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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) 3 September 2018	Luyi Yingbin Properties Limited* (鹿邑縣迎賓置業有限公司) (“ Luyi Yingbin ”)
(2) 3 September 2018	Luohe Yibainian Properties Limited* (漯河市一佰年置業有限公司) (“ Luohe Yibainian ”)

Date	Party
(3) 19 September 2018	Xiangcheng Senlinbandao Properties Limited* (項城市森林半島置業有限公司) (“ Xiangcheng Senlinbandao ”)
(4) 19 September 2018	Xiangcheng Jiancheng Properties Limited* (項城市建城置業有限公司) (“ Xiangcheng Jiancheng ”)
(1)	CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 166,800 square meters with Henan Luyi Rural Commercial Bank Co., Ltd. * (河南鹿邑農村商業銀行股份有限公司) (as guarantor) and Luyi Yingbin (as principal) for a period of 30 months (the “Luyi County Xiyi Road Project Management Entrustment Contract”). Pursuant to Luyi County Xiyi Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Luyi Yingbin 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 People’s Republic of China (the “PRC”) (the “Luyi County Xiyi Road 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 95,700 square meters with Li litao* (李麗濤) (as guarantor) and Luohe Yibainian (as principal) for a period of 36 months (the “Wuyang County Nansanhuan Project Management Entrustment Contract”). Pursuant to Wuyang County Nansanhuan Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Luohe Yibainian 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 Hainan Road (海南路) and south of Beisanhuan Road (北三環路), Wuyang County (舞陽縣), Luohe City (漯河市), Henan Province of the PRC (the “Wuyang County Nansanhuan 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 137,200 square meters with Zhoukou Greentown Real Estate Development Co., Ltd. * (周口綠城房地產開發有限公司) (as guarantor) and Xiangcheng Senlinbandao (as principal) for a period of 30 months (the “**Xiangcheng City Tianfu Road Project Management Entrustment Contract**”). Pursuant to Xiangcheng City Tianfu Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Xiangcheng 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 Xiangcheng Avenue (項城大道), south of Tianfu Road (天賦路) and north of Tianbing Road (天稟路), Xiangcheng City (項城市), Henan Province of the PRC (the “**Xiangcheng City Tianfu 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 158,700 square meters with Zhang Yucheng * (張玉成) and Li Huili * (李會麗) (as guarantors) and Xiangcheng Jiancheng (as principal) for a period of 30 months (the “**Xiangcheng City Tianbing Road Project Management Entrustment Contract**”). Pursuant to Xiangcheng City Tianbing Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Xiangcheng Jiancheng 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 Xiangcheng Avenue (項城大道), south of Tianbing Road (天稟路) and north of Tianya Road (天雅路), Xiangcheng City (項城市), Henan Province of the PRC (the “**Xiangcheng City Tianbing Road Project**”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.

Luyi County Xiyi Road Project, Wuyang County Nansanhuan Project, Xiangcheng City Tianfu Road Project and Xiangcheng City Tianbing Road Project, as the 104th to 107th 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, Henan Luyi Rural Commercial Bank Co., Ltd. * (河南鹿邑農村商業銀行股份有限公司), Li litao* (李麗濤), Zhoukou Greentown Real Estate Development Co., Ltd. * (周口綠城房地產開發有限公司), Zhang Yucheng * (張玉成), Li Huili * (李會麗), Luyi Yingbin, Luohe Yibainian, Xiangcheng Senlinbandao, Xiangcheng Jiancheng 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 Luyi County Xiyi Road Project, Wuyang County Nansanhuan Project, Xiangcheng City Tianfu Road Project and Xiangcheng City Tianbing Road 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, 18 October 2018

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