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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 DECEMBER 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 twelve months ended 31 December 2024 as follows:

KEY OPERATING METRICS

- In December 2024, the Group secured four newly contracted projects with contracted gross floor area (“**GFA**”) of 292,300 square metres (“**sq. m.**”).
- For the twelve months ended 31 December 2024, the Group had 31 new contracted projects with newly contracted GFA decreased by 64.8% to 2,517,200 sq. m. compared with the corresponding period in 2023.
- As of 31 December 2024, the Group had 248 projects under management with an aggregate GFA of 29,869,665 sq. m..
- As of 31 December 2024, the Group had a total of 449 contracted projects with cumulative contracted GFA of 55,610,024 sq. m..

GFA UNDER MANAGEMENT (SQ. M.)

	As of 31 December 2024		
	Henan province	Other provinces	Total
At the beginning of the period	27,764,198	3,926,142	31,690,340
Newly contracted	2,113,000	404,200	2,517,200
Completed	3,596,526	741,349	4,337,875
At the end of the period	26,280,672	3,588,993	29,869,665

EXPANSION OUTSIDE HENAN

For the twelve months ended 31 December 2024, the Group had 5 newly contracted projects in provinces other than Henan, with newly contracted GFA of 404,200 sq. m..

As of 31 December 2024, the Group had 33 projects under management in provinces other than Henan with an aggregate GFA of 3,588,993 sq. m., accounting for 12.0% 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 December 2024, the contracted sales for projects under the Group's management reached RMB1,246 million, with a contracted sales GFA of 186,302 sq. m.. The average selling price per sq. m. for December 2024 amounted to RMB6,686.

For the twelve months ended 31 December 2024, contracted sales for projects under the Group's management reached RMB13,402 million, representing a year-on-year decrease of 54.6%, with a contracted sales GFA of 2,174,243 sq. m., representing a year-on-year decrease of 53.3%. For the twelve months ended 31 December 2024, the average selling price per sq. m. was RMB6,164, representing a year-on-year decrease of 2.6%.

	For the twelve months ended 31 December		
	2024	2023	YoY change
Contracted sales (<i>RMB in millions</i>)	13,402	29,495	-54.6%
Contracted sales GFA (<i>sq. m.</i>)	2,174,243	4,659,686	-53.3%
Average selling price per sq. m. (<i>RMB</i>)	6,164	6,330	-2.6%

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, 10 January 2025

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, Mr. Liu Dianchen and Ms. Yan Yingchun.