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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 JUNE 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 six months ended 30 June 2023 as follows:

#### KEY OPERATING METRICS

- In June 2023, the Group secured 14 newly contracted projects with contracted gross floor area (“**GFA**”) increased by 490.8% to 1,802,600 square metres (“**sq. m.**”) compared with June 2022.
- For the six months ended 30 June 2023, the Group had 40 new contracted projects with newly contracted GFA increased by 369.1% to 5,238,200 sq. m. compared with the corresponding period in 2022.
- As of 30 June 2023, the Group had 278 projects under management with an aggregate GFA of 33,460,230 sq. m..
- As of 30 June 2023, the Group had a total of 401 contracted projects with cumulative contracted GFA of 51,175,724 sq. m., surpassing a milestone of 50 million sq. m. in its cumulative contracted GFA.

## GFA UNDER MANAGEMENT (SQ. M.)

	As of 30 June 2023		
	Henan province	Other provinces	Total
At the beginning of the period	29,088,486	2,621,542	31,710,028
Newly contracted	4,568,900	669,300	5,238,200
Completed	3,487,998	—	3,487,998
<b>At the end of the period</b>	<b>30,169,388</b>	<b>3,290,842</b>	<b>33,460,230</b>

## EXPANSION OUTSIDE HENAN

For the six months ended 30 June 2023, the Group had six newly contracted projects in provinces other than Henan, with newly contracted GFA of 669,300 sq. m..

As of 30 June 2023, the Group had 31 projects under management in provinces other than Henan with an aggregate GFA of 3,290,842 sq. m., accounting for 9.8% of the total GFA of the Group's projects under management. These projects cover eight provinces or autonomous region outside Henan, including Anhui, Shanxi, Shaanxi, Hebei, Xinjiang, Hainan, Inner Mongolia and Hubei.

## CONTRACTED SALES OF PROJECTS UNDER MANAGEMENT

In June 2023, the contracted sales for projects under the Group's management reached RMB3,546 million, with a contracted sales GFA of 528,604 sq. m.. The average selling price per sq. m. for June 2023 amounted to RMB6,709.

For the six months ended 30 June 2023, contracted sales for projects under the Group's management reached RMB13,096 million, representing a year-on-year increase of 18.9%, with a contracted sales GFA of 2,070,595 sq. m., representing a year-on-year increase of 14.2%. For the six months ended 30 June 2023, the average selling price per sq. m. was RMB6,325, representing a year-on-year increase of 4.1%.

	For the six months ended 30 June		
	2023	2022	YoY change
Contracted sales ( <i>RMB in millions</i> )	13,096	11,017	18.9%
Contracted sales GFA ( <i>sq. m.</i> )	2,070,595	1,813,295	14.2%
Average selling price per sq. m. ( <i>RMB</i> )	6,325	6,076	4.1%

## **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 July 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.*