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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 2025

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 2025 as follows:

KEY OPERATING METRICS

- In June 2025, the Group secured four newly contracted projects with contracted gross floor area (“**GFA**”) of 294,800 square metres (“**sq. m.**”).
- For the six months ended 30 June 2025, the Group had 11 new contracted projects with newly contracted GFA decreased by 47.3% to 730,700 sq. m. compared with the corresponding period in 2024.
- As of 30 June 2025, the Group had 251 projects under management with an GFA of 29,942,622 sq. m..
- As of 30 June 2025, the Group had a total of 460 contracted projects with cumulative contracted GFA of 56,340,724 sq. m..

GFA UNDER MANAGEMENT (SQ. M.)

	As of 30 June 2025		
	Henan province	Other provinces	Total
At the beginning of the period	26,280,672	3,588,993	29,869,665
Newly contracted	581,000	149,700	730,700
Completed	657,743	—	657,743
At the end of the period	26,203,929	3,738,693	29,942,622

EXPANSION OUTSIDE HENAN

For the six months ended 30 June 2025, the Group had two newly contracted projects in provinces other than Henan, with newly contracted GFA of 149,700 sq. m..

As of 30 June 2025, the Group had 35 projects under management in provinces other than Henan with an aggregate GFA of 3,738,693 sq. m., accounting for 12.5% 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 2025, the contracted sales for projects under the Group's management reached RMB956 million, with a contracted sales GFA of 141,926 sq. m.. The average selling price per sq. m. for June 2025 amounted to RMB6,739.

For the six months ended 30 June 2025, contracted sales for projects under the Group's management reached RMB5,481 million, representing a year-on-year decrease of 23.6%, with a contracted sales GFA of 895,302 sq. m., representing a year-on-year decrease of 24.4%. For the six months ended 30 June 2025, the average selling price per sq. m. was RMB6,122, representing a year-on-year increase of 1.0%.

	For the six months ended 30 June		
	2025	2024	YoY change
Contracted sales (<i>RMB in millions</i>)	5,481	7,172	-23.6%
Contracted sales GFA (<i>sq. m.</i>)	895,302	1,183,521	-24.4%
Average selling price per sq. m. (<i>RMB</i>)	6,122	6,060	1.0%

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 July 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 and Mr. Duan Juwei; and (3) the independent non-executive Directors are Mr. Xu Ying, Mr. Liu Dianchen and Ms. Yan Yingchun.