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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 SEPTEMBER 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 nine months ended 30 September 2025 as follows:

#### **KEY OPERATING METRICS**

- In September 2025, the Group secured one newly contracted project with contracted gross floor area (“**GFA**”) of 8,800 square metres (“**sq. m.**”).
- For the nine months ended 30 September 2025, the Group had 13 new contracted projects with newly contracted GFA decreased by 44.5% to 849,300 sq. m. compared with the corresponding period in 2024.
- As of 30 September 2025, the Group had 248 projects under management with an GFA of 29,485,963 sq. m..
- As of 30 September 2025, the Group had a total of 462 contracted projects with cumulative contracted GFA of 56,459,324 sq. m..

## GFA UNDER MANAGEMENT (SQ. M.)

	As of 30 September 2025		
	Henan province	Other provinces	Total
At the beginning of the period	26,280,672	3,588,993	29,869,665
Newly contracted	699,600	149,700	849,300
Completed	1,233,002	—	1,233,002
<b>At the end of the period</b>	<b>25,747,270</b>	<b>3,738,693</b>	<b>29,485,963</b>

## EXPANSION OUTSIDE HENAN

For the nine months ended 30 September 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 September 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 12.7% 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 September 2025, the contracted sales for projects under the Group's management reached RMB767 million, with a contracted sales GFA of 122,139 sq. m.. The average selling price per sq. m. for September 2025 amounted to RMB6,277.

For the nine months ended 30 September 2025, contracted sales for projects under the Group's management reached RMB8,047 million, representing a year-on-year decrease of 20.0%, with a contracted sales GFA of 1,303,204 sq. m., representing a year-on-year decrease of 20.8%. For the nine months ended 30 September 2025, the average selling price per sq. m. was RMB6,175, representing a year-on-year increase of 1.1%.

	For the nine months ended 30 September		
	2025	2024	YoY change
Contracted sales ( <i>RMB in millions</i> )	8,047	10,057	-20.0%
Contracted sales GFA ( <i>sq. m.</i> )	1,303,204	1,646,478	-20.8%
Average selling price per sq. m. ( <i>RMB</i> )	6,175	6,108	1.1%

## **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, 17 October 2025

*As at the date of this announcement: (1) the chairman and non-executive Director is Mr. Wu Po Sum; (2) the executive Director is Mr. Hu Bing; and (3) the independent non-executive Directors are Mr. Xu Ying, Mr. Liu Dianchen and Ms. Yan Yingchun.*