

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



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)

POSITIVE PROFIT ALERT

This announcement is made by Central China Real Estate 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 (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group and other information currently available, the Group expects to record an increase by not less than 70% in profit attributable to the Shareholders for the year ended 31 December 2019 (“**FY2019**”) as compared to the profit attributable to the Shareholders recorded in the audited consolidated financial statements of the Company for the year ended 31 December 2018 (the year ended 31 December 2018 (“**FY2018**”): RMB1,154 million). This was primarily attributable to, for the FY2019 as compared to the FY2018, (i) an increase in gross profit arising from the increase in revenue; and (ii) an increase in profit on changes in shareholding of the Group’s project companies.

The information contained in this announcement is only based on a preliminary assessment by the management of the Company based on the unaudited consolidated management accounts of the Group for the FY2019 currently available, which is subject to finalisation and will be required to be audited by the auditor of the Company. It is not based on any figures or information audited by the Company's auditor or reviewed by audit committee of the Company and may be subject to adjustments. The Company is still in the process of finalising its annual results for the FY2019 and such results are subject to audit by the Company's auditor and review by audit committee of the Company. Due to the recent coronavirus outbreak, the Company expects to publish its annual results announcement for the FY2019 in late March 2020.

Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

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

Hong Kong, 4 March 2020

As at the date of this announcement, the Board comprises nine Directors, of which Mr. Wu Po Sum, Mr. Liu Weixing, Mr. Wang Jun and Mr. Yuan Xujun are executive Directors, Mr. Lim Ming Yan 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*