TOP GLOBAL LIMITED

Making a leap in Technology



Annual General Meeting
28 April 2021



Important Notice

This presentation may contain statements that may be interpreted as forward-looking, especially when the Company is discussing its beliefs, estimates or expectations. Such statements may include comments on industry, business or market trends, plans and objectives of management for future operations and operating and financial performance, as well as any related assumptions.

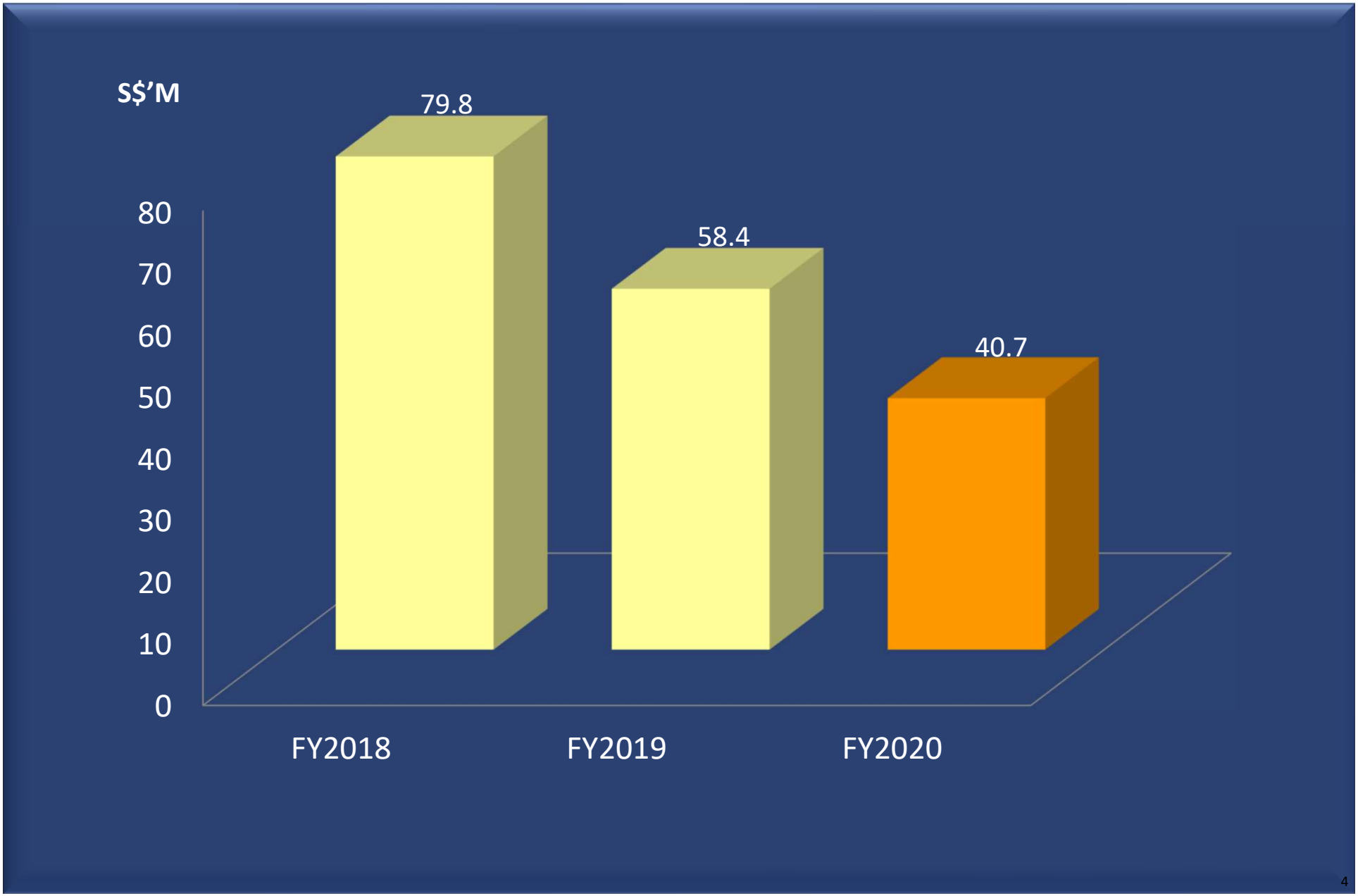
Readers of this presentation should understand that these statements are not historical facts or guarantees of future performance but instead represent only the Company's belief at the time the statements were made with regard to future events, which are subject to significant risks, uncertainties and other factors, many of which are outside of the Company's control. Actual results and outcomes may differ materially from what is expressed or implied in such statements.

The Company cautions readers not to place undue reliance on any of the statements included in this presentation, which speak only as of the date made; and should any of the events anticipated by the statements transpire or occur, the Company makes no assurances on what benefits, if any, the Company will derive therefrom.

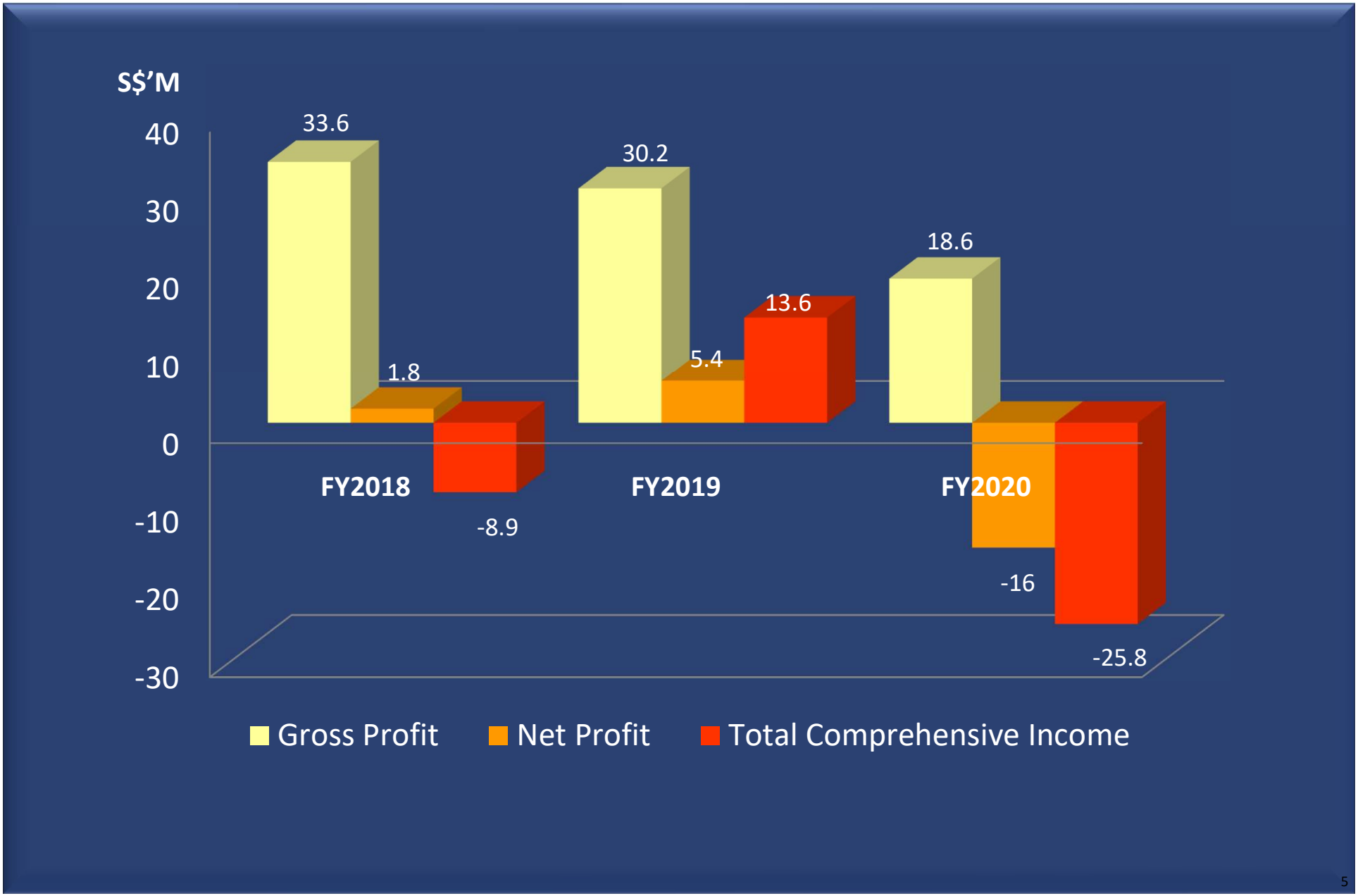


Financial Highlights

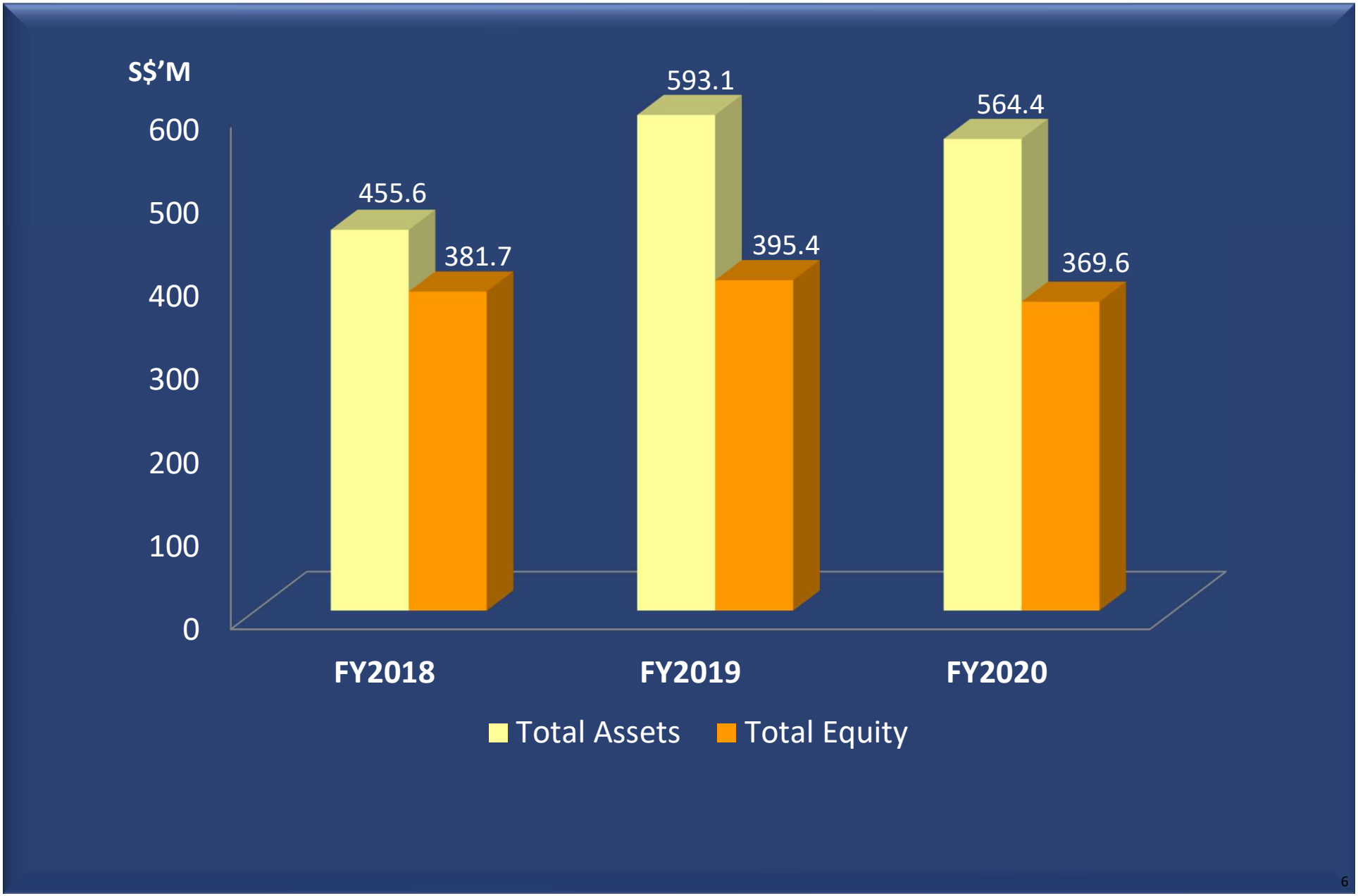
Yearly Revenue Trend



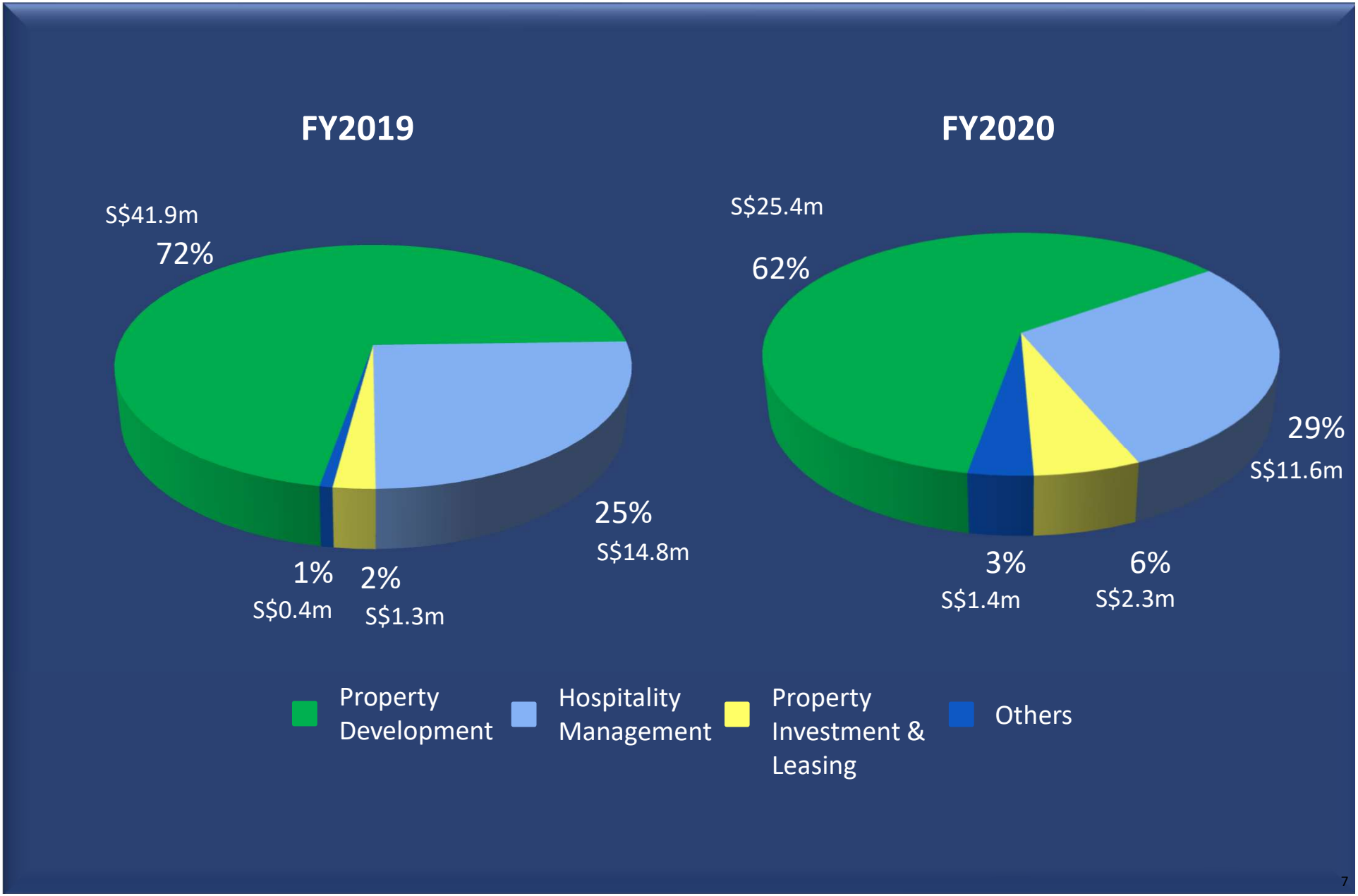
Yearly Gross Profit, Net Profit & Total Comprehensive Income



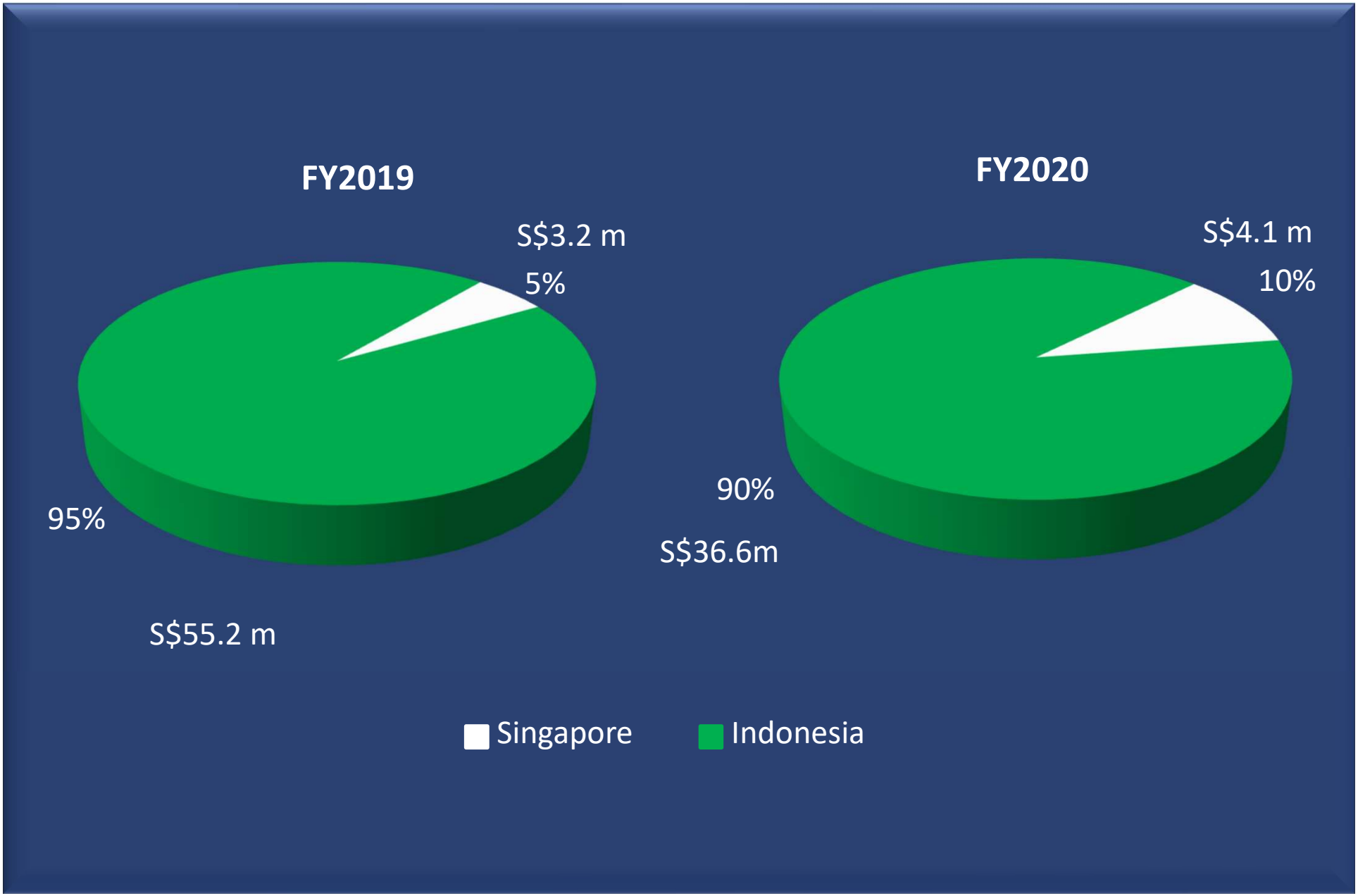
Yearly Consolidated Statement of Financial Position



Business Segmental Revenue



Geographical Segmental Revenue



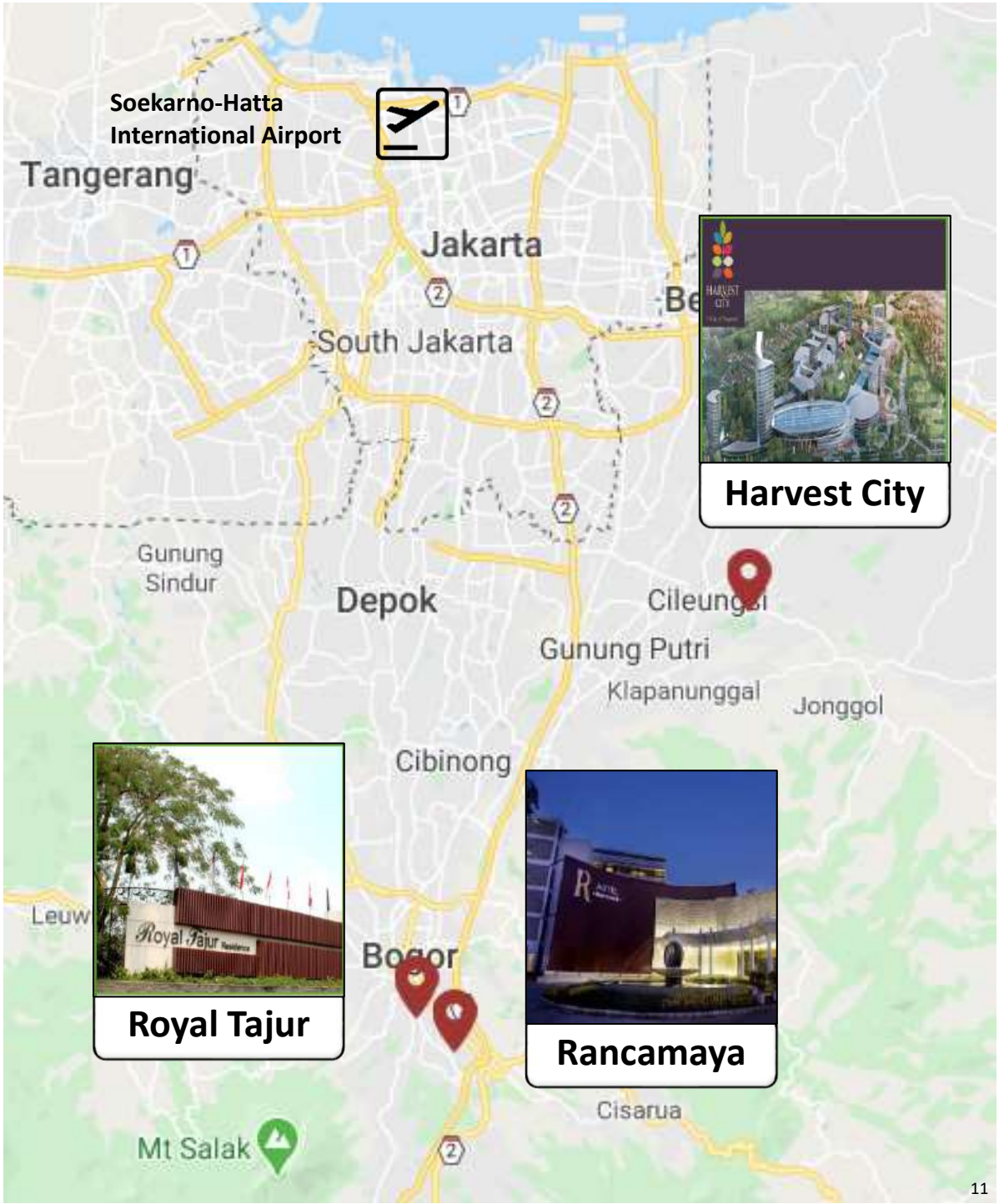
FY2020 Key Highlights

- Real Estate Development
- Recreation and Resort
- Property Investment and Leasing
- SMART Solutions
- Original Design Manufacturing



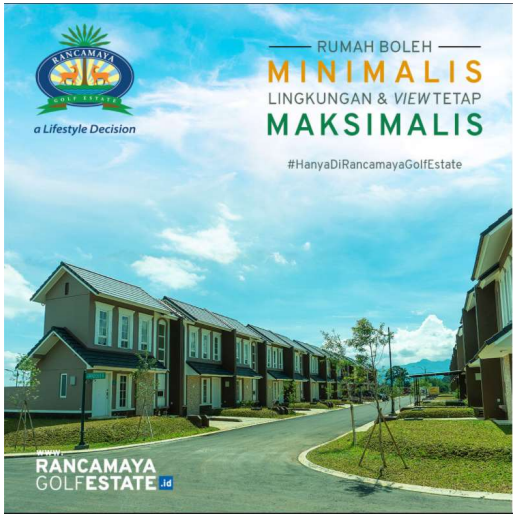
Real Estate Development

Location of Real Estate Developments In Indonesia



Rancamaya Estate

- Prime residential estate in Rancamaya with a total licensed land area of 778 hectares
- Approximately 49% (2019: 48%) of the land was developed
- Continued development of Kingsville district which has a total land area of 28 hectares
- Due to COVID-19, sales for Amadeus Phase 2 has been slow
- Launch of Amadeus Phase 3 has been postponed.







Royal Tajur

- Residential development within CBD of Tajur in City of Bogor with a total licensed land area of 81.7 hectares
- Approximately 13% (2019: 11%) of the land in Phase 2 has been developed
- Bradfield Cluster Phase 3 has been increased from 43 landed units to 52 landed units due to strong demand and 83% (2019: 65%) units sold.
- Royal Heights Tower B was opened via a soft launch in 2020 and there has been muted interest in these units





Harvest City

- Suburban development in Cibubur-Cileungsi area with a total licensed land area of 1,350 hectares (2019: 1,050 hectares)
- Approximately 16% (2019: 20%) of the land has been developed
- Continued sales for Sweet Hortensia Cluster which consists of >300 units and has obtained up to 63% (2019: 35%) unit sales.







Recreation and Resort

R Hotel Rancamaya Golf and Resort

R Hotel

- Operations for the hotel has been severely impacted by COVID-19
- There was a lack of significant MICE activities
- Occupancy for Hotel has dropped to average of 55% in 2020 as compared to 70% in 2019.



Rancamaya Golf Club

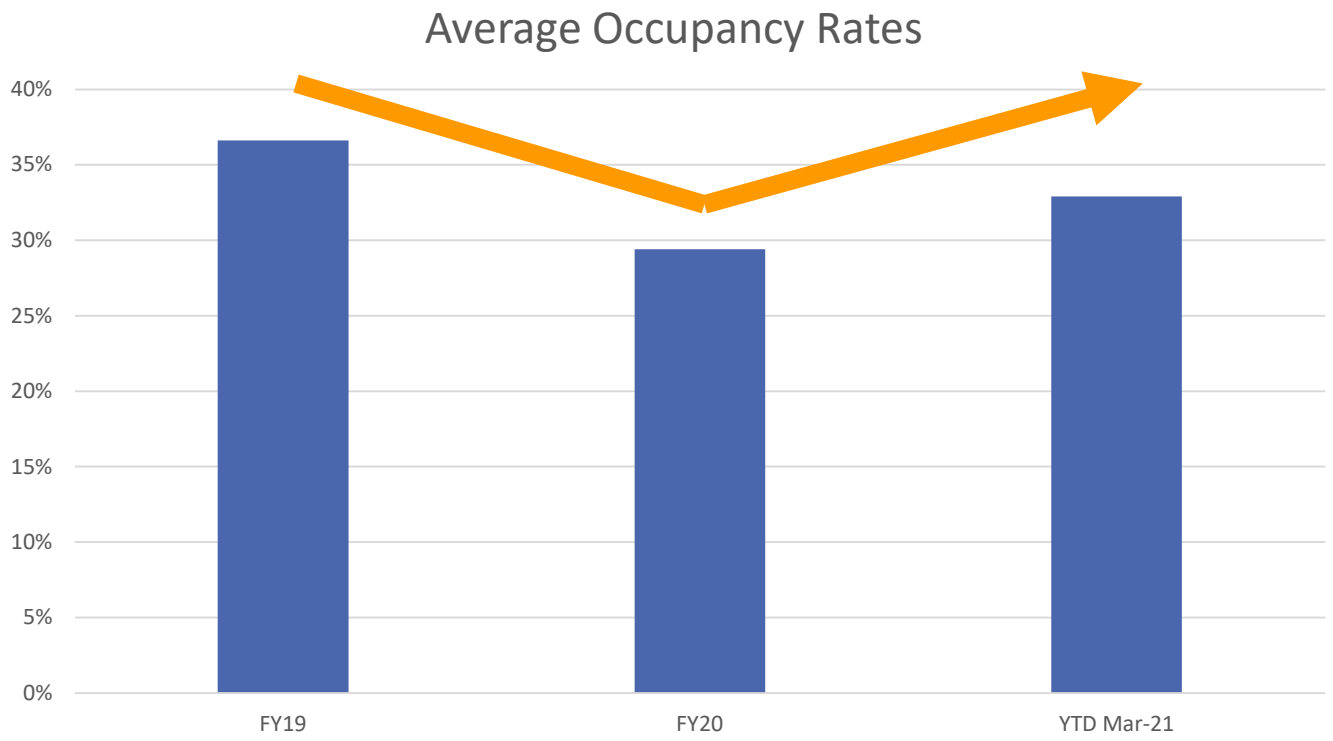
- Operating results for golf club has suffered because of COVID-19
- There has been decrease in number of rounds played on the golf course
- Drop in revenue from golf events





Property Investment and Leasing

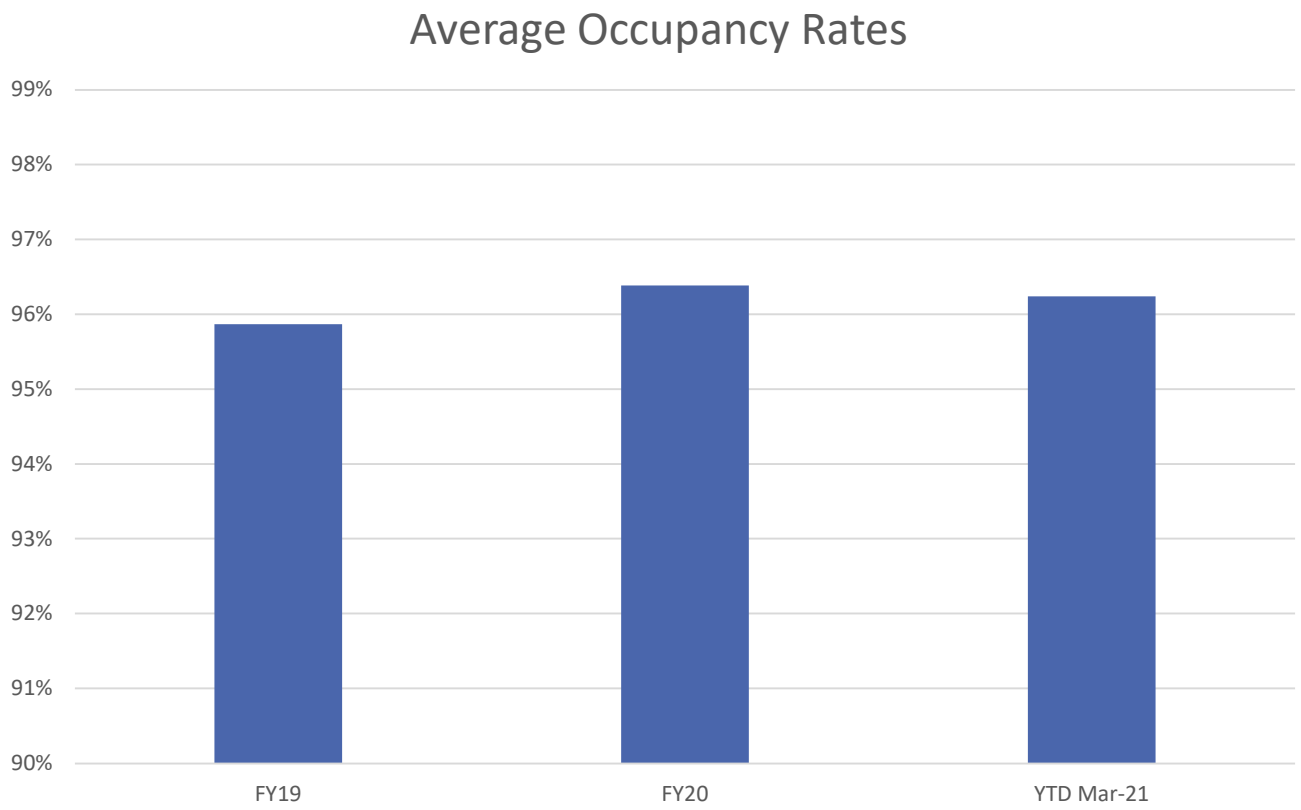
Commercial Properties



- Impairment of Investment properties amounting to $6.2 million pertains to the impairment of retail units at Thong Teck.

Residential Properties

- Leasing of 17 residential units at The Quinn
- Occupancy rates are stable and not affected in FY2020





Smart Solutions

SMART Solutions

ULTRON Solutions

FRONT-END

2. Check-in & out
   - 2.1. Automated Front Desk Concierge (Kiosk)
   - 2.2. Virtual Front Desk Concierge
   - 2.3. Mobile Front Desk Concierge (Mobile)



3. Smart Access System
   - 3.1. Reader
   - 3.2. Combo Reader (with Thermometer)
   - 3.2. Admin App
   - 3.3. Relay



1.Ultron PMS

- 1.1. Walk-in & Group Check-in
- 1.2. Deposit & Payment
- 1.3. Accounting
- 1.4. Reports

BACK-END

4. Revenue Management
   - 4.1. Dynamic Pricing



5. Housekeeping
   - 5.1. iScheduler
   - 5.2. iQC





Property Management System (“PMS”)

Property Management System (“PMS”)

Features and Capabilities



CLOUD-BASED PLATFORM



USER FRIENDLY



ROBUST & COMPREHENSIVE REPORTING FEATURES



FULLY INTEGRATED WITH LEADING CHANNEL MANAGERS & OTAS



STRONG BACKEND SUPPORT



DESIGNED FOR ALL PROPERTY TYPES



i Scheduler

i Scheduler

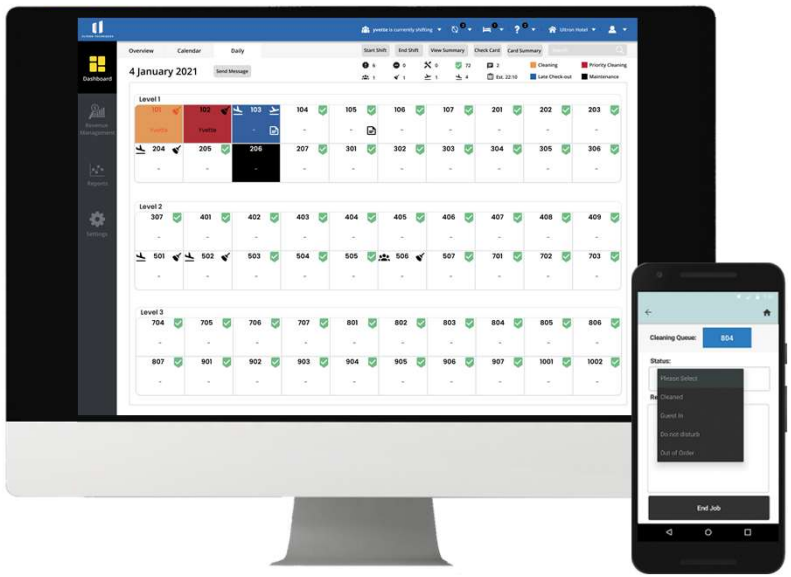
Key Features

AUTOMATED REAL-TIME SCHEDULER SAVES TIME AND OPTIMISE RESOURCES

INSTANT UPDATES ON ROOM STATUS AND LOCATION FACILITATE FRONT DESK OPERATIONS

PHOTO MESSAGING CAPABILITY ENABLES COMMUNICATION AMONGST HOUSEKEEPING, FRONT DESK AND MAINTENANCE TEAM

ABLE TO FORECAST MANPOWER REQUIREMENTS FROM PRESET CONDITIONS

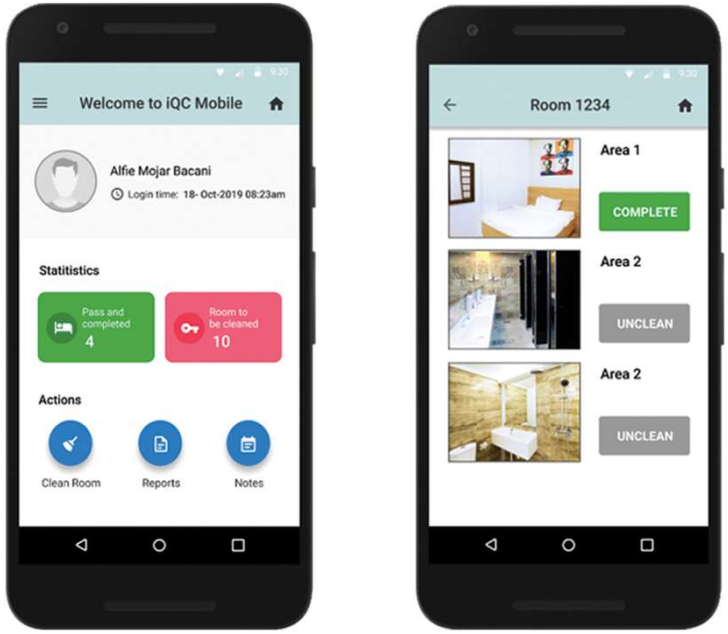




i QC

What is it?

iQC is a mobile application that transforms images into information through the use of artificial intelligence. This App enables housekeepers to perform self-assessment and make instant corrections amongst other features.





Automated Front Desk Concierge (“AFDC”)

Automated Front Desk Concierge ("AFDC")

Features and Benefits

1. Facial recognition and passport verification
2. Payment on touch screen
3. Temperature screening (optional feature)
4. Make room reservation
5. Support group check-in





Mobile Front Desk Concierge (“MFDC”)

Mobile Front Desk Concierge (“MFDC”)

Main Features

Book Now

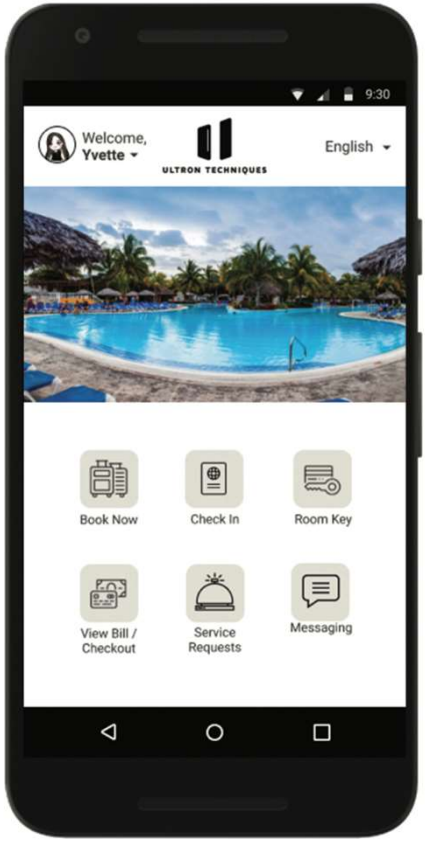
Check In

Room Key

View Bill / Checkout

Service Requests

Messaging

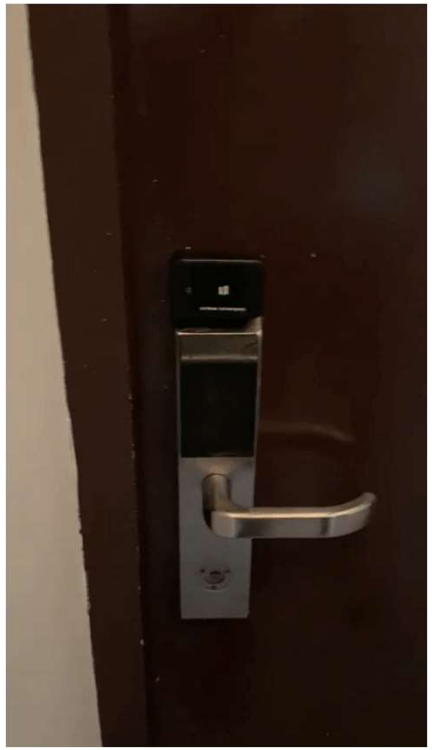
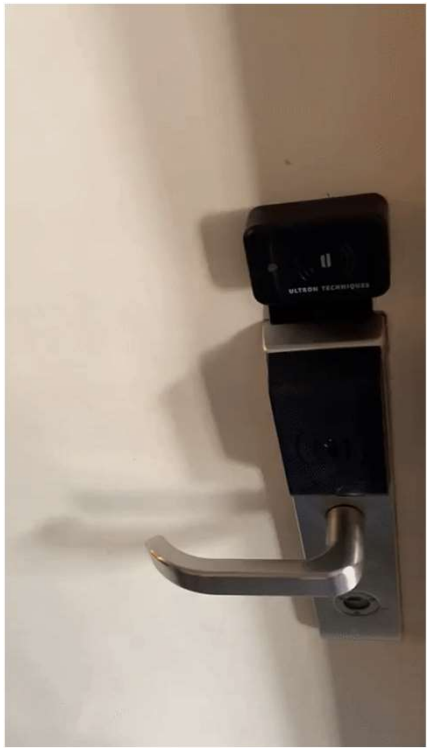




Smart Access System (“SaS”)

Smart access System (“SaS”)

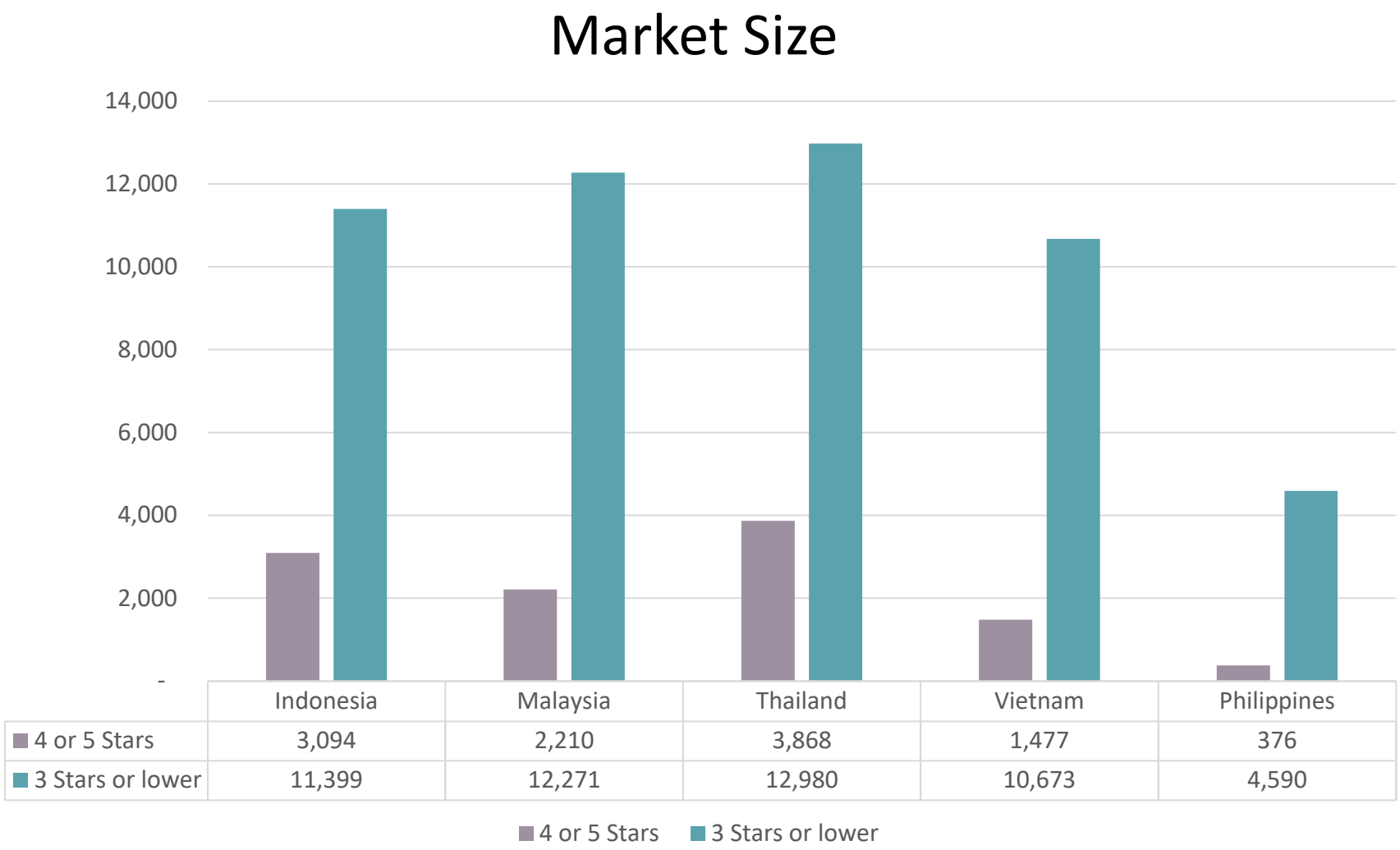
How does it work?

1. Room access via key card (RFID)	2. Room access via mobile phone (Bluetooth)
 	 

Market Segmentation & Penetration

Solutions	3 Stars or lower	4 or 5 Stars
PMS	✓	
iScheduler	✓	
iQC	✓	
AFDC / VFDC		✓
MFDC		✓
SaS		✓
Revenue Management / DPSS	✓	

SMART Solutions & ODM



Source: booking.com as at 31 December 2020

ULTRON Solutions

Target Countries:

- Indonesia ✓
- Malaysia ✓
- Thailand ✓
- Vietnam
- Philippines



Legend

✓ Existing customer base

To Find Out More

- For more information on our SMART solutions, features and benefits, please refer to our website at https://www.ultrontechniques.com/

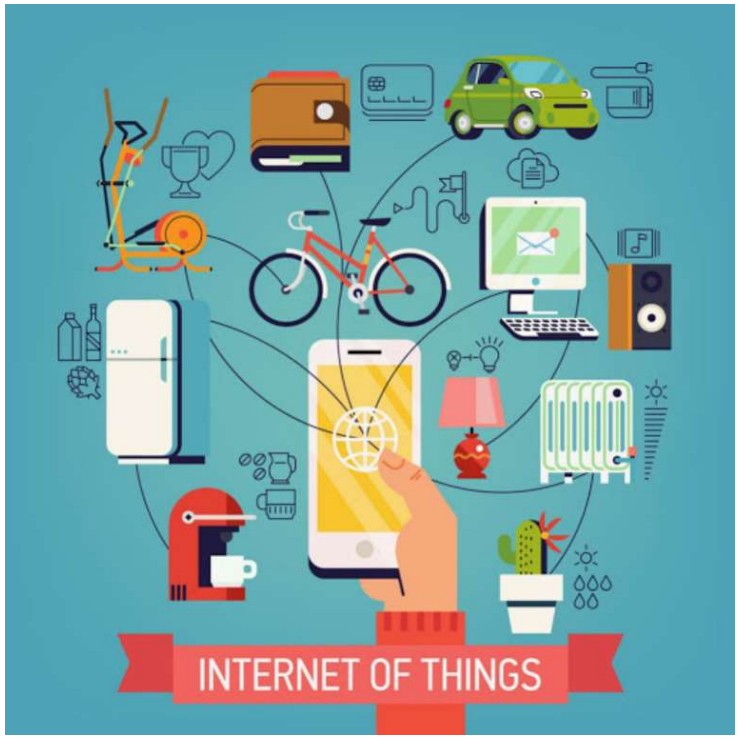


Original Design Manufacturing

Design Services and Products

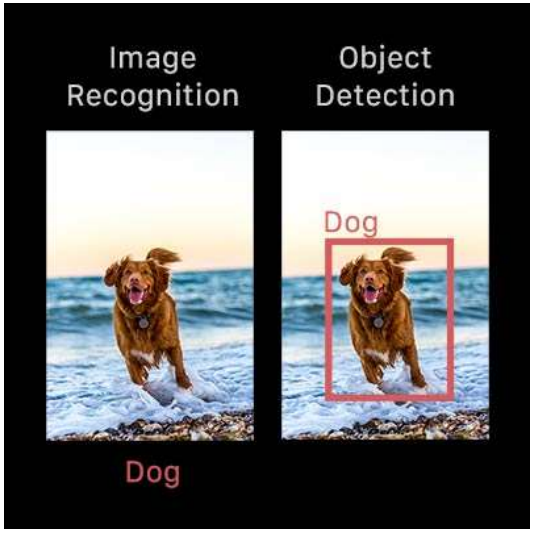
- Provide design services and solutions in the area of:
  - Artificial Intelligence
  - Internet of Things
  - Embedded Systems

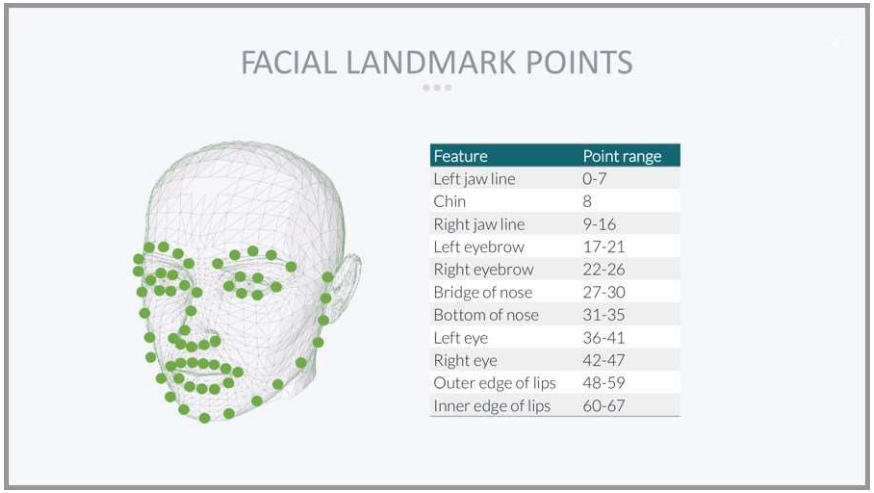
- Product:
  - 2FA Data Centre Rack Access System



Artificial Intelligence

- General applications of AI
  - Computer Vision
    - Object detection & recognition
    - Facial recognition
    - Motion analysis
  - Natural Language Processing
    - Machine translation
    - Chat robot
  - Signal Processing
    - Predictive maintenance

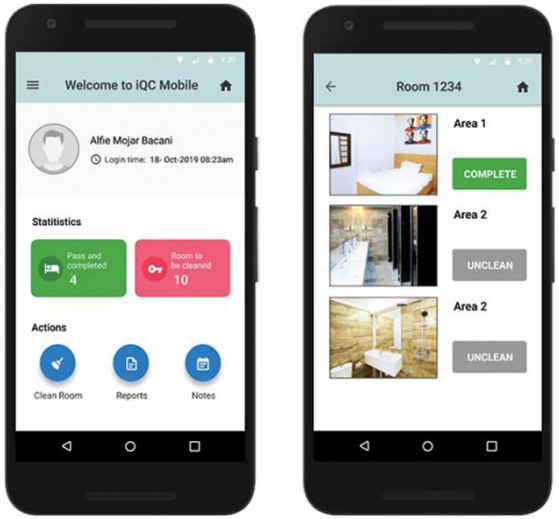




Original Design Manufacturing

AI Service / Product - Computer Vision

1. Ultron *i* QC



2. Data Centre Rack Access System with facial recognition



Signal Processing

- Predictive maintenance for industrial machinery





To Find Out More

- For more information on our Original Design Manufacturing services, systems and products, please refer to our website at http://www.iinnovationsgroup.com/



Q&A Session

Q&A Session

- Questions from Shareholders and Securities Investors Association (Singapore) ("SIAS") in the following areas:
  - Business plans
  - Dividend
  - Remuneration disclosure

Business Plans

- Impairment of investment properties relates to Thong Teck units
- Performance of leasing business
- Impact of COVID in Indonesia
- Business plans for diversification of business as presented

Dividends

- Funds are mostly in real estate assets but this is required for real estate development
- Cash are actively deployed and only make up 3.7% of group's net assets
- Need to conserve cash due to uncertainties ahead

Remuneration Disclosure

- The remuneration disclosures within Corporate Governance report is based on cash basis whereas the disclosure within the Notes to the Financial Statements are on accrual basis. Hence there would be discrepancies in these 2 disclosures.

- The RC committee has reviewed and will continue to review the current business environment, the current remuneration paid by similar companies and or executives of such stature.

- Pay for performance has always been at the helm of meetings and the RC will continue to monitor closely.



Thank You