

CHIWAYLAND'S 1Q2016 REVENUE SURGES 10-FOLD TO RMB818.3 MILLION; POSITIONING FOR MORE GROWTH

- **Aggregate GFA and average selling price of property units handed over to home buyers increased 393% and 106% respectively, in 1Q2016**
- **Strong financial position: Cash RMB1.7 billion; NAV: RMB1.0 billion**
- **Contracted sales remain healthy**
 - **Pre-sales aggregate consideration amounted to approximately RMB707.4million in China and AUD23.9million in Australia**
- **Setting plans in place to strengthen its international presence**
 - **Breaking into the United States market with a new collaboration**

FYE 31 December (RMB'm)	1Q2016	1Q2015	YoY
Revenue	818.3	75.9	+978%
Gross profit	63.3	4.0	+1503%
Operating profit / (loss)	7.2	(42.2)	n.m.
Share of results of joint ventures	6.1	(0.2)	n.m.
Net loss attributable to shareholders	(15.1)	(39.2)	-61%

SINGAPORE, 11 May 2016 – Mainboard-listed Shanghai-based **Chiwayland International Limited** (中锐地产国际股份有限公司), together with its subsidiaries (“**Chiwayland**” or the “**Group**”), a premier property developer providing urban living solutions, today announced that its revenue for the three-month period ending 31 March 2016 (“**1Q2016**”) surged 978% to RMB818.3m. This was due to the 393% YoY increase in aggregate gross floor area (“GFA”) of the property units handed over to buyers to 69,125 square metres (“sqm”), and the 106% YoY increase in average selling price (“ASP”) to RMB11,575 per sqm. The increase in GFA was mainly attributable to the Suzhou Royal Palace project, which accounted for approximately 87.1% of total revenue.

With greater revenue contribution from the Suzhou Royal Palace project, which commands a higher gross profit compared with the projects from a year ago, 1Q2016 gross profit jumped to RMB63.3 million from RMB4.0 million in 1Q2015, while gross profit margin improved by 2.5 basis points to 7.7% in 1Q2016.

Mr. Qian Jianrong (钱建蓉先生), Executive Chairman and Chief Executive Officer of Chiwayland said, *“In spite of the challenging environment, our property projects situated at prime locations has enabled the Group to achieve higher average selling prices and strong growth in revenue. The pre-sales for our new property development projects are also very encouraging, given the current economic situation. These are testament to the quality and attributes of our properties.”*

Pre-sales activities for its new property development projects during 1Q2016 remain strong, with its China projects achieving pre-sales GFA of approximately 64,237 sqm with an aggregate consideration of RMB707.4 million. This represented a 3% increase in aggregate consideration over the last corresponding period. The ASP of its completed properties was also higher, by approximately RMB2,697 per sqm, mainly due to the prime locations of its property development projects.

Pre-sales activities for Chiwayland’s property development projects in Australia have also remained robust, with 30 units from Illumina, Marine’s Hill and Uptown being pre-sold at an aggregate consideration of AUD23.9 million.

The Group recorded a profit of RMB6.1 million from its share of joint venture results during 1Q2016. This mainly relates to the handing over of its Vivir project in Brisbane, Australia. Vivir was among the Group’s first property development projects in Australia, through a 50-50 joint venture.

In line with the increased business activities, total operating expenses for the quarter increased by 27% to RMB59.0 million, while net finance costs increased from RMB5.4 million in 1Q2015 to RMB8.2 million in 1Q2016 due to an increase in finance costs that could not be capitalized in development projects during the quarter. The Group recorded income tax expenses of RMB20.3 million in 1Q2016, compared with income tax credit of RMB8.6 million in 1Q2015. As a result, the Group narrowed its net loss to RMB15.1 million in 1Q2016, from RMB39.2 million in 1Q2015.

Financial Position

The Group’s balance sheet remains healthy, with cash and cash equivalents increasing from RMB1.2 billion as at 31 December 2015 to RMB1.7 billion as at 31 March 2016. Net asset value remained steady at RMB1.0 billion as at 31 March 2016 as compared to 31 December 2015, as development properties increased, along with higher loans and borrowings. Based on the total number of issued shares of 666,851,006, the Group’s net asset value per share stood at RMB154.3 as at 31 March 2016, compared with RMB154.7 cents as at 31 December 2016.

Business Outlook

Despite the challenges facing the real estate sector in the Group’s markets, it continues to see encouraging results in the pre-sales of its property development projects. This is supported by the

prime locations of Chiwayland's properties. In China, its properties are located in the Yangtze River Delta region, a rising economic zone. In Australia, its properties are located in up and coming suburbs in two major populous cities, Sydney and Brisbane, and are near amenities and major transportation networks.

In China, Chiwayland's properties remain popular and continue to see an appreciation in prices, especially its projects in Suzhou. The Group believes its prospects remain positive, as long as it continues its rigorous approach in selecting land sites for development, taking into consideration the site location and the land price. It is looking to expand further into second-tier cities other than those that it already operates in, as long term demand for quality real estate in China is expected to be underpinned by continued urbanization and rising affluence, as well as interstate migration.

In spite of the slower economic growth, demand for quality residential properties in Australia is expected to remain stable, supported by continued interstate migration, the relatively weaker Australian dollar and a changing shift in consumer perception towards apartment living. This is further supported by the relatively low interest rate environment. The Reserve Bank of Australia had recently lowered its interest rate from 2.0% to 1.75%, its first cut in 12 months.

Given the current economic situation and the volatility in global financial markets, positive investor sentiment towards investing in real estate would also lend support to demand for quality real estate. To ride on this trend, the Group intends to expand in the international market, while continuing to strengthen its presence in China and Australia. It will be marking its foray into the United States with a collaboration with Urban Comms, LLC, a Los Angeles-based property developer, to jointly develop a mixed-use development. The diversity of the real estate market in the United States could present much opportunities, particularly in cities along the coast, such as Los Angeles where the fundamentals are healthy.

Apart from expansion into new markets, growth will also be supported by Chiwayland's fund management business as this business enables the Group to take advantage of opportunities in the real estate sector and enhance overall return for shareholders.

Mr. Qian added, ***"We believe there are opportunities to tap on, even in the current economic situation. We will continue to deliver quality projects, as we embark on a multi-pronged growth strategy and work towards becoming an international real estate group,"***

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This media release is to be read in conjunction with the Company's announcement posted on the SGX website on 11 May 2016.

ABOUT CHIWAYLAND INTERNATIONAL LIMITED

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

Shanghai-based Chiwayland International Limited (中锐地产国际股份有限公司), together with its subsidiaries (“**Chiwayland**” or the “**Group**”), is the premier property developer focuses on providing urban living solutions in the People’s Republic of China (“PRC”) and overseas.

Committed to building “*quality real estate and quality living*”, the Group focuses on delivering a full suite of services ranging from real estate investment and development, township design and planning, project management, marketing and sales, building maintenance as well as investment properties management.

The Group has established a stellar track record in developing affordable quality residential and commercial properties in the PRC. The Group’s portfolio of property developments comprises residential and commercial properties, office buildings, education hubs, and fixed price housing spanning the heart of the Yangtze River Delta Region, including Shanghai, Suzhou, Wuxi, Xuzhou, Zhangjiagang and Xuancheng.

To date, the Group has completed 11 property developments with an aggregate sold and pre-sold gross floor area (“GFA”) exceeding 2.0 million square metres. It has completed several large and comprehensive real estate projects including Suzhou Xuefu Garden and Suzhou Landscape Garden. It retained some of its property development projects, particularly those developments with commercial and retail space and educational facilities, as investment properties with the view of generating returns from recurring income and long-term capital appreciation potential.

The Group has expanded its overseas presence with property development projects in key cities in Australia, where it currently has six property development projects. It will be expanding into the United States through a collaboration with a local developer, to jointly develop a property there.

Chiwayland is one of the few established property developers that has a strong track record in developing educational institutions and education zone. The Group’s expertise in integrating education institutions with residential developments has developed its competitiveness in enhancing the value of its property developments.

Over the years, Chiwayland has won numerous awards and accolades in the PRC, including being ranked as one of the Top 100 Real Estate Development Enterprises in the PRC, which are testaments to the quality of its property developments.

Chiwayland is listed on the Mainboard of the SGX-ST.

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

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