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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 2023

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 2023 as follows:

#### KEY OPERATING METRICS

- In September 2023, the Group secured one newly contracted projects with contracted gross floor area (“**GFA**”) of 216,200 square metres (“**sq. m.**”).
- For the nine months ended 30 September 2023, the Group had 43 new contracted projects with newly contracted GFA increased by 187.2% to 5,530,400 sq. m. compared with the corresponding period in 2022.
- As of 30 September 2023, the Group had 268 projects under management with an aggregate GFA of 32,243,065 sq. m..
- As of 30 September 2023, the Group had a total of 404 contracted projects with cumulative contracted GFA of 51,467,924 sq. m..

## GFA UNDER MANAGEMENT (SQ. M.)

	As of 30 September 2023		
	Henan province	Other provinces	Total
At the beginning of the period	29,088,486	2,621,542	31,710,028
Newly contracted	4,861,100	669,300	5,530,400
Completed	4,997,363	—	4,997,363
<b>At the end of the period</b>	<b>28,952,223</b>	<b>3,290,842</b>	<b>32,243,065</b>

## EXPANSION OUTSIDE HENAN

For the nine months ended 30 September 2023, the Group had six newly contracted projects in provinces other than Henan, with newly contracted GFA of 669,300 sq. m..

As of 30 September 2023, the Group had 31 projects under management in provinces other than Henan with an aggregate GFA of 3,290,842 sq. m., accounting for 10.2% of the total GFA of the Group's projects under management. These projects cover eight provinces or autonomous region outside Henan, including Anhui, Shanxi, Shaanxi, Hebei, Xinjiang, Hainan, Inner Mongolia and Hubei.

## CONTRACTED SALES OF PROJECTS UNDER MANAGEMENT

In September 2023, the contracted sales for projects under the Group's management reached RMB2,168 million, with a contracted sales GFA of 320,525 sq. m.. The average selling price per sq. m. for September 2023 amounted to RMB6,763.

For the nine months ended 30 September 2023, contracted sales for projects under the Group's management reached RMB19,128 million, representing a year-on-year increase of 19.3%, with a contracted sales GFA of 2,984,201 sq. m., representing a year-on-year increase of 13.5%. For the nine months ended 30 September 2023, the average selling price per sq. m. was RMB6,410, representing a year-on-year increase of 5.1%.

	For the nine months ended 30 September		
	2023	2022	YoY change
Contracted sales ( <i>RMB in millions</i> )	19,128	16,039	19.3%
Contracted sales GFA ( <i>sq. m.</i> )	2,984,201	2,629,005	13.5%
Average selling price per sq. m. ( <i>RMB</i> )	6,410	6,101	5.1%

## **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 October 2023

*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; (3) the non-executive Director is Ms. Wu Wallis (alias Li Hua); and (4) the independent non-executive Directors are Mr. Zhu Baoguo, Mr. Xu Ying and Mr. Siu Chi Hung.*