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建業地產股份有限公司 *

Central China Real Estate Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 0832)

VOLUNTARY ANNOUNCEMENT BUSINESS UPDATES – LIGHT-ASSET MODEL PROJECTS

The board (the “**Board**”) of directors (the “**Directors**”) of Central China Real Estate Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) is pleased to announce that Henan Zhongyuan Central China City Development Company Limited* (河南中原建業城市發展有限公司) (“**CCRE Zhongyuan**”), an indirect wholly-owned subsidiary of the Company, entered into management entrustment contracts for real estate projects with the following parties, respectively:

Date	Party
(1) 17 September 2018	Shangshui Jiancheng Properties Limited* (商水縣建城置業有限公司) (“ Shangshui Jiancheng ”)
(2) 19 September 2018	Shangqiu Hengji Properties Limited* (商丘市恒基置業有限公司) (“ Shangqiu Hengji ”)

Date	Party
(3) 10 October 2018	Shenqiu Tengye Real Estate Development Co., Ltd. * (沈丘縣騰業房地產開發有限公司) (“ Shenqiu Tengye ”)
(4) 10 October 2018	Luyi Mingju Properties Limited* (鹿邑縣銘居置業有限公司) (“ Luyi Mingju ”)
(5) 10 December 2018	Taikang Zhitengwobang Properties Limited* (太康縣置騰沃邦置業有限公司) (“ Taikang Zhitengwobang ”)
(6) 10 December 2018	Shangqiu Jiantai Properties Limited* (商丘市建泰置業有限公司) (“ Shangqiu Jiantai ”)
(7) 26 December 2018	Qinyang Hongjikaidi Real Estate Development Co., Ltd.* (沁陽市鴻基凱地房地產開發有限公司) (“ Qinyang Hongjikaidi ”)
(8) 26 December 2018	Xichuan Jianzheng Real Estate Development Co., Ltd.* (淅川縣建正房地產開發有限公司) (“ Xichuan Jianzheng ”)
(9) 29 December 2018	Nanyang Senlinbandao Properties Limited* (南陽森林半島置業有限公司) (“ Nanyang Senlinbandao ”)
(1)	CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 86,000 square meters with Ma Dongdong* (馬冬冬) (as guarantor) and Shangshui Jiancheng (as principal) for a period of 30 months (the “ Shangshui County Yangcheng Road Phase II Project Management Entrustment Contract ”). Pursuant to Shangshui County Yangcheng Road Phase II Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Shangshui Jiancheng to undertake the development, operation and management of the real estate project under the management entrustment contract on a land parcel covering the south and north of Weiyi Road (緯一路) and Yangcheng Road (陽城路), Shangshui County (商水縣), Zhoukou City (周口市), Henan Province of the People’s Republic of China (the “ PRC ”) (the “ Shangshui County Yangcheng Road Phase II Project ”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.

- (2) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 96,100 square meters with Wu Zhiqiang* (吳志强) and Hu Zhan* (胡戰) (as guarantors) and Shangqiu Hengji (as principal) for a period of 30 months (the “**Luyi County Shangli Road Project Management Entrustment Contract**”). Pursuant to Luyi County Shangli Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Shangqiu Hengji to undertake the development, operation and management of the real estate project under the management entrustment contract on a land parcel covering the North of Xiyi Road (希夷路), West of Shangren Road (上仁路) and East of Yingbin Avenue (迎賓大道), Luyi County (鹿邑縣), Zhoukou City (周口市), Henan Province of the PRC (the “**Luyi County Shangli Road Project**”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.
- (3) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 183,600 square meters with Henan Yiguo Properties Limited* (河南益國置業有限公司) (as guarantor) and Shenqiu Tengye (as principal) for a period of 36 months (the “**Shenqiu County Weisan Road Project Management Entrustment Contract**”). Pursuant to Shenqiu County Weisan Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Shenqiu Tengye to undertake the development, operation and management of the real estate project under the management entrustment contract on a land parcel covering the South of Weier Road (緯二路), East of Shiji Avenue (世紀大道), West of Yigao East Road (一高東路) and North of Weisan Road (緯三路), Shenqiu County (沈丘縣), Zhoukou City (周口市), Henan Province of the PRC (the “**Shenqiu County Weisan Road Project**”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.

- (4) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 125,300 square meters with Henan Yiguo Properties Limited* (河南益國置業有限公司), Henan Mingyi Industrial Limited* (河南名億實業有限公司) and Geng Jianjun* (耿建軍) (as guarantors) and Luyi Mingju (as principal) for a period of 36 months (the “**Luyi County Renrang Road Project Management Entrustment Contract**”). Pursuant to Luyi County Renrang Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Luyi Mingju to undertake the development, operation and management of the real estate project under the management entrustment contract on a land parcel covering the East of Zhiyuan Road (志元路), North of Renrang Road (仁讓路), South of Renzhuang Road (任莊路) and West of Shengde Road (盛德路), Luyi County (鹿邑縣), Zhoukou City (周口市), Henan Province of the PRC (the “**Luyi County Renrang Road Project**”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.
- (5) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 92,600 square meters with Henan Houjian Corporate Management Consulting Center (Limited Partnership)* (河南厚建企業管理諮詢中心(有限合夥)) and Taikang Longbang Properties Limited* (太康縣龍邦置業有限公司) (as guarantors) and Taikang Zhitengwobang (as principal) for a period of 36 months (the “**Taikang County Shangmao South Road Project Management Entrustment Contract**”). Pursuant to Taikang County Shangmao South Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Taikang Zhitengwobang to undertake the development, operation and management of the real estate project under the management entrustment contract on a land parcel covering the East of Shangmao South Road (商貿南路) and South of Weier Road (緯二路), Taikang County (太康縣), Zhoukou City (周口市), Henan Province of the PRC (the “**Taikang County Shangmao South Road Project**”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.

- (6) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 109,800 square meters with Xu Quanyu* (徐全玉), Lu Wenxing* (路文星), Henan Jinzheng Properties Limited* (河南金正置業有限公司) and Ningbo Jiang Bei Ruikai Investment Management Partnership (Limited Partnership)* (寧波江北瑞楷投資管理合夥企業 (有限合夥)) (as guarantors) and Shangqiu Jiantai (as principal) for a period of 36 months (the “**Shangqiu City Tengfei Road Project Management Entrustment Contract**”). Pursuant to Shangqiu City Tengfei Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Shangqiu Jiantai to undertake the development, operation and management of the real estate project under the management entrustment contract on a land parcel covering the South of Changjiang Road (長江路), East of Tengfei Road (騰飛路) and North of Wenming Road (Guihua Road) (文明路 (規劃路)), Shangqiu City (商丘市), Henan Province of the PRC (the “**Shangqiu City Tengfei Road Project**”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.
- (7) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 124,200 square meters with Zhang Qingya* (張慶亞) and Guo Wuquan* (郭武權) (as guarantors) and Qinyang Hongji Kaidi (as principal) for a period of 30 months (the “**Qinyang City Tuanjie Road Project Management Entrustment Contract**”). Pursuant to Qinyang City Tuanjie Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Qinyang Hongjikaidi to undertake the development, operation and management of the real estate project under the management entrustment contract on a land parcel covering the North of Tuanjie Road (團結路), West of Shiju Road (適居路), East of Xihuan Road (西環路), and South of Shenhua Family Member Courtyard (神火家屬院), Qinyang City (沁陽市), Henan Province of the PRC (the “**Qinyang City Tuanjie Road Project**”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.

- (8) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 114,100 square meters with Nanyang Jianzheng Real Estate Development Limited* (南陽建正房地產開發有限公司) and Wang Zheng* (王諍) (as guarantors) and Xichuan Jianzheng (as principal) for a period of 30 months (the “**Xichuan County Third Ring Road Project Management Entrustment Contract**”). Pursuant to Xichuan County Third Ring Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Xichuan Jianzheng to undertake the development, operation and management of the real estate project under the management entrustment contract on a land parcel covering the East of Third Ring Road North (北三環), North of Chudu Avenue (楚都大道) and West of Pingan Road (平安路), Xichuan County (淅川縣), Nanyang City (南陽市), Henan Province of the PRC (the “**Xichuan County North Third Ring Road Project**”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.
- (9) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 206,200 square meters with Zhang Jitao* (張繼濤), Chen Zhanfang* (陳占方) and Tie Zengfu* (鐵增幅) (as guarantors) and Nanyang Senlinbandao (as principal) for a period of 34 months (the “**Xinye County Senlinbandao Phase II Project Management Entrustment Contract**”). Pursuant to Xinye County Senlinbandao Phase II Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Nanyang Senlinbandao to undertake the development, operation and management of the real estate project under the management entrustment contract on a land parcel covering the West of Zhongxing Road (中興路), North of Tuanjie Road (團結路) and East of Chaoyang Road (朝陽路), Xinye County (新野縣), Nanyang City (南陽市), Henan Province of the PRC (the “**Xinye County Senlinbandao Phase II Project**”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.

Shangshui County Yangcheng Road Phase II Project, Luyi County Shangli Road Project, Shenqiu County Weisan Road Project, Luyi County Renrang Road Project, Taikang County Shangmao South Road Project, Shangqiu City Tengfei Road Project, Qinyang City Tuanjie Road Project, Xichuan County North Third Ring Road Project and Xinye County Senlinbandao Phase II Project, as the 108th to 116th projects, under the light asset strategy of the Group, will constitute further new drivers of growth for the development of the Group.

To the best of the Directors' knowledge having made all reasonable enquiries, Ma Dongdong* (馬冬冬), Wu Zhiqiang* (吳志强), Hu Zhan* (胡戰), Henan Yiguo Properties Limited* (河南益國置業有限公司), Henan Yiguo Properties Limited* (河南益國置業有限公司), Henan Mingyi Industrial Limited* (河南名億實業有限公司) and Geng Jianjun* (耿建軍), Henan Houjian Corporate Management Consulting Center (Limited Partnership)* (河南厚建企業管理諮詢中心(有限合夥)), Taikang Longbang Properties Limited* (太康縣龍邦置業有限公司), Xu Quanyu* (徐全玉), Lu Wenxing* (路文星), Henan Jinzheng Properties Limited* (河南金正置業有限公司), Ningbo Jiang Bei Ruikai Investment Management Partnership (Limited Partnership)* (寧波江北瑞楷投資管理合夥企業(有限合夥)), Zhang Qingya* (張慶亞), Guo Wuquan* (郭武權), Nanyang Jianzheng Real Estate Development Limited* (南陽建正房地產開發有限公司) and Wang Zheng* (王諍), Shangshui Jiancheng, Shangqiu Hengji, Shenqiu Tengye, Luyi Mingju, Taikang Zhitengwobang, Shangqiu Jiantai, Qinyang Hongjikaidi, Xichuan Jianzheng and Nanyang Senlinbandao and their respective ultimate beneficial owners are independent third parties (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)).

CCRE Zhongyuan is a limited liability company established in the PRC and an indirect wholly-owned subsidiary of the Company. It is principally engaged in real estate development and sales and real estate investment in Henan Province, the PRC with considerable experience in the development and management of real estate projects.

The entering into of the Shangshui County Yangcheng Road Phase II Project, Luyi County Shangli Road Project, Shenqiu County Weisan Road Project, Luyi County Renrang Road Project, Taikang County Shangmao South Road Project, Shangqiu City Tengfei Road Project, Qinyang City Tuanjie Road Project, Xichuan County North Third Ring Road Project and Xinye County Senlinbandao Phase II Project does not constitute a notifiable transaction under Chapter 14 of the Listing Rules. This announcement is published by the Company on a voluntary basis to provide its shareholders and potential investors with updated information in relation to the business development of the Group.

By order of the Board
Central China Real Estate Limited
Wu Po Sum
Chairman

Hong Kong, 15 January 2019

As at the date of this announcement, the Board comprises nine Directors, of which Mr. Wu Po Sum, Mr. Liu Weixing and Mr. Wang Jun are executive Directors, Mr. Lucas Ignatius Loh Jen Yuh, Mr. Puah Tze Shyang and Ms. Wu Wallis (alias Li Hua) are non-executive Directors, Mr. Cheung Shek Lun, Mr. Xin Luo Lin and Dr. Sun Yuyang are independent non-executive Directors.

* *For identification purposes only*