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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 PARTIAL REPURCHASE OF SENIOR NOTES DUE 2022

This is a voluntary announcement made by Central China Real Estate Limited (the “**Company**”, together with its subsidiaries, the “**Group**”). Reference is made to the announcements of the Company dated 1 August 2019, 2 August 2019, 16 August 2019, 28 April 2021 and 2 July 2021 in relation to the 6.875% senior notes due August 2022 (ISIN: XS2037190514) (the “**August 2022 Notes**”) (collectively, the “**Announcements**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as defined in the Announcements. Between 22 July 2022 and 29 July 2022, the Company has in the open market repurchased part of the August 2022 Notes in an aggregate principal amount of US\$27,325,000, representing approximately 5.47% of the aggregate principal amount of the August 2022 Notes. As at the date of this announcement, the outstanding principal amount of the August 2022 Notes is US\$472,675,000. The Board expects to cancel the senior notes which have been repurchased, which will thereafter cease to be outstanding. The Board considers that the repurchases of the senior notes will reduce the Company’s future financial expenses and lower its financial gearing level, and are therefore in the interests of the Company and its shareholders as a whole. The Company will continue to monitor its capital structure and the market conditions and may further repurchase its senior notes as and when appropriate.

Noteholders and potential investors should note that any purchase of the senior notes from time to time by the Company will be at the Board's sole and absolute discretion. There is no assurance of the timing, amount or price of any purchase of the senior notes or whether the Company will make any further purchase at all. Noteholders and potential investors should therefore exercise caution when dealing in any senior notes of the Company.

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

Hong Kong, 31 July 2022

As at the date of this announcement, the Board comprises eight Directors, of which Mr. Wu Po Sum and Mr. Wang Jun are executive Directors, Mr. Lim Ming Yan, Ms. Wu Wallis (alias Li Hua) and Ms. Chen Ying 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*