

Central China Management

Investor Relations

August

2022

Monthly Newsletter of August

2022.08

● KEY OPERATING METRICS

In August 2022, the Group had **one** newly contracted project, with newly contracted GFA of **62,000** sq. m..

For the eight months ended 31 August 2022, the Group had **11** new contracted projects with newly contracted GFA of **1,289,862** sq. m..

As of 31 August 2022, the Group had **263** projects under management with an aggregate GFA of **31,113,662** sq. m..

GFA under management (sq. m.)	As of 31 August 2022		
	Henan province	Other provinces	Total
At the beginning of the period	28,388,516	2,585,861	30,974,377
Newly contracted	1,222,762	67,100	1,289,862
Completed	1,080,058	70,519	1,150,577
At the end of the period	28,531,220	2,582,442	31,113,662

● EXPANSION OUTSIDE HENAN

For the eight months ended 31 August 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 August 2022, the Group had **24** projects under management in provinces other than Henan with an aggregate GFA of **2,582,442** sq. m., accounting for **8.3%** 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 August 2022, the contracted sales for projects under the Group's management reached RMB**1,257 million**, with a contracted sales GFA of **204,580** sq. m.. The average selling price per sq. m. for August 2022 amounted to RMB**6,143**.

For the eight months ended 31 August 2022, contracted sales for projects under the Group's management reached RMB**14,217 million**, representing a year-on-year decline of **34.3%**, and contracted sales of GFA of **2,337,124** sq.m., representing a year-on-year decline of **35.5%**. For the eight months ended 31 August 2022, the average selling price per sq. m. was RMB**6,083**, representing a year-on-year increase of **1.9%**.

	For the eight months ended 31 August		
	2022	2021	YoY change
Contracted sales (RMB in millions)	14,217	21,634	-34.3%
Contracted sales GFA (sq. m.)	2,337,124	3,623,504	-35.5%
Average selling price per sq. m. (RMB)	6,083	5,970	1.9%

August / Company News For August 2022

● CCMGT Announced 2022 Interim Results: Deeply Rooted In the Greater Central China Region, Leading the Project Management Industry

On 31 August, Central China Management Company Limited ("CCMGT") (09982.HK) conducted its 2022 Interim Results Presentation, in which Mr. Wu Po Sum, Chairman of CCMGT, Mr. Hu Bing, executive Director, Mr. Ma Xiaoteng, executive Director, and Mr. Zhao Ruikun, Chief Financial Officer attended the presentation.



In the first half of 2022, amid the downturn in the real estate market and continuously intensified competition in the project management industry, CCMGT overcame the external stress, achieved steady improvement in its core business metrics, and continued to consolidate its leading position in the project management industry. As of 30 June, 2022, CCMGT had 266 projects under management with an aggregate GFA of 31,410,000 sq.m.

In the first half of 2022, revenue amounted to RMB380 million, and net profit amounted to RMB200 million. The Group continued to rank first in the industry with a net margin of 54%. The Group declared an interim dividend of RMB160 million and its dividend payment ratio was increased to 80%, which indicates CCMGT's good management capabilities and profitability to a certain extent. The Group maintained its sound leading position in the market below RMB10,000/sq.m.

In the first half of 2022, while CCMGT was continuously engaged in the main business of commercial project management, it also made certain breakthroughs in business development in other sectors. The Company actively developed and sought a new business growth pole, and highlighted the innovative research and exploration in government project management and capital project management, thereby achieving a diversified development business model.

In government project management, CCMGT has been constantly exploring new growth drivers for business. Comprehensively integrating with government platforms, CCMGT developed more businesses in government project management. The Company has proactively established strategic cooperation with various government platform companies, explored diversified cooperation modes, unleashed urban investment companies' and CCMGT's strengths for resource and management, thereby achieving win-win cooperation. As of 30 June 2022, CCMGT reached strategic cooperation with urban investment platforms and state-owned enterprises in 10 cities in the province. The Group signed strategic cooperation agreements with 12 platform companies, reached strategic cooperation intentions with 8 state-owned enterprises, and successfully completed management consulting services for one government project management project.

Looking ahead, CCMGT will improve the management capabilities as its foundation to enhance the competitive barrier. The Group will continue to consolidate the development foundation in the Greater Central China region and transform brand advantages into market and value-creation advantages. There will be bound to have great potentials in the Greater Central China region.