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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:

<b>Date</b>	<b>Party</b>
(1) 6 December 2017	Sui County Zhonghe Properties Limited* (睢縣中和置業有限公司) (“Sui County Zhonghe”)
(2) 20 December 2017	Lushi Lingchuang Properties Limited* (盧氏領創置業有限公司) (“Lushi Lingchuang”)

<b>Date</b>	<b>Party</b>
(3) 20 December 2017	Queshan County Jianda Properties Limited* (確山縣建達置業有限公司) (“Queshan Jianda”)
(4) 20 December 2017	Xihua County Zhiteng Properties Limited* (西華縣置騰置業有限公司) (“Xihua Zhiteng”)
(5) 26 December 2017	Henan Xinbaoli Properties Limited* (河南新寶麗置業有限公司) (“Henan Xinbaoli”)
(6) 29 December 2017	Qingfeng Jianhong City Development Limited* (清豐建宏城市發展有限公司) (“Qingfeng Jianhong”)
(7) 29 December 2017	Yanjin Jiancheng Properties Limited* (延津建城置業有限公司) (“Yanjin Jiancheng”)
(8) 29 December 2017	Shangqiu City Jiantai Properties Limited* (商丘市建泰置業有限公司) (“Shangqiu Jiantai”)
(1)	CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 122,000 square meters with Li Jingsheng* (李景生) and Zhang Guoyin* (張國印) (as guarantors) and Sui County Zhonghe (as principal) for a period of 36 months (the “Sui County Honghe Road Project Management Entrustment Contract”). Pursuant to the Sui County Honghe Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Sui County Zhonghe 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 Honghe Road (紅河路) and south of Fuyu Street (富餘街) in Sui County (睢縣), Shangqiu City (商丘市), Henan Province of the People’s Republic of China (the “PRC”) (the “Sui County Honghe 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 104,000 square meters with Ningbo Yiluo Equity Investment Partnership Enterprise (Limited Partnership)\* (寧波宜洛股權投資合夥企業(有限合夥)) (“Ningbo Yiluo”), Henan Central China Investment Holdings Limited\* (河南建業投資控股有限公司) (“Central China Investment Holdings”), Sanmenxia City Yangguang Property Development Limited\* (三門峽市陽光房地產開發有限公司) (“Sanmenxia Yangguang”) and Henan Wangyuan Decoration Limited\* (河南望遠裝飾工程有限公司) (“Henan Wangyuan”) (as guarantors) and Lushi Lingchuang (as principal) for a period of 18 months (the “Lushi County Jinghua West Road Project Management Entrustment Contract”). Pursuant to the Lushi County Jinghua West Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Lushi Lingchuang 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 Jinghua West Road (靖華西路), north of Shenyuan West Road (莘源西路), east of Hexi Road (河西路) and west of Xiyuan North Road (西苑北路) in Lushi County (盧氏縣), Sanmenxia City (三門峽市), Henan Province of the PRC (the “Lushi County Jinghua West Road 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 237,000 square meters with Zhumadian City Hengyuanda Industrial Company Limited\* (駐馬店市恆源達實業有限公司) (“Zhumadian Hengyuanda”) and Fang Hui\* (方慧) (as guarantors) and Queshan Jianda (as principal) for a period of 36 months (the “Queshan County Yida Road Project Management Entrustment Contract”). Pursuant to the Queshan County Yida Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Queshan Jianda 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 Yida Road (億達路), north of Kuangkeng Road (礦坑路), east of Xuefu Road (學府路) and west of Zhongyuan Avenue (中原大道) in Queshan County (確山縣), Zhumadian City (駐馬店市), Henan Province of the PRC (the “Queshan County Yida 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 86,000 square meters with Zhoukou City Qunjing Properties Limited\* (周口市群景置業有限公司) (“Zhoukou Qunjing”) (as guarantor) and Xihua Zhiteng (as principal) for a period of 30 months (the “Xihua County Xiaoyao Road Project Management Entrustment Contract”). Pursuant to the Xihua County Xiaoyao Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Xihua Zhiteng 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 Xiaoyao Road (逍遙路) and south of Taishan Road (泰山路) in Xihua County (西華縣), Zhoukou City (周口市), Henan Province of the PRC (the “Xihua County Xiaoyao 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 206,000 square meters with Wang Qingyu\* (王慶宇) and Beijing Zhongxin Rongtou Limited\* (北京中新融投有限公司) (“Beijing Zhongxin Rongtou”) (as guarantors) and Henan Xinbaoli (as principal) for a period of 36 months (the “Taikang County Jianshe Road Project Management Entrustment Contract”). Pursuant to the Taikang County Jianshe Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Henan Xinbaoli 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 Jianshe Road (建設路), east of Xiaoxi Road (小西路), south of Weier Road (緯二路) and north of Weiyi Road (緯一路) in Taikang County (太康縣), Zhoukou City (周口市), Henan Province of the PRC (the “Taikang County Jianshe Road Project”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.

- (6) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 268,000 square meters with Anyang Hongye Properties Development Limited\* (安陽宏業房地產開發有限公司) (“Anyang Hongye”), Anyang City Shenghe Properties Development Limited\* (安陽市盛和房地產開發有限責任公司) (“Anyang Shenghe”), Henan Province Duolun Properties Development Limited\* (河南省多倫房地產開發有限公司) (“Henan Duolun”) and Chen Aiguo\* (陳愛國) (as guarantors) and Qingfeng Jianhong (as principal) for a period of 40 months (the “Qingfeng County Renmin Road Project Management Entrustment Contract”). Pursuant to the Qingfeng County Renmin Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Qingfeng Jianhong 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) and north of Jiangdu Road (江瀆路) in Qingfeng County (清豐縣), Puyang City (濮陽市), Henan Province of the PRC (the “Qingfeng County Renmin Road Project”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.
- (7) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 248,000 square meters with Li Qijun\* (李奇俊) (as guarantor) and Yanjin Jiancheng (as principal) for a period of 36 months (the “Yanjin County Yongan Avenue Project Management Entrustment Contract”). Pursuant to the Yanjin County Yongan Avenue Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Yanjin 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 Yongan Avenue (永安大道), east of Minan Road (民安路) and west of Minsheng Road (民生路) in Yanjin County (延津縣), Xinxiang City (新鄉市), Henan Province of the PRC (the “Yanjin County Yongan Avenue Project”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.

- (8) CCRE Zhongyuan (as trustee) entered into a management entrustment contract for a real estate project with a planned gross floor area of approximately 127,000 square meters with Xu Quanyu\* (徐全玉), Li Hailing\* (李海玲), Lu Wenxing\* (路文星) and Henan Jinzheng Properties Limited\* (河南金正置業有限公司) (“Henan Jinzheng”) (as guarantors) and Shangqiu Jiantai (as principal) for a period of 36 months (the “Shangqiu City Huaihe Road Project Management Entrustment Contract”). Pursuant to the Shangqiu City Huaihe Road Project Management Entrustment Contract, CCRE Zhongyuan has been appointed by Shangqiu Jiantai 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 Huaihe Road (淮河路) and south of Wenming (文明路), in Shangqiu City (商丘市), Henan Province of the PRC (the “Shangqiu City Huaihe Road Project”), for which CCRE Zhongyuan shall receive a royalty fee and a performance fee in return.

Sui County Honghe Road Project, Lushi County Jinghua West Road Project, Queshan County Yida Road Project, Xihua County Xiaoyao Road Project, the Taikang County Jianshe Road Project, the Qingfeng County Renmin Road Project, the Yanjin County Yongan Avenue Project and the Shangqiu City Huaihe Road Project, as the 68th to 75th projects, respectively, 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, information and belief having made all reasonable enquiries, Li Jingsheng\* (李景生), Zhang Guoyin\* (張國印), Fang Hui\* (方慧), Wang Qingyu\* (王慶宇), Chen Aiguo\* (陳愛國), Li Qijun\* (李奇俊), Xu Quanyu\* (徐全玉), Li Hailing\* (李海玲) and Lu Wenxing\* (路文星), Sui County Zhonghe, Queshan Jianda, Xihua Zhiteng, Henan Xinbaoli, Yanjin Jiancheng, Shangqiu Jiantai, Ningbo Yiluo, Central China Investment Holdings, Sanmenxia Yangguang, Henan Wangyuan, Zhumadian Hengyuanda, Zhoukou Qunjing, Beijing Zhongxin Rongtou, Anyang Hongye, Anyang Shenghe, Henan Duolun, Henan Jinzheng 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”)), and the Company indirectly holds 20% equity interest of each of Lushi Lingchuang and Qingfeng Jianhong, respectively.

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 Sui County Honghe Road Project Management Entrustment Contract, Lushi County Jinghua West Road Project Management Entrustment Contract, Queshan County Yida Road Project Management Entrustment Contract, Xihua County Xiaoyao Road Project Management Entrustment Contract, the Taikang County Jianshe Road Project Management Entrustment Contract, the Qingfeng County Renmin Road Project Management Entrustment Contract, Yanjin County Yongan Avenue Project Management Entrustment Contract and Shangqiu City Huaihe 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, 22 January 2018

*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. Xin Luo Lin and Mr. Sun Yuyang are independent non-executive Directors.*

\* *For identification purposes only*