CWG INTERNATIONAL LTD.
(Formerly known as Chiwayland International Limited)
Registration No. 200610437K
(Incorporated in Singapore)

ACQUISITION OF 70% OF THE EQUITY INTEREST IN XUANCHENG XINKAIYUAN REAL ESTATE DEVELOPMENT CO., LTD (宣城市新开元房地产开发有限公司) ("TARGET")

The Board of Directors (the "**Board**") of CWG International Ltd. (the "**Company**" and together with its subsidiaries, the "**Group**") wishes to announce that its wholly-owned subsidiary, Suzhou Chiway Real Estate Co., Ltd.(苏州中锐不动产有限公司) ("**Suzhou Real Estate**") has acquired 70% of the equity interest in Xuancheng Xinkaiyuan Real Estate Development Co., Ltd (宣城市新开元房地产开发有限公司) ("**Target**") from Huzhou Yihua Textile Co., Ltd. (湖州益华纺织有限公司) ("**Vendor 1**") and Huzhou Yifa Textile Products Co., Ltd. (湖州益发纺织品有限公司) ("**Vendor 2**", collectively with Vendor 1, the "**Vendors**") (the "**Acquisition**").

As at the date of this announcement, the Target has a registered capital of RMB50,000,000 and the shareholding held by Vendor 1 and Vendor 2 are as follows: -

Shareholders	**Percentage Shareholding (%)**
Vendor 1	40%
Vendor 2	60%

The aggregate consideration ("**Consideration**") for the Acquisition is RMB107,730,000. The consideration payable to Vendor 1 for its 40% shareholding in the Target is RMB61,560,000 and the consideration payable to Vendor 2 for its 30% shareholding in the Target is RMB 46,170,000.

The Consideration was arrived at on an arms' length willing-seller willing-buyer basis after taking into account various factors such as the financial position and business prospects of Target.

The Target owns a parcel of land located at Linhai Road, Xuancheng Economic Development Zone, Anhui Province for residential development ("Land"). The Land has a site area of 61,718 square metres with a plot ratio of 1.5. The estimated max GFA is 92,572 square metres. The Company expects to launch the project in December 2017 and deliver the project in January 2019.

The Consideration was wholly satisfied in cash and was funded from the Company's internal resources. The net tangible asset value of the Target as at 31 December 2016 is RMB 46,736,160.

The Board is of the view that the Acquisition is in, or in connection with, the ordinary course of the Group's business and will not change the risk profile of the Group.

Financial Effects of the Acquisition

The financial effects of the Acquisition on the Group as set out below are for illustrative purposes only and are not intended to reflect the actual future financial performance or position of the Group immediately after the completion of the Acquisition. The financial effects of the Acquisition set out below have been prepared based on the Group's audited consolidated financial statements for the financial year ended 31 December 2016 ("**FY2016**").

(a) Net Tangible Assets ("NTA")

The effects of the Acquisition on the audited consolidated NTA per share of the Group as at 31 December 2016, assuming that the Acquisition had been effected on 31 December 2016, are summarised below:

	Before the Acquisition	**After the Acquisition**
Consolidated NTA (RMB'000)	1,487,406	1,484,142

Number of Shares (excluding treasury shares)	666,186,006	666,186,006
Consolidated NTA per share	2.23	2.23

(b) Earnings Per Share ("EPS")

The effects of the Acquisition on the audited consolidated EPS of the Group for FY2016, assuming that the Acquisition had been effected on 1 January 2016 are summarised below:

	Before the Acquisition	**After the Acquisition**
Profit attributable to equity holders of the Company (RMB'000)	94,925	94,775
Number of Shares (excluding treasury shares)	666,846,102	666,846,102
Consolidated EPS (RMB cents)	14.23	14.21

Interests of Directors and Controlling Shareholders

Save for their interests in the shares of the Company, none of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the Acquisition.

By Orders of the Board of
CWG INTERNATIONAL LTD.

QIAN JIANRONG
Executive Chairman and Chief Executive Officer
11th July, 2017