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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 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 eleven months ended 30 November 2023 as follows:

KEY OPERATING METRICS

- In November 2023, the Group secured four newly contracted projects with contracted gross floor area (“**GFA**”) of 281,800 square metres (“**sq. m.**”).
- For the eleven months ended 30 November 2023, the Group had 51 new contracted projects with newly contracted GFA increased by 91.9% to 6,176,800 sq. m. compared with the corresponding period in 2022.
- As of 30 November 2023, the Group had 268 projects under management with an aggregate GFA of 31,715,848 sq. m..
- As of 30 November 2023, the Group had a total of 412 contracted projects with cumulative contracted GFA of 52,114,324 sq. m..

GFA UNDER MANAGEMENT (SQ. M.)

	As of 30 November 2023		
	Henan province	Other provinces	Total
At the beginning of the period	29,088,486	2,621,542	31,710,028
Newly contracted	5,255,000	921,800	6,176,800
Completed	6,170,980	—	6,170,980
At the end of the period	28,172,506	3,543,342	31,715,848

EXPANSION OUTSIDE HENAN

For the eleven months ended 30 November 2023, the Group had nine newly contracted projects in provinces other than Henan, with newly contracted GFA of 921,800 sq. m..

As of 30 November 2023, the Group had 34 projects under management in provinces other than Henan with an aggregate GFA of 3,543,342 sq. m., accounting for 11.2% 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 2023, the contracted sales for projects under the Group's management reached RMB4,249 million, with a contracted sales GFA of 561,865 sq. m.. The average selling price per sq. m. for November 2023 amounted to RMB7,563.

For the eleven months ended 30 November 2023, contracted sales for projects under the Group's management reached RMB25,604 million, representing a year-on-year increase of 33.7%, with a contracted sales GFA of 3,885,630 sq. m., representing a year-on-year increase of 23.4%. For the eleven months ended 30 November 2023, the average selling price per sq. m. was RMB6,589, representing a year-on-year increase of 8.3%.

	For the eleven months ended 30 November		
	2023	2022	YoY change
Contracted sales (<i>RMB in millions</i>)	25,604	19,153	33.7%
Contracted sales GFA (<i>sq. m.</i>)	3,885,630	3,148,730	23.4%
Average selling price per sq. m. (<i>RMB</i>)	6,589	6,083	8.3%

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, 7 December 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.