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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 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 six months ended 30 June 2024 as follows:

#### KEY OPERATING METRICS

- In June 2024, the Group secured ten newly contracted project with contracted gross floor area (“**GFA**”) of 754,900 square metres (“**sq. m.**”).
- For the six months ended 30 June 2024, the Group had 15 new contracted projects with newly contracted GFA decreased by 73.5% to 1,385,900 sq. m. compared with the corresponding period in 2023.
- As of 30 June 2024, the Group had 262 projects under management with an aggregate GFA of 31,619,915 sq. m..
- As of 30 June 2024, the Group had a total of 433 contracted projects with cumulative contracted GFA of 54,478,724 sq. m..

## GFA UNDER MANAGEMENT (SQ. M.)

	As of 30 June 2024		
	Henan province	Other provinces	Total
At the beginning of the period	27,764,198	3,926,142	31,690,340
Newly contracted	1,046,900	339,000	1,385,900
Completed	1,391,695	64,630	1,456,325
<b>At the end of the period</b>	<b>27,419,403</b>	<b>4,200,512</b>	<b>31,619,915</b>

## EXPANSION OUTSIDE HENAN

For the six months ended 30 June 2024, the Group had 4 newly contracted projects in provinces other than Henan, with newly contracted GFA of 339,000 sq. m..

As of 30 June 2024, the Group had 39 projects under management in provinces other than Henan with an aggregate GFA of 4,200,512 sq. m., accounting for 13.3% 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 June 2024, the contracted sales for projects under the Group's management reached RMB1,256 million, with a contracted sales GFA of 196,706 sq. m.. The average selling price per sq. m. for June 2024 amounted to RMB6,386.

For the six months ended 30 June 2024, contracted sales for projects under the Group's management reached RMB7,172 million, representing a year-on-year decrease of 45.2%, with a contracted sales GFA of 1,183,521 sq. m., representing a year-on-year decrease of 42.8%. For the six months ended 30 June 2024, the average selling price per sq. m. was RMB6,060, representing a year-on-year decrease of 4.2%.

	For the six months ended 30 June		
	2024	2023	YoY change
Contracted sales ( <i>RMB in millions</i> )	7,172	13,096	-45.2%
Contracted sales GFA ( <i>sq. m.</i> )	1,183,521	2,070,595	-42.8%
Average selling price per sq. m. ( <i>RMB</i> )	6,060	6,325	-4.2%

## **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, 8 July 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; and (3) the independent non-executive Directors are Mr. Zhu Baoguo, Mr. Xu Ying and Mr. Liu Dianchen.*