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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)

## **ANNOUNCEMENT UNAUDITED CONTRACTED SALES DATA FOR JULY 2019**

This announcement is made by Central China Real Estate Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board (the “**Board**”) of directors (the “**Directors**” and each a “**Director**”) of the Company hereby announces that, in the month of July 2019, the Group achieved property contracted sales of RMB5,269 million, representing a year-on-year increase of 21.3%, with a contracted sales gross floor area (“**GFA**”) of 782,715 square metres (“**sq.m.**”), representing a year-on-year increase of 19.1%. The average selling price per sq.m. for July 2019 amounted to RMB6,732, representing a year-on-year increase of 1.5%.

	<b>July</b>		<b>Year-on-year change</b>
	<b>2019</b>	<b>2018</b>	
<b>Contracted sales (RMB million)</b>			
Heavy assets	3,099	2,290	35.3%
Light assets	<u>2,170</u>	<u>2,053</u>	5.7%
Total	<u><u>5,269</u></u>	<u><u>4,343</u></u>	21.3%
<b>Contracted sales GFA (sq.m.)</b>			
Heavy assets	399,435	279,087	43.1%
Light assets	<u>383,280</u>	<u>375,639</u>	2.0%
Total	<u><u>782,715</u></u>	<u><u>654,726</u></u>	19.1%
<b>Average selling price per sq.m. (RMB)</b>			
Heavy assets	<u><u>7,758</u></u>	<u><u>8,205</u></u>	-5.4%
Light assets	<u><u>5,662</u></u>	<u><u>5,465</u></u>	3.6%
Total	<u><u>6,732</u></u>	<u><u>6,633</u></u>	1.5%

For the seven months ended 31 July 2019, the Group achieved total property contracted sales of RMB44,861 million, representing a year-on-year increase of 25.7%, with a total contracted sales GFA of 6,723,076 sq.m., representing a year-on-year increase of 25.5%. The average selling price per sq.m. for the seven months ended 31 July 2019 amounted to RMB6,673, representing a year-on-year increase of 0.2%.

	Seven months ended 31 July		Year-on-year change
	2019	2018	
<b>Contracted sales (RMB million)</b>			
Heavy assets	30,759	27,619	11.4%
Light assets	<u>14,102</u>	<u>8,073</u>	74.7%
Total	<u><u>44,861</u></u>	<u><u>35,692</u></u>	25.7%
<b>Contracted sales GFA (sq.m.)</b>			
Heavy assets	4,216,422	3,725,965	13.2%
Light assets	<u>2,506,654</u>	<u>1,632,056</u>	53.6%
Total	<u><u>6,723,076</u></u>	<u><u>5,358,021</u></u>	25.5%
<b>Average selling price per sq.m. (RMB)</b>			
Heavy assets	<u><u>7,295</u></u>	<u><u>7,413</u></u>	-1.6%
Light assets	<u><u>5,626</u></u>	<u><u>4,947</u></u>	13.7%
Total	<u><u>6,673</u></u>	<u><u>6,661</u></u>	0.2%

## **DISCLAIMER**

In view of the presence of various uncertainties during the property sales process, the property sales data disclosed above are based on preliminary internal management records of the Group and are unaudited. The above data may differ from the data to be disclosed in the regular reports of the Company. Such data are provided for investors' reference only, and do not constitute, nor should they be construed as, an offer or solicitation to sell or buy any securities or financial products of the Company. They should not be used as a basis for research reports, and are not intended to, nor should they constitute any investment advice.

Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company, and should not place undue reliance on the data disclosed herein. When in doubt, investors are advised to seek professional advice from professional or financial advisers.

By order of the Board  
**Central China Real Estate Limited**  
**Wu Po Sum**  
*Chairman*

Hong Kong, 6 August 2019

*As at the date of this announcement, the Board comprises seven Directors, of which Mr. Wu Po Sum, Mr. Liu Weixing and Mr. Wang Jun are executive Directors, Ms. Wu Wallis (alias Li Hua) is non-executive Director, Mr. Cheung Shek Lun, Mr. Xin Luo Lin and Dr. Sun Yuyang are independent non-executive Directors.*

\* *For identification purposes only*