



中锐地产国际股份有限公司
Chiwayland International Limited

FY2015 ANNUAL GENERAL MEETING CORPORATE PRESENTATION

26 APRIL 2016



IMPORTANT NOTICE



中锐地产国际股份有限公司
Chiwayland International Limited

Information in this presentation may contain projections and forward looking statements that reflect the Chiwayland's current views with respect to future events and financial performance. These views are based on current assumptions which are subject to various risks and which may change over time. No assurance can be given that future events will occur, that projections will be achieved, or that the Chiwayland's assumptions are correct. Actual results may differ materially from those projected.

This presentation does not constitute or form part of any opinion on any advice to sell, or any solicitation of any offer to purchase or subscribe for, any shares nor shall it or any part of it nor the fact of its presentation form the basis of, or be relied upon in connection with, any contract or investment decision.

Chiwayland International Limited together with its subsidiaries ("Chiwayland" or the "Group") do not intend, and do not assume any obligation, to update any industry information or forward-looking statements set forth in this presentation to reflect subsequent events or circumstances.

COMPANY OVERVIEW



中锐地产国际股份有限公司
Chiwayland International Limited



中锐地产国际股份有限公司
Chiwayland International Limited



Leading property developer in China



Growing presence in Australia

- Embarking on expansion into the United States



Portfolio includes residential and commercial properties, office buildings and education hubs



China – located at the Yangtze River Delta Region
Australia – located in Brisbane and Sydney

PROVEN TRACK RECORD

	Mixed Residential	Commercial	Integrated property development
Description	 Villas, Low-rise apartment buildings, High-rise apartment buildings	 Offices, retail and commercial units	 Mixed-use developments with commercial and residential units
Existing Projects	Suzhou Landscape Garden Wuxi Chiway Artdeco Garden	Suzhou Fortune Plaza Wuxi Chiway Center Suzhou Fortune Innovation Center	Wuxi Jun Mansion Suzhou Royal Palace Xuancheng Chiway Top Town
Representative Awards		• 2010 Wuxi "Taihu Cup" Quality Project Award • 2010 Jiangsu Province "Yangzi Cup" Quality Project Award • 2011 National Quality Project Silver Medal	• 2011 China Sample Planning Award • 2011 Anhui Province Land-Efficient and Environmental Friendly Project • 2012 Top 10 Green Boutique Real Estate • 2012 PRC Real Estate Environmental Best Example Gold Award

INTEGRATED PROPERTY DEVELOPMENTS



中锐地产国际股份有限公司
Chiwayland International Limited

	Education hubs	Fixed price housing
Description	 Integrated property development with education element	 A category of public housing with pre-determined prices by the government
Existing Projects	Suzhou Xuefu Garden Wuxi Regent Town Xuzhou Royal Palace	Suzhou Herun Garden Suzhou Hetai Garden Suzhou Hemei Garden
Representative Awards	• Jiangsu Province Green & Healthy Ideal Residential • 2013 Property Innovation Excellence Award; • China Real Estate Fashion Awards – Most Influential Real Estate in 2013	• 2013 China Zhan Tianyou Civil Engineering Award for Outstanding Residential District–Gold(National Security Housing)



THE YEAR IN REVIEW

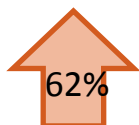
YEAR IN REVIEW



中锐地产国际股份有限公司
Chiwayland International Limited

Revenue

RMB3,577.3m



- Revenue ↑ 62% to RMB3,577.3m
 - Driven by increased GFA sold and higher ASPs of property units
 - Mainly driven by Suzhou Royal Palace, Zhangjiagang Royal Palace and Xuzhou Royal Palace

Gross Profit

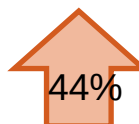
RMB297.8m



- Gross profit ↑ 61% to RMB297.8m
- Gross profit margin maintained at 8.3%

Net Profit After Tax

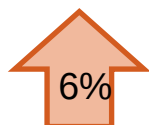
RMB71.3m



- FY2014 included one-off expenses relating to the Reverse Takeover (“RTO”) exercise
 - Amounted to RMB105.6m

Cash & Cash Equivalents

RMB985.3m



- Stronger financial position

CONTINUE TO STRENGTHEN OUR PRESENCE



中锐地产国际股份有限公司
Chiwayland International Limited

China

- ✦ Completed the Zhangjiagang Royal Palace project, as well as Phase 1 and Phase 2 of the Suzhou Royal Palace project, in FY2015

Location (Development name)	Description	Site area (Gross floor area)
Zhangjiagang Royal Palace	915-unit residential development	67,115 sqm (164,749 sqm)
Suzhou Royal Palace	Mixed development comprising 20,563 sqm of commercial space and 1,622 residential units	73,441 sqm (254,544 sqm)



Zhangjiagang
Royal Palace



Suzhou Royal
Palace



CONTINUE TO STRENGTHEN OUR PRESENCE



中锐地产国际股份有限公司
Chiwayland International Limited

Australia

- Continued our efforts to expand in Australia, mainly in **Sydney**, through joint ventures and securing new land sites for development:

Location (Development name)	Description	Site area (Gross floor area)
Roseville, Sydney (The Uptown)	60% joint venture with Roseville Uptown Pty Limited to jointly develop a 220-unit residential development	13,693 sqm (17,801 sqm)
Epping, Sydney (Marine's Hill)	to develop a 90-unit residential development	4,424 sqm (n.a.)
Ryde, Sydney (Ryde)	to develop a 90-unit residential development	2,866 sqm (7,453 sqm)

- These projects are expected to complete between 2016 and 2018.



The Uptown @ Roseville



Marine's Hill

FURTHER EXPANSION SUPPORTS GROWTH



中锐地产国际股份有限公司
Chiwayland International Limited



Ventured into the
**fund management
business**

Take advantage of the opportunities in the real estate sector; Identify potential property development opportunities for the Group



Establishing its first
presence in the
United States
market

To jointly develop a mixed-use development project in Los Angeles, California; Opens up opportunities for further expansion in the United States

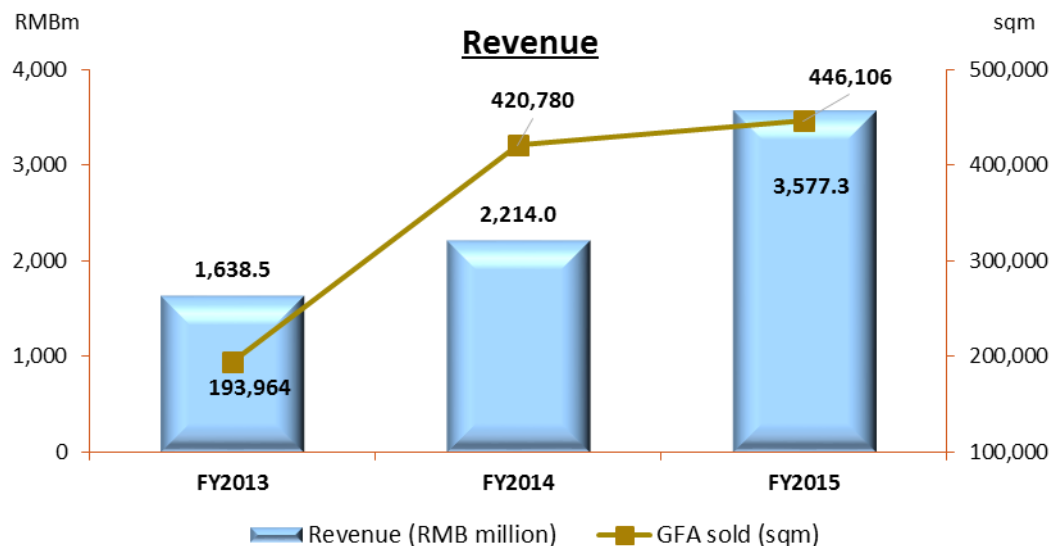


KEY FINANCIAL HIGHLIGHTS

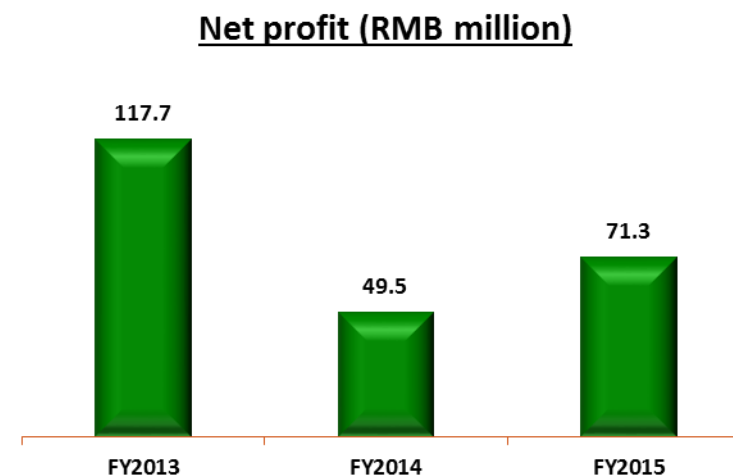
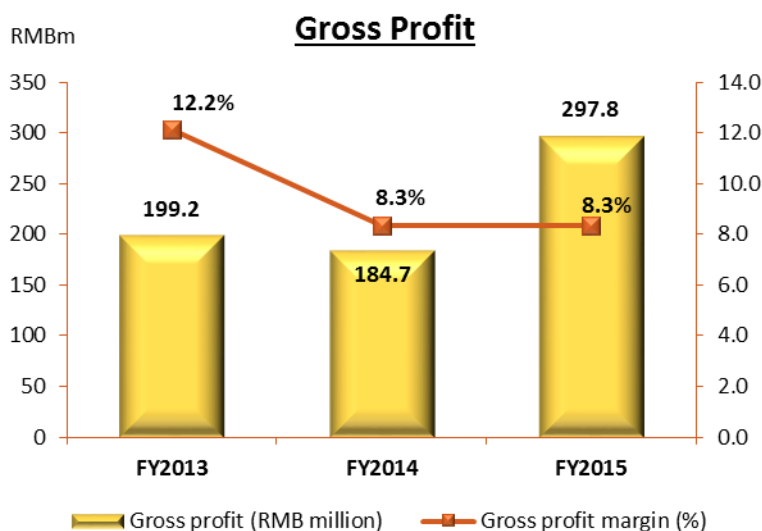
STRONG REVENUE AND PROFIT GROWTH



中锐地产国际股份有限公司
Chiwayland International Limited



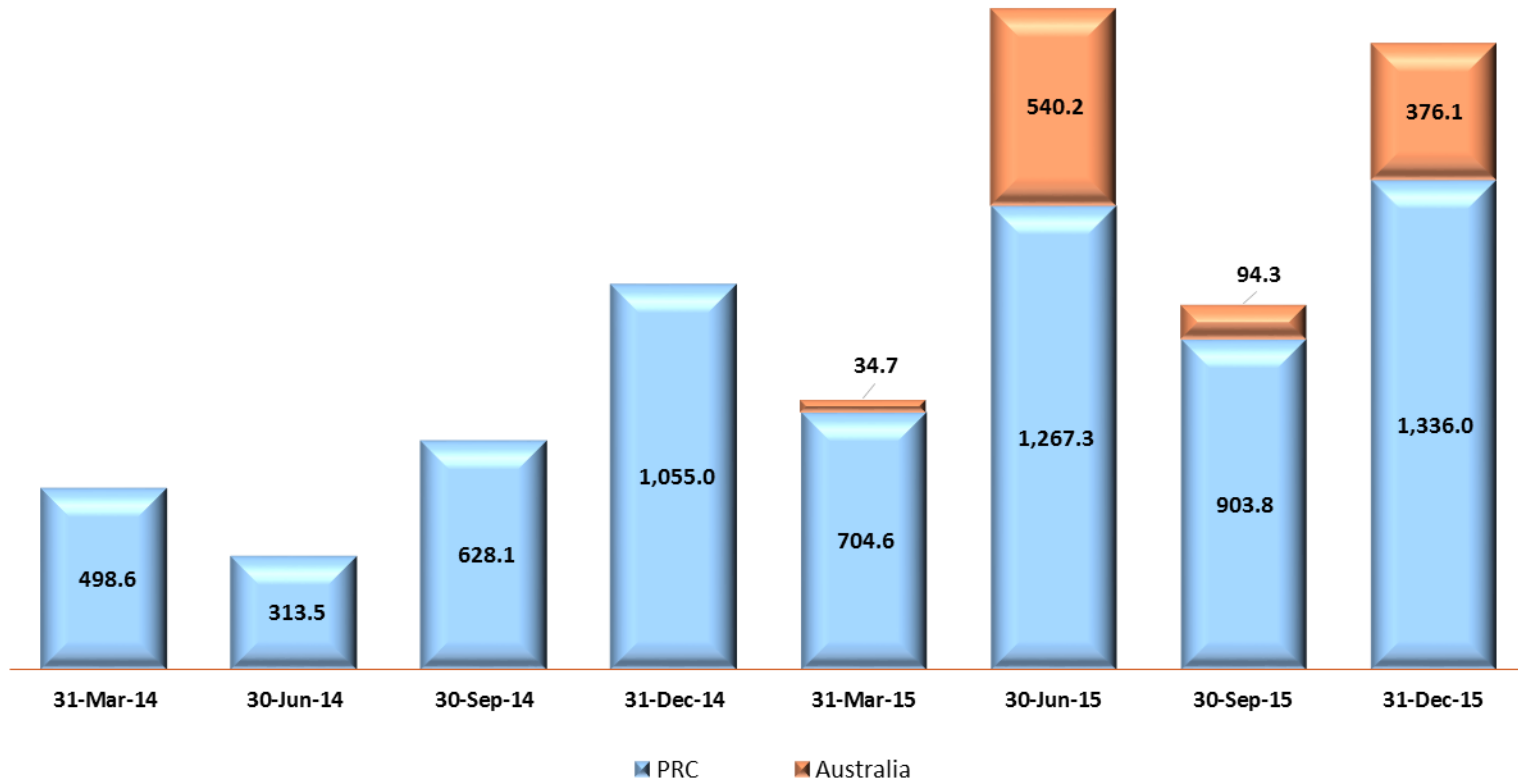
- Revenue growth was largely driven by the increase in GFA sold and overall higher ASP of property units
- FY2014 performance included one-off expenses of RMB105.6 million relating to the RTO.



Source: Company

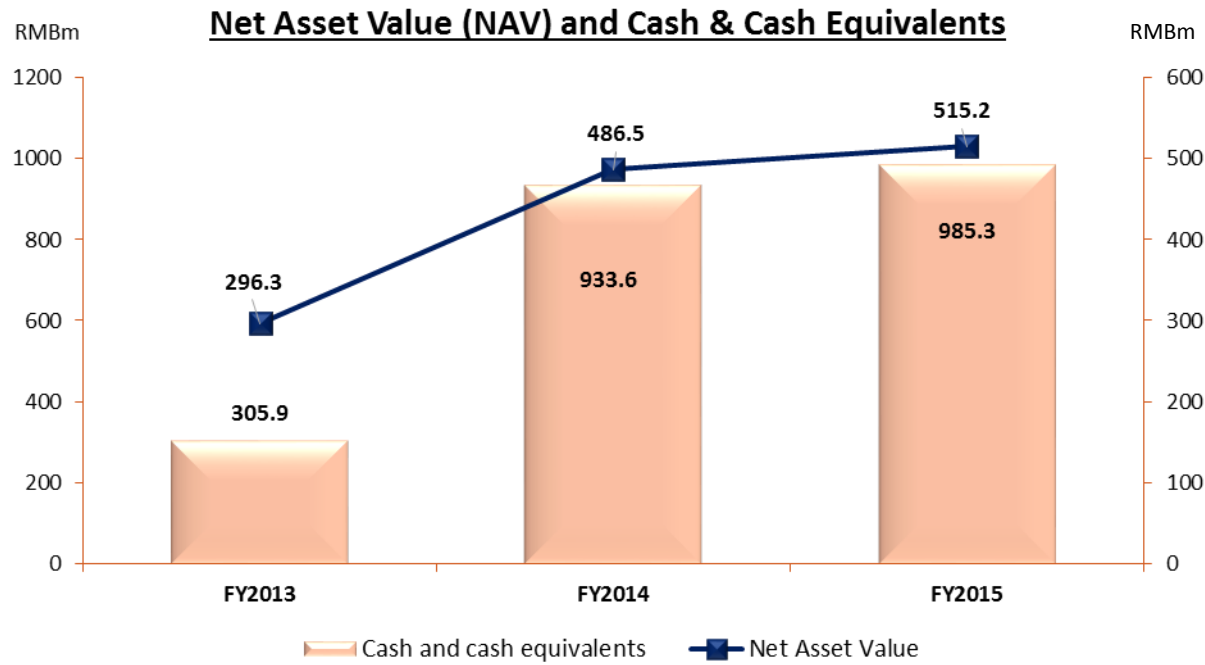
GROWING OUR INTERNATIONAL MARKET

Contracted Sales (RMBm)



Source: Company

STRONG FINANCIAL POSITION



* Excludes restricted cash

Source: Company

- ✦ Continued growth in NAV
- ✦ Cash and cash equivalents increased to RMB985.3m as at 31 December 2015
- ✦ Chiwayland has the financial resources to execute its growth strategies



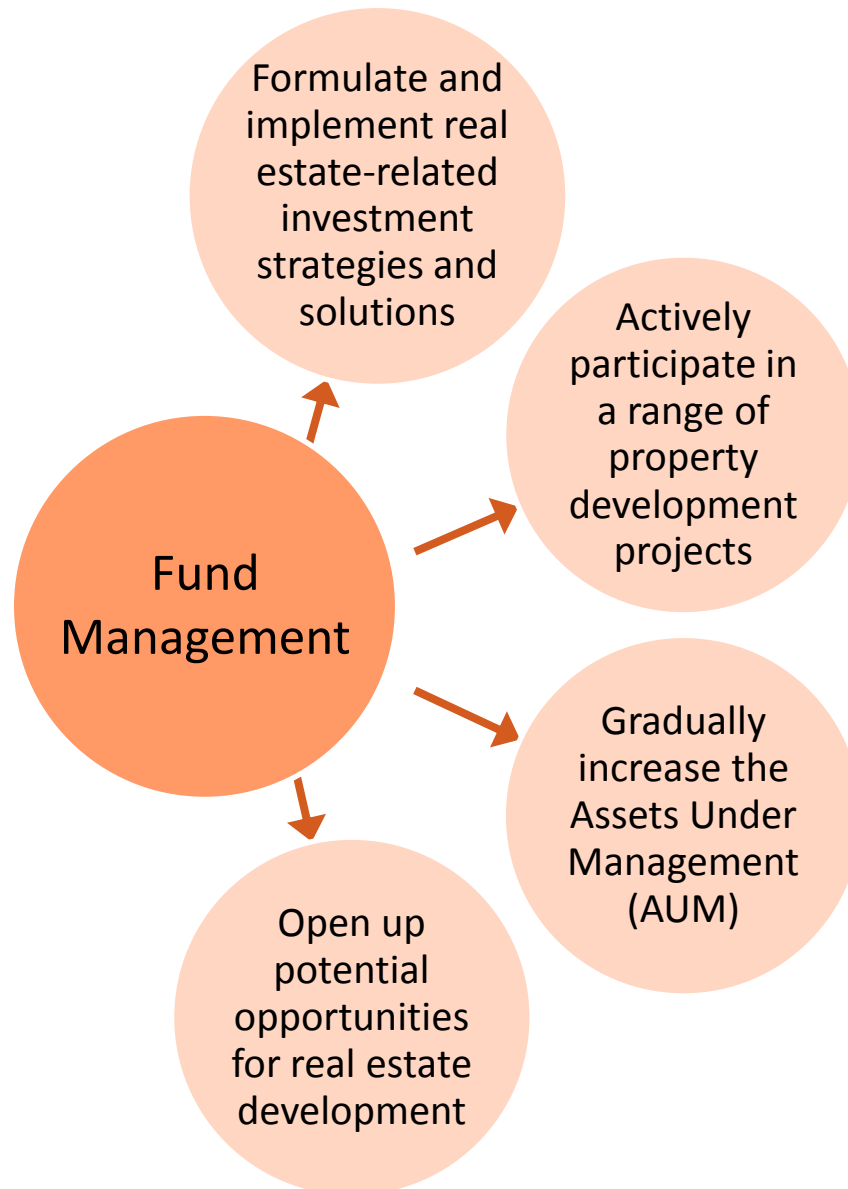
STRATEGY AND OUTLOOK

POSITIONED TO RIDE THE POSITIVE PROSPECTS



中锐地产国际股份有限公司
Chiwayland International Limited





- ✦ Registered as a Private Investment Fund Manager in 2015
- ✦ Presently, the Group has raised approximately **RMB220 million** of funds to be invested in its collateralized debt investment programme

MULTI-PRONGED GROWTH STRATEGY



中锐地产国际股份有限公司
Chiwayland International Limited



- ✓ **Rigorous approach** when selecting new land sites: prime location, suitable land price → translate into higher average selling price
- ✓ Target for overseas market to account for **greater proportion of Group net profit** within 2 years
- ✓ Shift towards an asset-light business strategy and reducing the need for its own capital investment in developing property projects
- ✓ Enhance the Group's annual rental income, and improve overall returns and cash flow



中锐地产国际股份有限公司
Chiwayland International Limited

THANK YOU!

For more information, visit us at www.chiwayland.com

