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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 NOVEMBER 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 eleven months ended 30 November 2025 as follows:

KEY OPERATING METRICS

- In November 2025, the Group secured no newly contracted project.
- For the eleven months ended 30 November 2025, the Group had 13 new contracted projects with newly contracted gross floor area (“**GFA**”) decreased by 61.8% to 849,300 square metres (“**sq. m.**”) compared with the corresponding period in 2024.
- As of 30 November 2025, the Group had 246 projects under management with an GFA of 29,241,163 sq. m..
- As of 30 November 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 November 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	1,410,702	67,100	1,477,802
At the end of the period	25,569,570	3,671,593	29,241,163

EXPANSION OUTSIDE HENAN

For the eleven months ended 30 November 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 November 2025, the Group had 34 projects under management in provinces other than Henan with an aggregate GFA of 3,671,593 sq. m., accounting for 12.6% 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 2025, the contracted sales for projects under the Group's management reached RMB652 million, with a contracted sales GFA of 100,318 sq. m.. The average selling price per sq. m. for November 2025 amounted to RMB6,504.

For the eleven months ended 30 November 2025, contracted sales for projects under the Group's management reached RMB9,550 million, representing a year-on-year decrease of 21.4%, with a contracted sales GFA of 1,545,097 sq. m., representing a year-on-year decrease of 22.3%. For the eleven months ended 30 November 2025, the average selling price per sq. m. was RMB6,181, representing a year-on-year increase of 1.1%.

	For the eleven months ended 30 November		
	2025	2024	YoY change
Contracted sales (<i>RMB in millions</i>)	9,550	12,157	-21.4%
Contracted sales GFA (<i>sq. m.</i>)	1,545,097	1,987,941	-22.3%
Average selling price per sq. m. (<i>RMB</i>)	6,181	6,115	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, 10 December 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 and Mr. Liu Dianchen.