

# Central China Management Investor Relations Monthly Newsletter of July

2022.07

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July

/ Unaudited Operating Data  
For July 2022

 中原建业  
CENTRAL CHINA MGT | 股票代码  
9982.HK

## ● KEY OPERATING METRICS

In July 2022, the Group had **one** newly contracted project, with newly contracted GFA of **111,100** sq. m..

For the seven months ended 31 July 2022, the Group had **10** new contracted projects with newly contracted GFA of **1,227,862** sq. m..

As of 31 July 2022, the Group had **264** projects under management with an aggregate GFA of **31,210,081** sq. m..

GFA under management (sq. m.)	As of 31 July 2022		
	Henan province	Other provinces	Total
At the beginning of the period	28,388,516	2,585,861	30,974,377
Newly contracted	1,160,762	67,100	1,227,862
Completed	992,158	-	992,158
At the end of the period	28,557,120	2,652,961	31,210,081

## ● EXPANSION OUTSIDE HENAN

For the seven months ended 31 July 2022, the Group had **one** newly contracted project in provinces other than Henan, with newly contracted GFA of **67,100** sq. m..

As of 31 July 2022, the Group had **25** projects under management in provinces other than Henan with an aggregate GFA of **2,652,961** sq. m., accounting for **8.5%** of the total GFA of the Group's projects under management. These projects cover six provinces and autonomous region outside Henan, including Anhui, Shanxi, Shaanxi, Hebei, Xinjiang and Hainan.

## ● CONTRACTED SALES OF PROJECTS UNDER MANAGEMENT

In July 2022, the contracted sales for projects under the Group's management reached **RMB1,943 million**, with a contracted sales GFA of **319,249** sq. m.. The average selling price per sq. m. for July 2022 amounted to **RMB6,086**.

For the seven months ended 31 July 2022, contracted sales for projects under the Group's management reached **RMB12,960 million**, representing a year-on-year decline of **32.4%**, and contracted sales of GFA of **2,132,544** sq.m., representing a year-on-year decline of **33.8%**. For the seven months ended 31 July 2022, the average selling price per sq. m. was **RMB6,077**, representing a year-on-year increase of **2.1%**.

	For the seven months ended 31 July		
	2022	2021	YoY change
Contracted sales (RMB in millions)	12,960	19,173	-32.4%
Contracted sales GFA (sq. m.)	2,132,544	3,221,749	-33.8%
Average selling price per sq. m. (RMB)	6,077	5,951	2.1%

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### ● *Issuance of the Deed Upon Apartment Handover / Accepting the New Apartments Before 355 Days of Schedule, Owners of Xinye Jianye City are Proudly Envied Again*

On 17 July 2022, Xinye Jianye City made a grand delivery 355 days ahead of schedule, and achieved the practice of issuance of the deed upon apartment handover, once again demonstrating the strength of CCMGT in terms of speed and quality, and satisfying the market and owners.

In the morning on 16 July 2022, the day before the apartment handover, a grand deed issuance ceremony was held in Xinye Jianye City. The owners received Realty Title Certificates, experienced how fast was "Issuance of The Deed Upon Apartment Handover", and understood the sheer convenience of "Issuance of the Deed Upon Apartment Handover". Before the handover, Xinye Jianye Project Company invited the third-party inspection team of Jianye Group to inspect and approve the project in advance. The project was approved with a high score.



On 18 July 2022, a contract section of Xinye Jianye City was delivered grandly. CCMGT, having made the delivery 355 days ahead of schedule in its fifth time, greatly demonstrated its capabilities.

The recurrence of the COVID-19 pandemic has posed a tremendous challenge to every real estate enterprise. Many property developers either halted construction work or delayed their delivery, which led owners into hesitation. Xinye Jianye City has always fulfilled its solemn commitment to the owners with its capabilities, strived to take strict control of the quality of the projects and overcame difficulties. As different project teams coordinated to meet the work schedules, it achieved to make the delivery 355 days ahead of schedule, reassuring the owners.

### ● *Commencement of Yining Jianye Yunjing's Contracted Sales Enjoy Remarkable Popularity*

On 17 July, the grand opening ceremony of Yining Jianye Yunjing Phase One was held on the east side of the City Reception Room, which was the first and eye-catching great victory. The people in the city witnessed the well-received commencement of contracted sales in Jianye Yunjing. It also witnessed the brand charm and appeal of Jianye. It has been passed down across 3,000 kilometers, and the legend of Jianye has continued in Yining, Xinjiang.

