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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 MAY 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 five months ended 31 May 2023 as follows:

#### **KEY OPERATING METRICS**

In May 2023, the Group had nine newly contracted projects, with newly contracted gross floor area (“**GFA**”) of 1,499,800 square metres (“**sq. m.**”).

For the five months ended 31 May 2023, the Group had 26 new contracted projects with newly contracted GFA of 3,435,600 sq. m..

As of 31 May 2023, the Group had 280 projects under management with an aggregate GFA of 33,759,428 sq. m..

GFA under management (sq. m.)	As of 31 May 2023		
	Henan province	Other provinces	Total
At the beginning of the period	29,088,486	2,621,542	31,710,028
Newly contracted	2,865,500	570,100	3,435,600
Completed	1,386,200	—	1,386,200
<b>At the end of the period</b>	<b>30,567,786</b>	<b>3,191,642</b>	<b>33,759,428</b>

## EXPANSION OUTSIDE HENAN

For the five months ended 31 May 2023, the Group had five newly contracted project in provinces other than Henan, with newly contracted GFA of 570,100 sq. m..

As of 31 May 2023, the Group had 30 projects under management in provinces other than Henan with an aggregate GFA of 3,191,642 sq. m., accounting for 9.5% 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 May 2023, the contracted sales for projects under the Group's management reached RMB2,519 million, with a contracted sales GFA of 387,190 sq. m.. The average selling price per sq. m. for May 2023 amounted to RMB6,507.

For the five months ended 31 May 2023, contracted sales for projects under the Group's management reached RMB9,550 million, representing a year-on-year increase of 8.9%, and contracted sales of GFA of 1,541,991 sq. m., representing a year-on-year increase of 7.0%. For the five months ended 31 May 2023, the average selling price per sq. m. was RMB6,193, representing a year-on-year increase of 1.7%.

	For the five months ended 31 May		
	2023	2022	YoY change
Contracted sales ( <i>RMB in millions</i> )	9,550	8,769	8.9%
Contracted sales GFA ( <i>sq. m.</i> )	1,541,991	1,440,545	7.0%
Average selling price per sq. m. ( <i>RMB</i> )	6,193	6,087	1.7%

## **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, 5 June 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.*