

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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 NOVEMBER 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 eleven months ended 30 November 2024 as follows:

KEY OPERATING METRICS

- In November 2024, the Group secured six newly contracted projects with contracted gross floor area (“**GFA**”) of 445,100 square metres (“**sq. m.**”).
- For the eleven months ended 30 November 2024, the Group had 27 new contracted projects with newly contracted GFA decreased by 64.0% to 2,224,900 sq. m. compared with the corresponding period in 2023.
- As of 30 November 2024, the Group had 256 projects under management with an aggregate GFA of 30,765,581 sq. m..
- As of 30 November 2024, the Group had a total of 445 contracted projects with cumulative contracted GFA of 55,317,724 sq. m..

GFA UNDER MANAGEMENT (SQ. M.)

| | As of 30 November 2024 | | |
|---------------------------------|------------------------|------------------|-------------------|
| | Henan province | Other provinces | Total |
| At the beginning of the period | 27,764,198 | 3,926,142 | 31,690,340 |
| Newly contracted | 1,820,700 | 404,200 | 2,224,900 |
| Completed | 2,632,910 | 516,749 | 3,149,659 |
| At the end of the period | 26,951,988 | 3,813,593 | 30,765,581 |

EXPANSION OUTSIDE HENAN

For the eleven months ended 30 November 2024, the Group had 5 newly contracted projects in provinces other than Henan, with newly contracted GFA of 404,200 sq. m..

As of 30 November 2024, the Group had 35 projects under management in provinces other than Henan with an aggregate GFA of 3,813,593 sq. m., accounting for 12.4% 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 November 2024, the contracted sales for projects under the Group's management reached RMB1,078 million, with a contracted sales GFA of 171,463 sq. m.. The average selling price per sq. m. for November 2024 amounted to RMB6,285.

For the eleven months ended 30 November 2024, contracted sales for projects under the Group's management reached RMB12,157 million, representing a year-on-year decrease of 52.5%, with a contracted sales GFA of 1,987,941 sq. m., representing a year-on-year decrease of 48.8%. For the eleven months ended 30 November 2024, the average selling price per sq. m. was RMB6,115, representing a year-on-year decrease of 7.2%.

| | For the eleven months ended 30 November | | |
|---|---|-----------|------------|
| | 2024 | 2023 | YoY change |
| Contracted sales (<i>RMB in millions</i>) | 12,157 | 25,604 | -52.5% |
| Contracted sales GFA (<i>sq. m.</i>) | 1,987,941 | 3,885,630 | -48.8% |
| Average selling price per sq. m. (<i>RMB</i>) | 6,115 | 6,589 | -7.2% |

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, 6 December 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. Xu Ying and Mr. Liu Dianchen.