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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 — ANYANG GUANGMING ROAD LIGHT-ASSET
MODEL PROJECT

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 on 23 September 2016, Henan Zhongyuan Central China City Development Limited* (河南中原建業城市發展有限公司) (“**CCRE Zhongyuan**”) (as the trustee), an indirect wholly-owned subsidiary of the Company, entered into a management entrustment contract for developing real estate project with a planned gross floor area of approximately 570,000 square meters (the “**Management Entrustment Contract**”) with Anyang Shenghe Real Estate Company Limited* (安陽市盛和房地產有限責任公司) (“**Anyang Shenghe**”), Henan Duolun Real Estate 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 the guarantors) as well as Anyang Hongye Real Estate Development Limited* (安陽宏業房地產開發有限公司) (“**Anyang Hongye**”) (as the principal) for a period of 72 months. According to the Management Entrustment Contract, CCRE Zhongyuan was engaged by Anyang Hongye for developing, operating and managing the real estate project established on a parcel of land in the intersection of Guangming Road and Wenchang Road, Anyang City, Henan Province of the People’s Republic of China (the “**Anyang Guangming Road Project**”), which CCRE Zhongyuan would charge royalty fee and performance fee in return. The Anyang Guangming Road Project is one of the projects under the light-asset strategy of the Group, which constitutes a new growth driver to the development of the Group.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, Anyang Hongye, Anyang Shenghe, Henan Duolun, Chen Aiguo (陳愛國) 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**")) of the Company.

CCRE Zhongyuan is a limited liability company established in the People's Republic of China (the "**PRC**"). It is an indirect wholly-owned subsidiary of the Company and is mainly engaged in real estate development and sales and real estate investment in Henan Province, the PRC with considerable experience in development and management of real estate projects.

The Management Entrustment Contract does not constitute a notifiable transaction under Chapter 14 of the Listing Rules. This announcement is disclosed on a voluntary basis by the Company 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, 23 September 2016

As at the date of this announcement, the Board comprises eight Directors, of which Mr. Wu Po Sum 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*