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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 APRIL 2024

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 four months ended 30 April 2024 as follows:

KEY OPERATING METRICS

- In April 2024, the Group secured one newly contracted project with contracted gross floor area (“**GFA**”) of 37,000 square metres (“**sq. m.**”).
- For the four months ended 30 April 2024, the Group had four new contracted projects with newly contracted GFA decreased by 79.2% to 402,000 sq. m. compared with the corresponding period in 2023.
- As of 30 April 2024, the Group had 266 projects under management with an aggregate GFA of 31,920,740 sq. m..
- As of 30 April 2024, the Group had a total of 422 contracted projects with cumulative contracted GFA of 53,494,824 sq. m..

GFA UNDER MANAGEMENT (SQ. M.)

	As of 30 April 2024		
	Henan province	Other provinces	Total
At the beginning of the period	27,764,198	3,926,142	31,690,340
Newly contracted	402,000	–	402,000
Completed	171,600	–	171,600
At the end of the period	27,994,598	3,926,142	31,920,740

EXPANSION OUTSIDE HENAN

As of 30 April 2024, the Group had 36 projects under management in provinces other than Henan with an aggregate GFA of 3,926,142 sq. m., accounting for 12.3% of the total GFA of the Group's projects under management. These projects cover nine provinces or autonomous region outside Henan, including Anhui, Shanxi, Shaanxi, Hebei, Xinjiang, Hainan, Inner Mongolia, Hubei and Shandong.

CONTRACTED SALES OF PROJECTS UNDER MANAGEMENT

In April 2024, the contracted sales for projects under the Group's management reached RMB1,102 million, with a contracted sales GFA of 179,736 sq. m.. The average selling price per sq. m. for April 2024 amounted to RMB6,130.

For the four months ended 30 April 2024, contracted sales for projects under the Group's management reached RMB4,897 million, representing a year-on-year decrease of 30.4%, with a contracted sales GFA of 816,728 sq. m., representing a year-on-year decrease of 29.3%. For the four months ended 30 April 2024, the average selling price per sq. m. was RMB5,995, representing a year-on-year decrease of 1.5%.

	For the four months ended 30 April		
	2024	2023	YoY change
Contracted sales (<i>RMB in millions</i>)	4,897	7,031	-30.4%
Contracted sales GFA (<i>sq. m.</i>)	816,728	1,154,801	-29.3%
Average selling price per sq. m. (<i>RMB</i>)	5,995	6,088	-1.5%

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, 9 May 2024

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.