

CHIWAYLAND INTERNATIONAL LIMITED

Registration No. 200610437K

(Incorporated in Singapore)

INTERIM BUSINESS AGREEMENT

The Board of Directors of Chiwayland International Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that the Company has entered into an interim business agreement (the “**Agreement**”) with Urban Commons, LLC (“**Urban Commons**”) to jointly develop a mixed-use development project located at 3751 W. 6th St., Los Angeles, CA 90020 (the “**Project**”), which is intended to include retail, hotel and residential units.

Urban Commons is a Los Angeles based real estate development company that specializes in hotel and mixed use development properties.

Pursuant to the terms of the Agreement, the parties intend to, *inter alia*,:

- (i) incorporate a joint venture entity to be known as UCCH LLC (“UCCH”), which will be used as a special vehicle to own and manage the Project. The Company and Urban Commons will each own 50% of the equity interest in UCCH through their respective subsidiaries. The total capital contribution of each party upon closing is estimated to be US\$8.5 Million, to be responsible by the parties equally;
- (ii) negotiate and sign the an operating agreement containing the business and operating terms of UCCH (“Operating Agreement”) on or before 5 April 2016; and
- (iii) Appoint Urban Commons to oversee the entitlements process (subject to the review of the UCCH board of directors), with all final decisions on entitlements to be approved by both parties.

The parties also intend that Urban Commons will act as the construction manager, hotel manager and asset manager of the Project pursuant to a management agreement to be executed between the parties on such terms to be mutually agreed.

The aforesaid transaction will be funded through internal resources and/or external borrowings, and is not expected to have any material impact on the earnings per share and net tangible assets per share of the Group for the current financial year ending 31 December 2016.

None of the Directors or substantial shareholders of the Company has any interest, direct or indirect, in the aforesaid transaction save for their shareholdings in the Company.

By Orders of the Board of

CHIWAYLAND INTERNATIONAL LIMITED

QIAN JIANRONG

Executive Chairman and Chief Executive Officer

23 March 2016

*UOB Kay Hian Private Limited was the financial adviser to the Company for the acquisition of the entire issued and paid up share capital of Chiwayland Group (Singapore) Pte Ltd. (the “**Financial Adviser**”). The Financial Adviser assumes no responsibility for the contents of this announcement.*