

*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)

**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:

<b>Date</b>	<b>Party</b>
(1) 3 August 2018	Jiyuan Hengli Properties Limited* (濟源市恒利置業有限公司) (“ <b>Jiyuan Hengli</b> ”)
(2) 3 August 2018	Henan Jiapeile Properties Limited* (河南嘉佩樂置業有限公司) (“ <b>Henan Jiapeile</b> ”)

<b>Date</b>	<b>Party</b>
(3) 13 August 2018	Jia County Jiancheng Properties Limited* (郟縣建城置業有限公司) (“ <b>Jia County Jiancheng</b> ”)
(4) 13 August 2018	Henan Tianfukaidi Properties Limited* (河南天福凱地置業有限公司) (“ <b>Henan Tianfukaidi</b> ”)
(5) 13 August 2018	Ruzhou Boguan Property Development Limited* (汝州市博觀房地產開發有限公司) (“ <b>Ruzhou Boguan</b> ”)
(1) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 210,000 square meters with Wuzhi Zhengbei Trading Limited* (武陟鄭北商貿有限公司), Wang Jidong* (王濟東) and Zhang Herong* (張合榮) (as guarantors) and Jiyuan Hengli (as principal) for a period of 36 months (the “ <b>Jiyuan Tiantan Xiyuan Project Management Entrustment Contract</b> ”). Pursuant to Jiyuan Tiantan Xiyuan Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Jiyuan Hengli 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 Jidu Road (濟瀆路), east and west of Longtan Road (龍潭路), Jiyuan City (濟源市), Henan Province of the People’s Republic of China (the “PRC”) (the “ <b>Jiyuan Tiantan Xiyuan Project</b> ”), 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 123,400 square meters with Tang Zhizou* (湯志奏) and Li Guoji* (李國際) (as guarantors) and Henan Jiapeile (as principal) for a period of 36 months (the “ <b>Ningling County Renmin Road Project Management Entrustment Contract</b> ”). Pursuant to Ningling County Renmin Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Henan Jiapeile 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 Renmin Road (人民路), west of Runtiancheng (潤天城) and north of Heliu Road (柳河路), Ningling County (寧陵縣), Shangqiu City (商丘市), Henan Province of the PRC (the “ <b>Ningling County Renmin Road Project</b> ”), 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 119,500 square meters with Liu Jianli\* (劉建禮) (as guarantor) and Jia County Jiancheng (as principal) for a period of 24 months (the “**Jia County Ziyun Road Project Management Entrustment Contract**”). Pursuant to Jia County Ziyun Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Jia County Jiancheng 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 Jinfeng Road (金豐路) and east of Ziyun Road (紫雲路), Jia County (郟縣), Pingdingshan City (平頂山市), Henan Province of the PRC (the “**Jia County Ziyun 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 184,200 square meters with Guo Wuquan\* (郭武權) and Zhang Qingya\* (張慶亞) (as guarantors) and Henan Tianfukaidi (as principal) for a period of 36 months (the “**Pingdingshan City Nanerhuan Project Management Entrustment Contract**”). Pursuant to Pingdingshan City Nanerhuan Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Henan Tianfukaidi to undertake the development, operation and management of the real estate project under the management entrustment contract on a land parcel covering the southeast corner of intersection of Nanerhuan Road (南二環路) and Guihua'er Road (規劃二路), Zhanhe District (湛河區), Pingdingshan City (平頂山市), Henan Province of the PRC (the “**Pingdingshan City Nanerhuan 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 118,800 square meters with Zheng Wenjuan\* (鄭文娟) (as guarantor) and Ruzhou Boguan (as principal) for a period of 36 months (the “**Ruzhou City Jianshe Road Project Management Entrustment Contract**”). Pursuant to Ruzhou City Jianshe Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Ruzhou Boguan 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 Jianshe Road (建設路) and west of Guihua Ciqian Road (規劃次幹路), Ruzhou City (汝州市), Henan Province of the PRC (the “**Ruzhou City Jianshe Road Project**”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.

Jiyuan Tiantan Xiyuan Project, Ningling County Renmin Road Project, Jia County Ziyun Road Project, Pingdingshan City Nanerhuan Project and Ruzhou City Jianshe Road Project, as the 99th to 103rd 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, Wuzhi Zhengbei Trading Limited\* (武陟鄭北商貿有限公司), Wang Jidong\* (王濟東), Zhang Herong\* (張合榮), Tang Zhizou\* (湯志奏), Li Guoji\* (李國際), Liu Jianli\* (劉建禮), Guo Wuquan\* (郭武權), Zhang Qingya\* (張慶亞), Zheng Wenjuan\* (鄭文娟), Jiyuan Hengli, Henan Jiapeile, Jia County Jiancheng, Henan Tianfukaidi, Ruzhou Boguan 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 Jiyuan Tiantan Xiyuan Project, Ningling County Renmin Road Project, Jia County Ziyun Road Project, Pingdingshan City Nanerhuan Project and Ruzhou City Jianshe 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, 6 September 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*