>sq. m.</i>) | 858,750 | 795,344 | 8.0% |
| Average selling price per sq. m. (<i>RMB</i>) | 6,036 | 6,118 | -1.3% |

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 April 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.