

INCORPORATION OF NEW JOINT VENTURE COMPANY

Further to the announcement made on 28 November 2014 in relation to the acquisition of land use rights through auction ("**November Announcement**"), the Board of Directors of Chiwayland International Limited (the "**Company**" and together with its subsidiaries, the "**Group**") wishes to announce that its wholly-owned subsidiary, Suzhou Chiwayland Group Co., Ltd ("**SZCWL**"), has entered into a cooperation agreement ("**Agreement**") with Suzhou Antai Chengzhang Investment and Development Co. Ltd. (苏州安泰成长投资发展有限公司) ("**Antai**") and Mr Gong Ming to establish a joint venture company for the purpose of jointly developing the land parcel of 14 of Su Yuan Tu Gua (2014) (苏园土挂 (2014) 14 号地块) located at Suzhou Industrial Park, Suzhou City, Jiangsu Province, People's Republic of China ("**Land**").

Antai is a company incorporated in China in 2012 with the registered capital of RMB10 million. Antai is principally engaged in investment activities (including property investment and securities), investment management and advisory related services. The shareholders of Antai comprise two individuals. Antai and its shareholders are unrelated third party to the Group, the Company's Directors or substantial shareholders.

Mr Gong Ming is the general manager of the Suzhou Region of the Group and is responsible for overseeing the project development in the Suzhou Region. He is a shareholder holding 4% of the share capital of Sinway Investment Co Ltd, which is a controlling shareholder of the Company.

As stated in the November Announcement, SZCWL won the bid for the land use rights for the Land for a bidding price of RMB186.47 million and the Land is expected to be developed into commercial and residential units.

Pursuant to the Agreement, the Land shall be assigned to a joint venture company which has been established under the name of Suzhou Xingshang Tiandi Real Estate Co., Ltd (苏州星尚天地置业有限公司) ("**JVC**"). The registered capital of the JVC is RMB100 million. SZCWL and Antai shall provide shareholders' loan to the JVC for future funding (if required). The proportion of the respective shareholding in the JVC and funding of shareholders' loan by the shareholders of the JVC is in the following manner:

	Shareholding (%)	Amount of Contribution (RMB)	Future Shareholders' Loan (%)
SZCWL	55%	55 million	60%
Antai	40%	45 million	40%
Gong Ming	5%	5 million	-

The incorporation of JVC was funded through internal resources and is not expected to have any material impact on the consolidated net tangible assets and earnings per share of the Group for the current financial year ending 31 December 2015.

None of the Directors and controlling shareholders of the Company has any interest, direct or indirect (other than through their shareholdings in the Company), in the above incorporation.

By Orders of the Board of
CHIWAYLAND INTERNATIONAL LIMITED

QIAN JIANRONG
Executive Chairman and Chief Executive Officer
11 February 2015

*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.*