POLLUX
PROPERTIES



16TH ANNUAL GENERAL MEETING

22ND JULY 2016

POLLUX PROPERTIES

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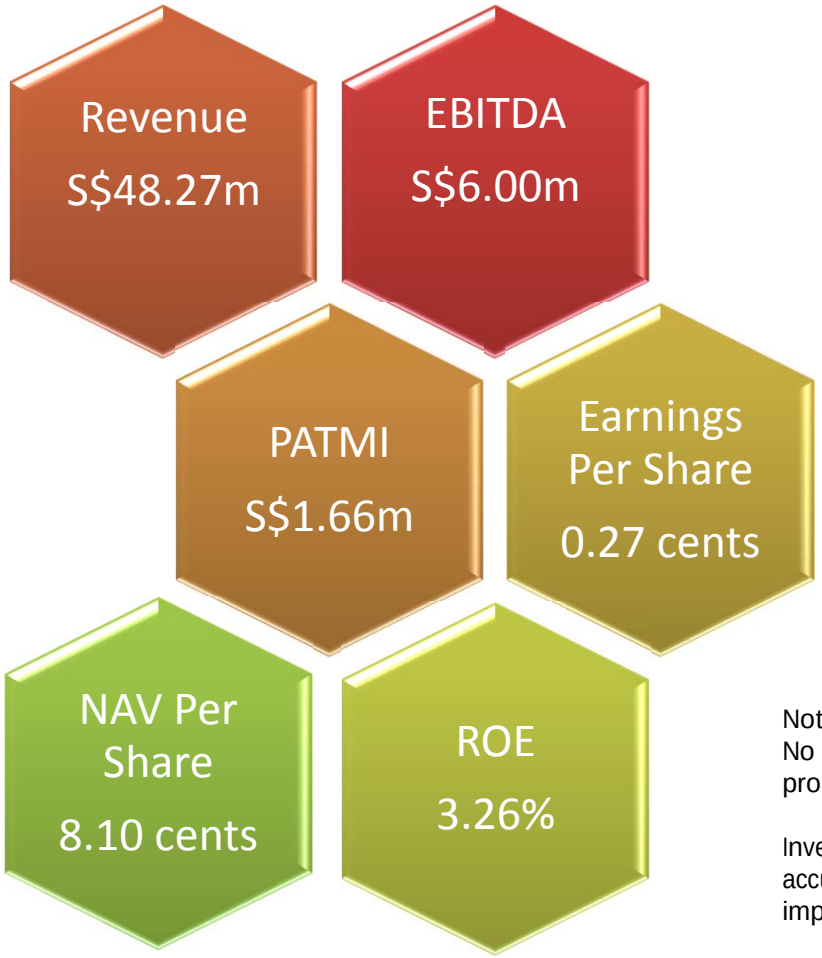
1. FINANCIAL HIGHLIGHTS

FINANCIAL HIGHLIGHTS – OVERVIEW

- Revenue increased by 27.4% in FY2016 as compared to FY2015
- Earnings per share at 0.27 cents in FY2016
- Return on equity at 3.26% in FY2016

Note: "FY" refers to the financial year ended 31 March in the respective years.

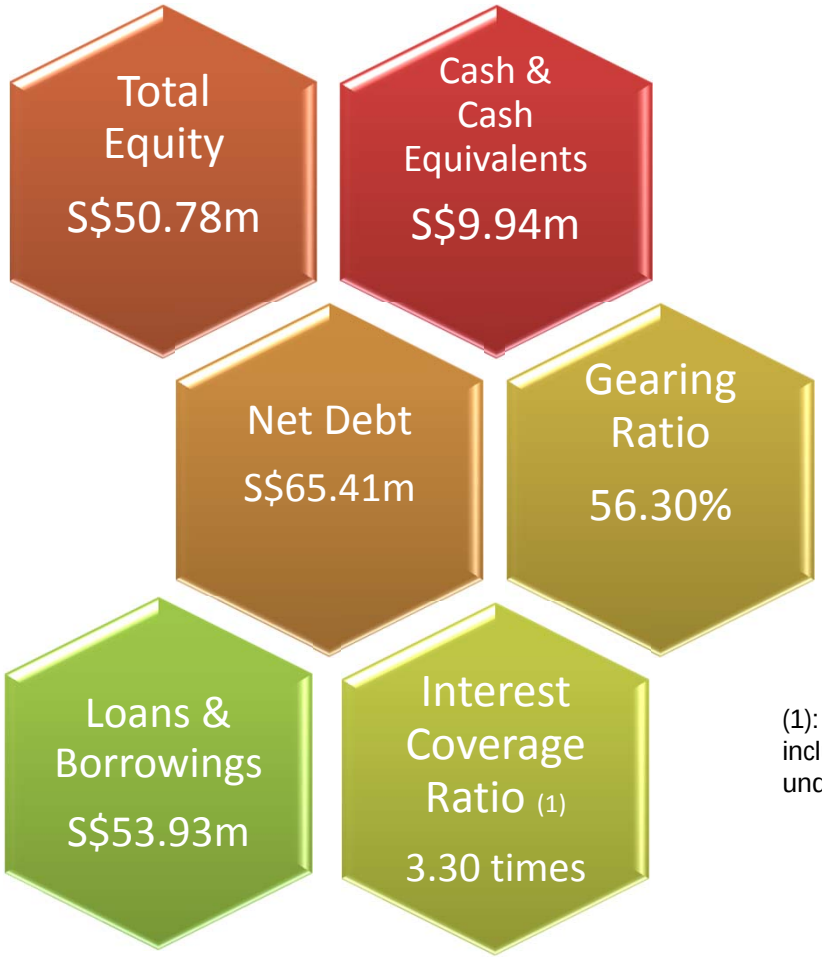
FINANCIAL HIGHLIGHTS FOR FY2016



Notes:
No fair value adopted on investment properties.

Investment properties are stated at cost less accumulated deprecation and accumulated impairment loss.

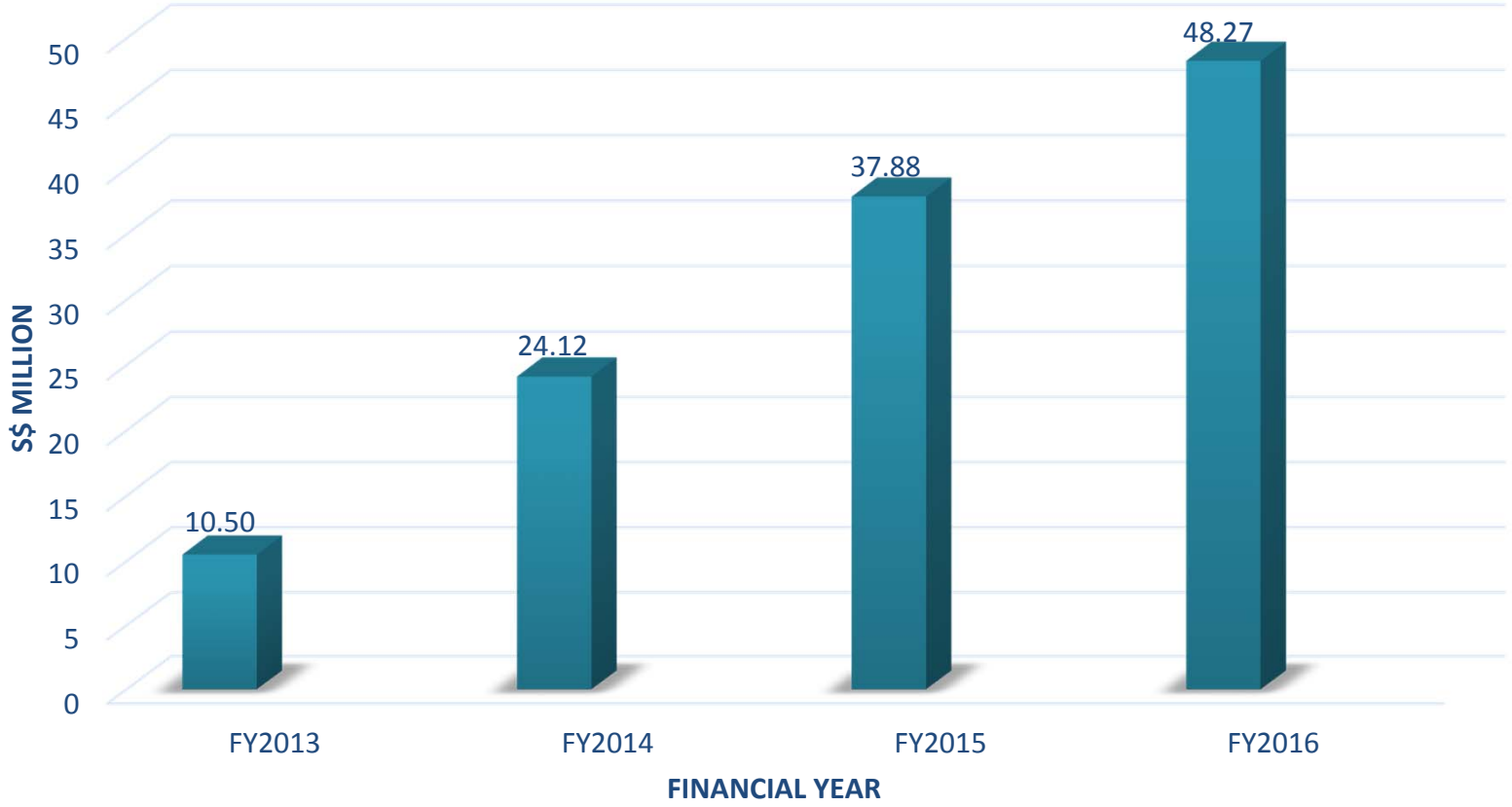
FINANCIAL HIGHLIGHTS FOR FY2016



(1): The interest coverage ratio did not include the interest expense capitalized under development properties.

FINANCIAL HIGHLIGHTS

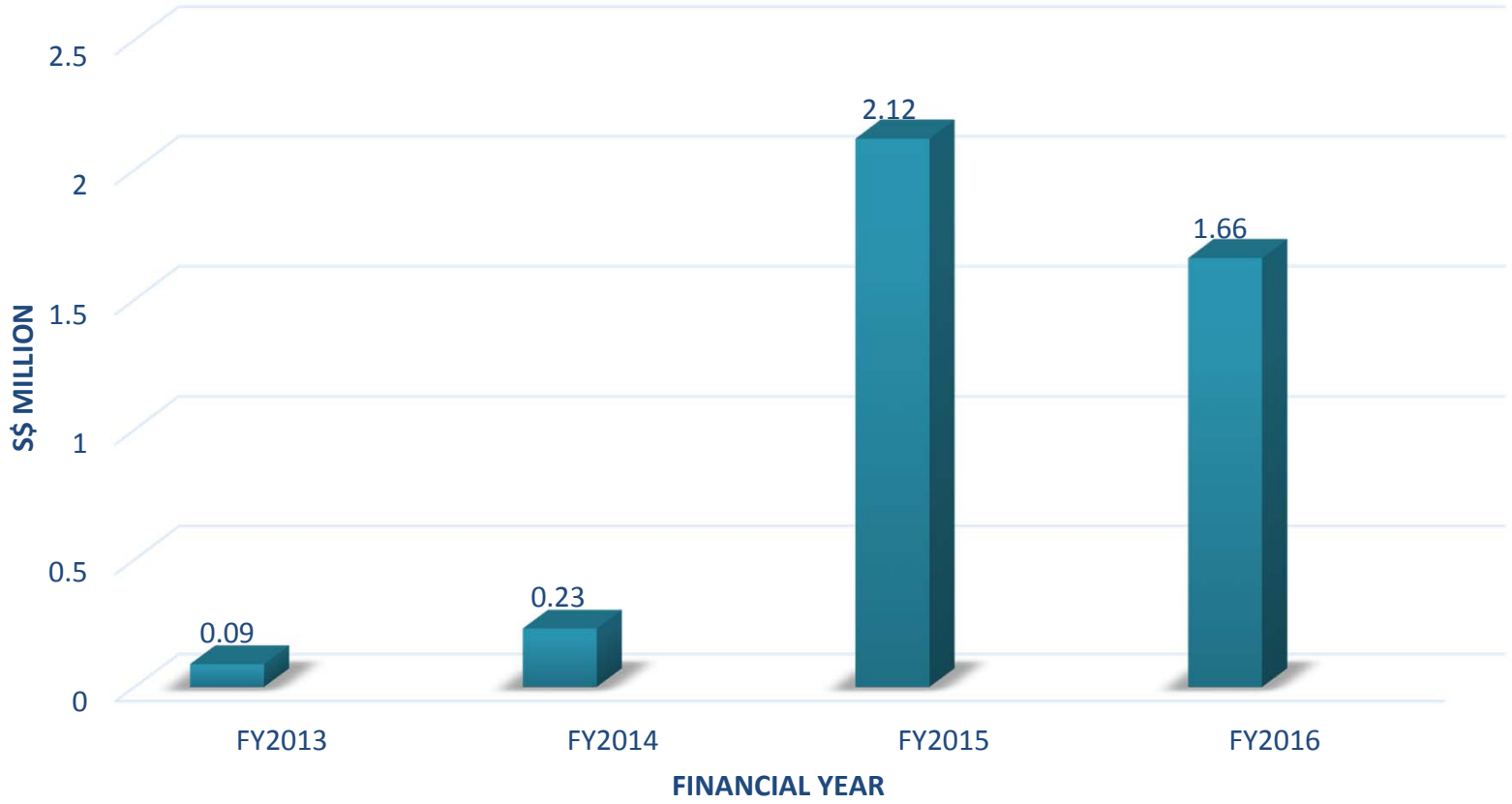
Revenue for The Last Four Financial Years



Note: The above financial information is extracted from annual reports / full year announcements of respective financial years.

FINANCIAL HIGHLIGHTS

PATMI for The Last Four Financial Years



Note: The above financial information is extracted from annual reports / full year announcements of respective financial years.

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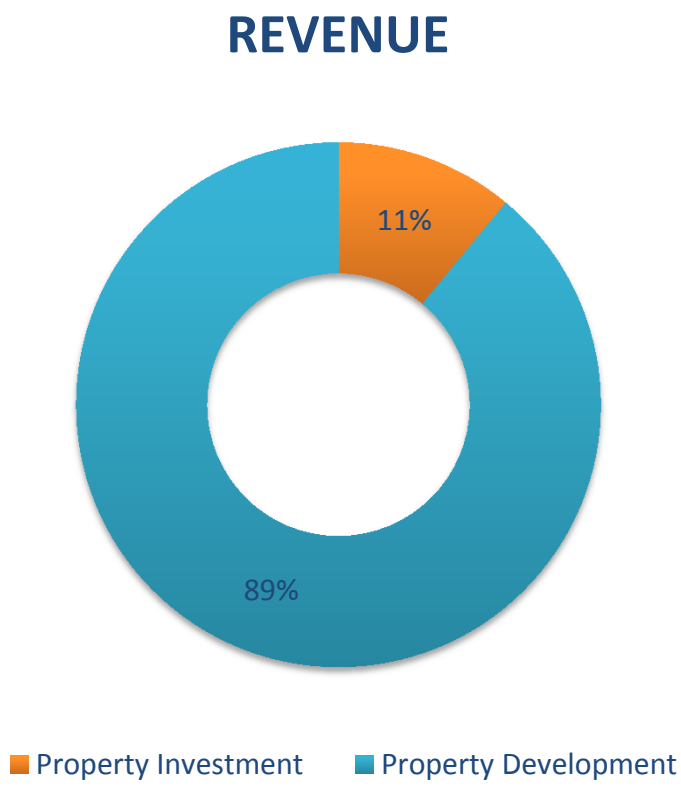
2. OPERATION REVIEW

OPERATION REVIEW

Highlights for Year 2015 and Year 2016

- Berkeley Residences obtained TOP in December 2015.
- Metro Loft obtained TOP in January 2016.
- Garden Park Residences obtained TOP in May 2016.

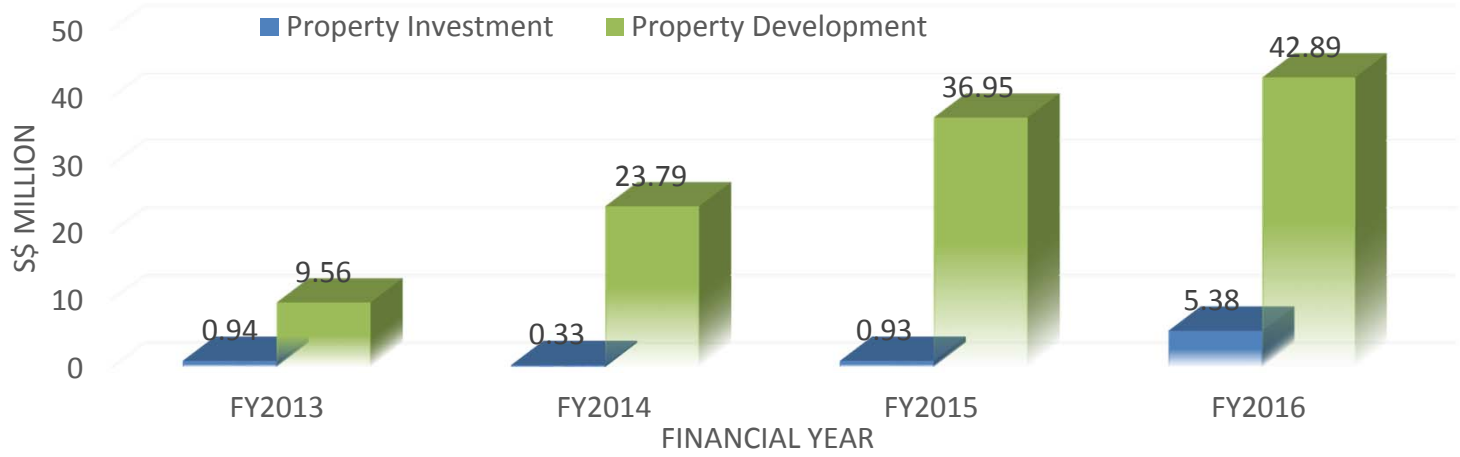
OPERATION REVIEW
Revenue in FY2016 By Business Segments



REVENUE	S$'000	PERCENTAGE %
Property Investment	5,376	11
Property Development	42,895	89
TOTAL	48,271	100

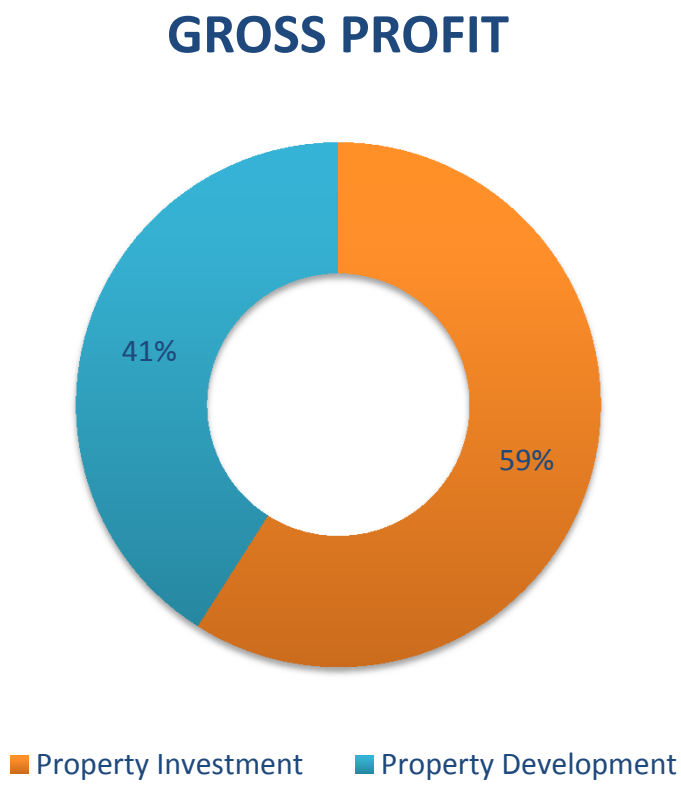
OPERATION REVIEW

4 Years Revenue By Business Segments



	FY2013 S$'MIL	FY2014 S$'MIL	FY2015 S$'MIL	FY2016 S$'MIL
Property Investment	0.94	0.33	0.93	5.38
Property Development	9.56	23.79	36.95	42.89
TOTAL	10.50	24.12	37.88	48.27

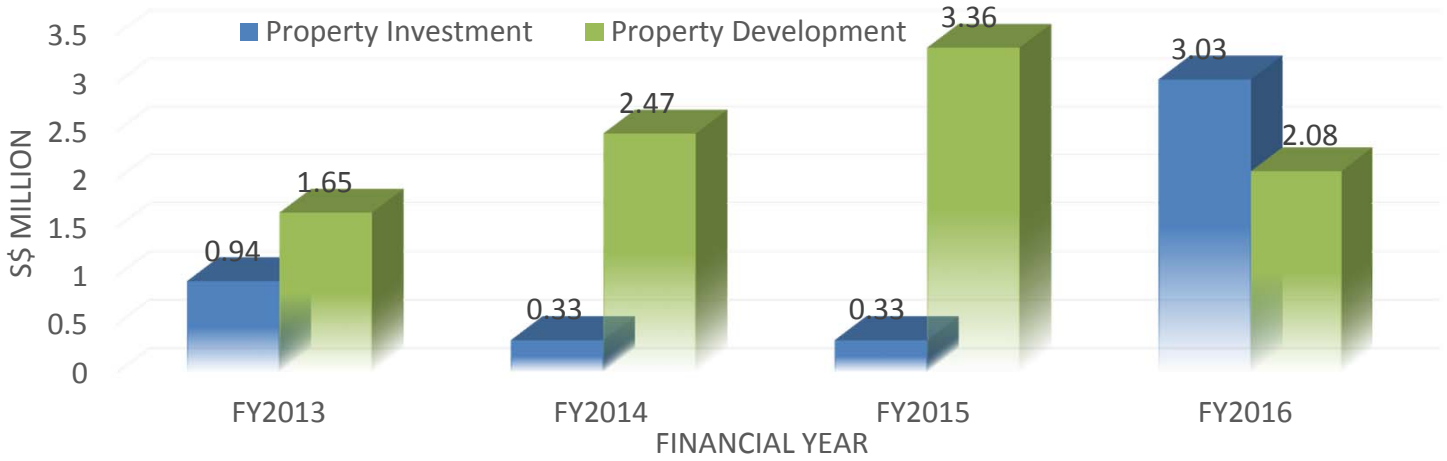
OPERATION REVIEW
Gross Profit in FY2016 By Business Segments



GROSS PROFIT	S$'000	PERCENTAGE %
Property Investment	3,036	59
Property Development	2,080	41
TOTAL	5,116	100

OPERATION REVIEW

4 Years Gross Profit By Business Segments



	FY2013 S$'MIL	FY2014 S$'MIL	FY2015 S$'MIL	FY2016 S$'MIL
Property Investment	0.94	0.33	0.33	3.03
Property Development	1.65	2.47	3.36	2.08
TOTAL	2.59	2.80	3.69	5.11

DEVELOPMENT PROPERTIES
Completed Projects as of 20th July 2016



Project: Park Residences Kovan Location: 831 Serangoon Road Equity Stake: 100% % Sold: 100% Certificate Obtained: TOP, CSC	Project: Berkeley Residences Location: 11 Lorong N Telok Kurau Equity Stake: 100% % Sold: 100% Certificate Obtained: TOP
Project: Metro Loft Location: 5 Lorong 27 Geylang Equity Stake: 100% % Sold: 97% Certificate Obtained: TOP	Project: Garden Park Residences Location: 25 Lorong M Telok Kurau Equity Stake: 100% % Sold: 100% Certificate Obtained: TOP

DEVELOPMENT PROPERTIES

Projects Under Construction as of 20th July 2016



Project: Pavilion Square Location: 345 Geylang Road Equity Stake: 50% % Sold: 100% Estimated Completion: By 2016/17
Project: Mayfair Residences Location: 531 East Coast Road Equity Stake: 100% % Sold: 85% Estimated Completion: By 2016/17

INVESTMENT PROPERTIES

Status



Retail Shops at Balestier Road

- 100% tenanted in FY2016.

Louis Kienne Serviced Residences at Havelock Road

- Average 81% occupancy rate in FY2016.

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3. MARKET OUTLOOK

PRIVATE RESIDENTIAL PROPERTIES

Key Indicators	4Q2015	1Q2016	Change	1Q2015	1Q2016	Change
Price index	141.6	140.6	-0.7%	145.5	140.6	-3.4%
Rental Index	108.9	107.5	-1.3%	112.2	107.5	-4.2%
Take up	1,603	1,419	-11.5%	1,311	1,419	+8.2%
Pipeline supply	55,638	53,512	-3.8%	68,960	53,512	-22.4%
Vacancy rate	8.1%	7.5%	-0.6% point	7.2%	7.5%	+0.3% point

- Prices of properties in Singapore continues their downward trend, falling 0.7% in the first quarter 2016 from the fourth quarter 2015 and falling 3.4% from the first quarter 2015.
- A number of factors will continue to put pressure on the property market, such as the large pipeline for the supply of property units, weakening demand amid low economic growth, and the market cooling measures which remain in place.

Sources: from URA website and property guru website

SERVICED APARTMENT OUTLOOK

- Hotel occupancy rate decreased 0.6% from 85.5% in year 2014 to 85% in year 2015.
- Leasing transaction figures for Q42015 shrunk 18.9% quarter on quarter.
- Reduced rental budgets and increasing supply of residential properties are fast reducing the cost of accommodation in Singapore.
- The tougher economic times and slower hiring rate will cause rental rates to continue to fall in 2016.
- Given the high amount of private residential supply in pipeline, tenants will continue to hold the upper hand over landlords in negotiating rental rates.

Sources: from URA website, Singstat website and Savills Research & Consultancy report

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4. GOING FORWARD

GOING FORWARD

The Management intends to achieve a balance between investment and development opportunities.

We are seeking opportunity to expand our fee-based business, such as hospitality and fund management activities, and to enlarge our portfolio of assets and diversifying our business into overseas market.

The management is cautious when seeking opportunities such as accretive lands and assets which can provide sustainable return to shareholders.

Barring any unforeseen circumstances, the Group believes that the continued growth of the operation of Louis Kienne Serviced Residences at 554 Havelock Road as well as the growth of the newly acquired associate fund management company, Stirling Fort Asia Pte. Ltd. (now known as Stirling Fort Capital Pte. Ltd.), will provide a stable long-term recurring income for the Group.

THANK YOU