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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 AUGUST 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 eight months ended 31 August 2023 as follows:

KEY OPERATING METRICS

- In August 2023, the Group secured one newly contracted projects with contracted gross floor area (“**GFA**”) of 33,000 square metres (“**sq. m.**”).
- For the eight months ended 31 August 2023, the Group had 42 new contracted projects with newly contracted GFA increased by 312.0% to 5,314,200 sq. m. compared with the corresponding period in 2022.
- As of 31 August 2023, the Group had 277 projects under management with an aggregate GFA of 33,231,230 sq. m..
- As of 31 August 2023, the Group had a total of 403 contracted projects with cumulative contracted GFA of 51,251,724 sq. m..

GFA UNDER MANAGEMENT (SQ. M.)

	As of 31 August 2023		
	Henan province	Other provinces	Total
At the beginning of the period	29,088,486	2,621,542	31,710,028
Newly contracted	4,644,900	669,300	5,314,200
Completed	3,792,998	—	3,792,998
At the end of the period	29,940,388	3,290,842	33,231,230

EXPANSION OUTSIDE HENAN

For the eight months ended 31 August 2023, the Group had six newly contracted projects in provinces other than Henan, with newly contracted GFA of 669,300 sq. m..

As of 31 August 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 9.9% 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 August 2023, the contracted sales for projects under the Group's management reached RMB1,847 million, with a contracted sales GFA of 289,320 sq. m.. The average selling price per sq. m. for August 2023 amounted to RMB6,384.

For the eight months ended 31 August 2023, contracted sales for projects under the Group's management reached RMB16,960 million, representing a year-on-year increase of 19.3%, with a contracted sales GFA of 2,663,676 sq. m., representing a year-on-year increase of 14.0%. For the eight months ended 31 August 2023, the average selling price per sq. m. was RMB6,367, representing a year-on-year increase of 4.7%.

	For the eight months ended 31 August		
	2023	2022	YoY change
Contracted sales (<i>RMB in millions</i>)	16,960	14,217	19.3%
Contracted sales GFA (<i>sq. m.</i>)	2,663,676	2,337,124	14.0%
Average selling price per sq. m. (<i>RMB</i>)	6,367	6,083	4.7%

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, 7 September 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.