

CWG marks progressive strides in its fund management business with launch of US\$20.0 million fund to invest in Group's overseas projects

- **Following the successful first overseas real estate investment opportunity fund in 2016, this second fund provides a platform for investors to invest in the Group's projects in Australia and U.S.**
- **Group's wholly-owned Richmond Capital manages in excess of US\$100 million across 8 funds, generating an average internal rate of return of 20%**
- **In line with Group's vision to become an integrated property developer with fee-based, asset-light strategy for overseas projects**

SINGAPORE, 17 March 2017 – SGX Mainboard-listed CWG International Ltd, together with its subsidiaries ("CWG" or the "Group"), announced today that its fund management subsidiary, Shanghai Richmond Equity Investment Management Co., Ltd., ("Richmond Capital") will launch a US\$20.0 million overseas real estate investment opportunity fund, "Chiwayland Overseas Investment Opportunity No.2 Ruize Capital Claim Investment Plan", to invest in the Group's property development projects in Australia and U.S. The total size of the fund may be increased to a maximum of US\$24.0 million.



Fig. 1: Examples of the projects that Investment Opportunity Investment Opportunity No.1 Ruize Capital Claim Investment Plan has invested in. (Starting from left and clockwise direction: The Peak, Marine's Hill and Rydehill)



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This follows the successful closure and deployment of the first overseas real estate investment opportunity fund of US\$24.0 million in 2016. With the fund fully invested in five overseas projects – The Peak, Marine’s Hill, Rydehill and Lapointe in Sydney, and The Vista in Los Angeles, this first fund is expected to deliver its first pay-out by mid-2017.

Incorporated in April 2015 and headquartered in Shanghai, Richmond Capital focuses on real estate investment opportunities in China, Australia and the United States. Backed by a track record of delivering an average internal rate of return in excess of 20%, Richmond Capital presently manages eight funds with Assets Under Management of US\$100 million. Richmond Capital adopts an objective-driven project selection process supported by rigorous risk management.

As part of CWG’s strategy to transform its property development business by capitalising on external funds for its property development projects as well as to improve its capital structure, Richmond Capital will continue to scale its fund management business. The Group, through its wholly-owned subsidiary Suzhou Chiwayland Group Co., Ltd, will provide a corporate guarantee for the investments from high net worth individuals for this fund with a letter of support.

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ABOUT CWG INTERNATIONAL LIMITED

LIMITED STOCK CODES – SGX: ACW | BLOOMBERG: CHW SP | REUTERS: CHIW.SI

Established in 2002, CWG International Limited (formerly known as Chiwayland International Limited), together with its subsidiaries (“CWG” or the “Group”), an international property developer providing premier living solutions, was listed on the SGX Mainboard in 2014. The Group’s businesses cover real estate investment and development, township planning and project management.

CWG has a stellar track record in developing quality residential and commercial properties in various geographies that straddles China, Australia and the U.S. Its portfolio, mostly in prime locations, also comprises office buildings and education hubs.

In 2014, the Group embarked on its internationalisation strategy and expanded to Australia. The Group currently has two projects in Brisbane and five others in Sydney with a focus on residential and commercial properties. The Group successfully handed over its first project, Brisbane’s Vivir in 1Q2016. Its largest Australia’s residential project, Parramatta in Sydney, with a total GFA of 32,545 square metres, is targeted for completion in 2019.

In 2016, CWG entered the U.S. market with a mixed development project in Los Angeles, California, comprising retail, hotel and residential units. The Group continues to internationalise with planned expansion in North America, Western Europe and Asia.

In China, the Group’s properties span across the heart of the Yangtze River Delta Region, including Shanghai, Suzhou and Nanjing. To date, the Group has completed 29 property developments with an



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aggregate total saleable GFA exceeding 2.7 million square metres, and is ranked as one of the Top 100 Real Estate Development Enterprise.

For the Group's investment property holdings, it owns commercial, retail space and educational facilities. The Group intends to grow the recurring income segment of its business to be a significant contributor and provide a stable base for its performance over the longer term.

For more information, please visit the company website at www.cwginternational.com.

ISSUED ON BEHALF OF	:	CWG International Limited
BY	:	Financial PR Pte Ltd
		4 Robinson Road #04-01
		The House of Eden
		Singapore 048543
CONTACT	:	Mr. Tok Chong Yap/ Mr. Ngo Yit Sung/ Ms. Sheryl Sim
OFFICE	:	(65) 6438-2990
EMAIL	:	chongyap@financialpr.com.sg / yitsung@financialpr.com.sg
		sheryl@financialpr.com.sg