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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 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) 26 September 2017	Zhongyu Guoxin Properties Limited* (中譽國信置業有限公司) (“ Zhongyu Guoxin ”)
(2) 26 September 2017	Tanghe Jianzheng Properties Limited* (唐河建正置業有限公司) (“ Tanghe Jianzheng ”)
(3) 26 September 2017	Sanmenxia Yueting Properties Limited* (三門峽悅庭置業有限公司) (“ Sanmenxia Yueting ”)
(4) 28 September 2017	Shenqiu County Jiancheng Properties Limited* (沈丘縣建城置業有限公司) (“ Shenqiu Jiancheng ”)
(5) 28 September 2017	Shangshui County Jiancheng Properties Limited* (商水縣建城置業有限公司) (“ Shangshui 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 318,000 square meters with Zhang Yunfeng (張允鋒) (as guarantor) and Zhongyu Guoxin (as principal) for a period of 48 months (the “**Neixiang County Tuanhe Road Project Management Entrustment Contract**”). Pursuant to the Neixiang County Tuanhe Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Zhongyu Guoxin 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 Tuanhe Road (湍河路), south of Yonghe Road (永和路), east of Gongye Road (工業路) and north of Yongshun Road (永順路) in Neixiang County (內鄉縣), Nanyang City (南陽市), Henan Province of the People’s Republic of China (the “**PRC**”) (the “**Neixiang County Tuanhe 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 114,000 square meters with Wang Jie (王潔) (as guarantor) and Tanghe Jianzheng (as principal) for a period of 24 months (the “**Tanghe County Feifeng Road Project Management Entrustment Contract**”). Pursuant to the Tanghe County Feifeng Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Tanghe Jianzheng 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 Feifeng Road (飛鳳路), south of Qinjin Road (秦晉路) as well as the east and west of Xieyuan Road (謝源路) in Tanghe County (唐河縣), Nanyang City (南陽市), Henan Province of the PRC (the “**Tanghe County Feifeng Road Project**”), for which CCRE Zhongyuan shall receive a royalty fee and 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 136,000 square meters with Luo Zhaokui (羅照奎) (as guarantor) and Sanmenxia Yueting (as principal) for a period of 24 months (the “**Sanmenxia Shanzhou District Project Management Entrustment Contract**”). Pursuant to the Sanmenxia Shanzhou District Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Sanmenxia Yueting 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 Tongtai Road (通泰路) and west of Lvya First Road (呂崖一路) in Shanzhou District (陝州區), Sanmenxia City (三門峽市), Henan Province of the PRC (the “**Sanmenxia Shanzhou District Project**”), for which CCRE Zhongyuan shall receive a royalty fee and 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 119,000 square meters with Li Qijun (李奇俊) and Zhu Mingliang (朱明亮) (as guarantors) and Shenqiu Jiancheng (as principal) for a period of 24 months (the “**Shenqiu County Wei’er Road Project Management Entrustment Contract**”). Pursuant to the Shenqiu County Wei’er Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Shenqiu 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 Century Avenue (世紀大道), east of Jingsan Road (經三路), south of Wei’er Road (緯二路) and north of Weisan Road (緯三路) in Shenqiu County (沈丘縣), Zhoukou City (周口市), Henan Province of the PRC (the “**Shenqiu County Wei’er 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 105,000 square meters with Ma Dongdong (馬冬冬) (as guarantor) and Shangshui Jiancheng (as principal) for a period of 24 months (the “**Shangshui County Yangcheng Road Project Management Entrustment Contract**”). Pursuant to the Shangshui County Yangcheng Road 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 west of Yangcheng Road (陽城路) and south of Weiyi Road (緯一路) in Shangshui County (商水縣), Zhoukou City (周口市), Henan Province of the PRC (the “**Shangshui County Yangcheng Road Project**”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.

The Neixiang County Tuanhe Road Project, the Tanghe County Feifeng Road Project, the Sanmenxia Shanzhou District Project, the Shenqiu County Wei'er Road Project and the Shangshui County Yangcheng Road Project, as the 55th to 59th projects, respectively, under the light-asset strategy of the Group, will constitute a further new driver of growth for the development of the Group.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, Zhang Yunfeng (張允鋒), Wang Jie (王潔), Luo Zhaokui (羅照奎), Li Qijun (李奇俊), Zhu Mingliang (朱明亮), Ma Dongdong (馬冬冬), Zhongyu Guoxin, Tanghe Jianzheng, Sanmenxia Yueting, Shenqiu Jiancheng and Shangshui 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 Neixiang County Tuanhe Road Project Management Entrustment Contract, the Tanghe County Feifeng Road Project Management Entrustment Contract, the Sanmenxia Shanzhou District Project Management Entrustment Contract, the Shenqiu County Wei'er Road Project Management Entrustment Contract and the Shangshui County Yangcheng Road Project Management Entrustment Contract 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, 12 October 2017

As at the date of this announcement, the Board comprises nine Directors, of which Mr. Wu Po Sum, Mr. Liu Weixing and Ms. Yan Yingchun 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. Muk Kin Yau and Mr. Xin Luo Lin are independent non-executive Directors.

* *For identification purposes only*