

Investor Meeting Presentation

May/June 2016

CONTENTS

- **COMPANY OVERVIEW**
- **1Q2016 RESULTS OVERVIEW**
- **OPERATION HIGHLIGHTS**

COMPANY OVERVIEW

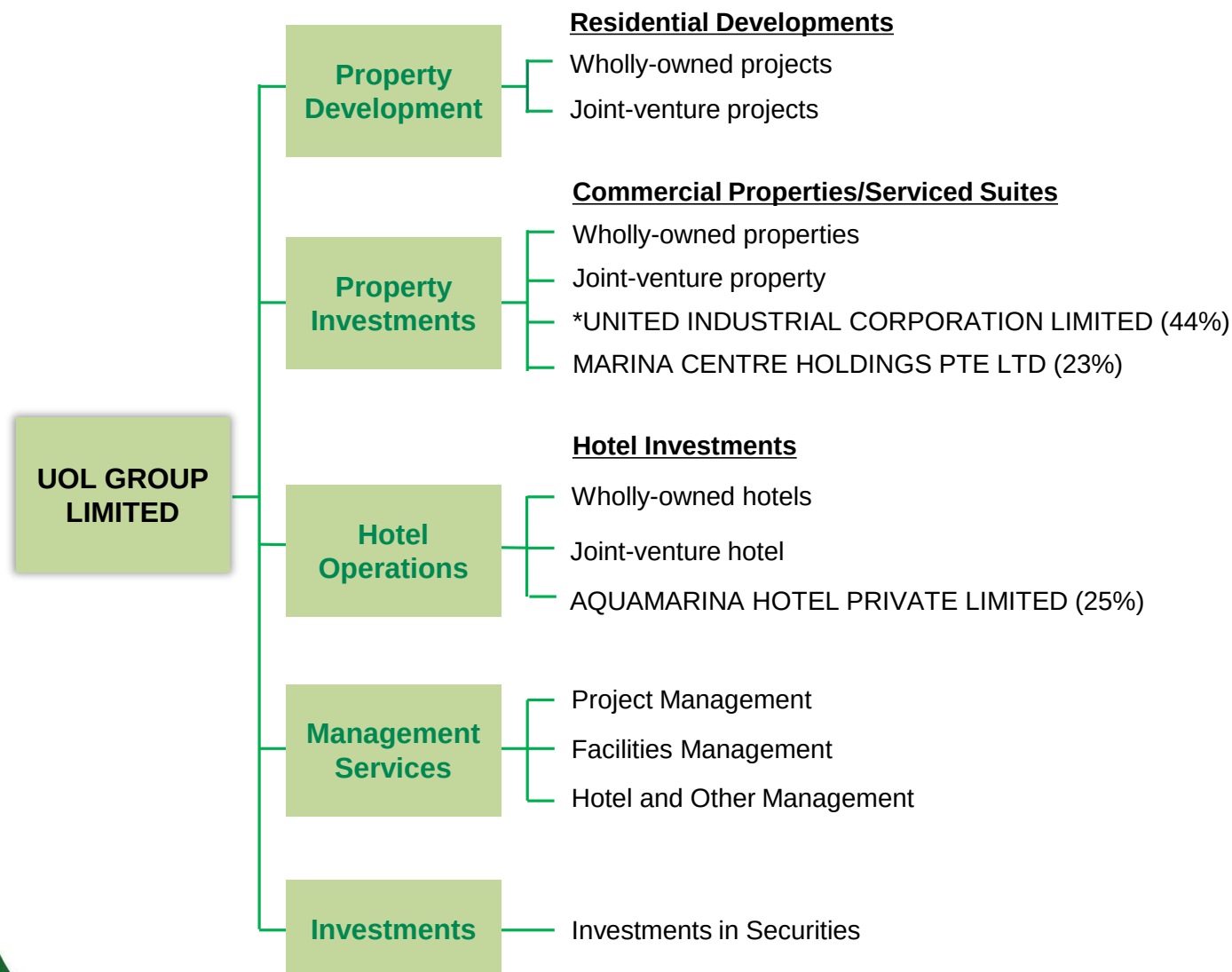


- Founded in 1963, listed on the Singapore Exchange in 1964
Three core businesses:
 - Property development (residential units for sale)
 - Property investments (offices, retail malls and serviced suites)
 - Hotel operations (owned and/or managed hotels)
- Award-winning developer noted for architectural and design excellence
- Together with hotel subsidiary, Pan Pacific Hotels Group Limited, UOL owns and/or manages over 30 hotels, resorts and serviced suites in Asia, Oceania and North America under two acclaimed brands: “Pan Pacific” and PARKROYAL
- Total Assets of \$11.48 billion as at 31 March 2016

THE UOL DIFFERENCE



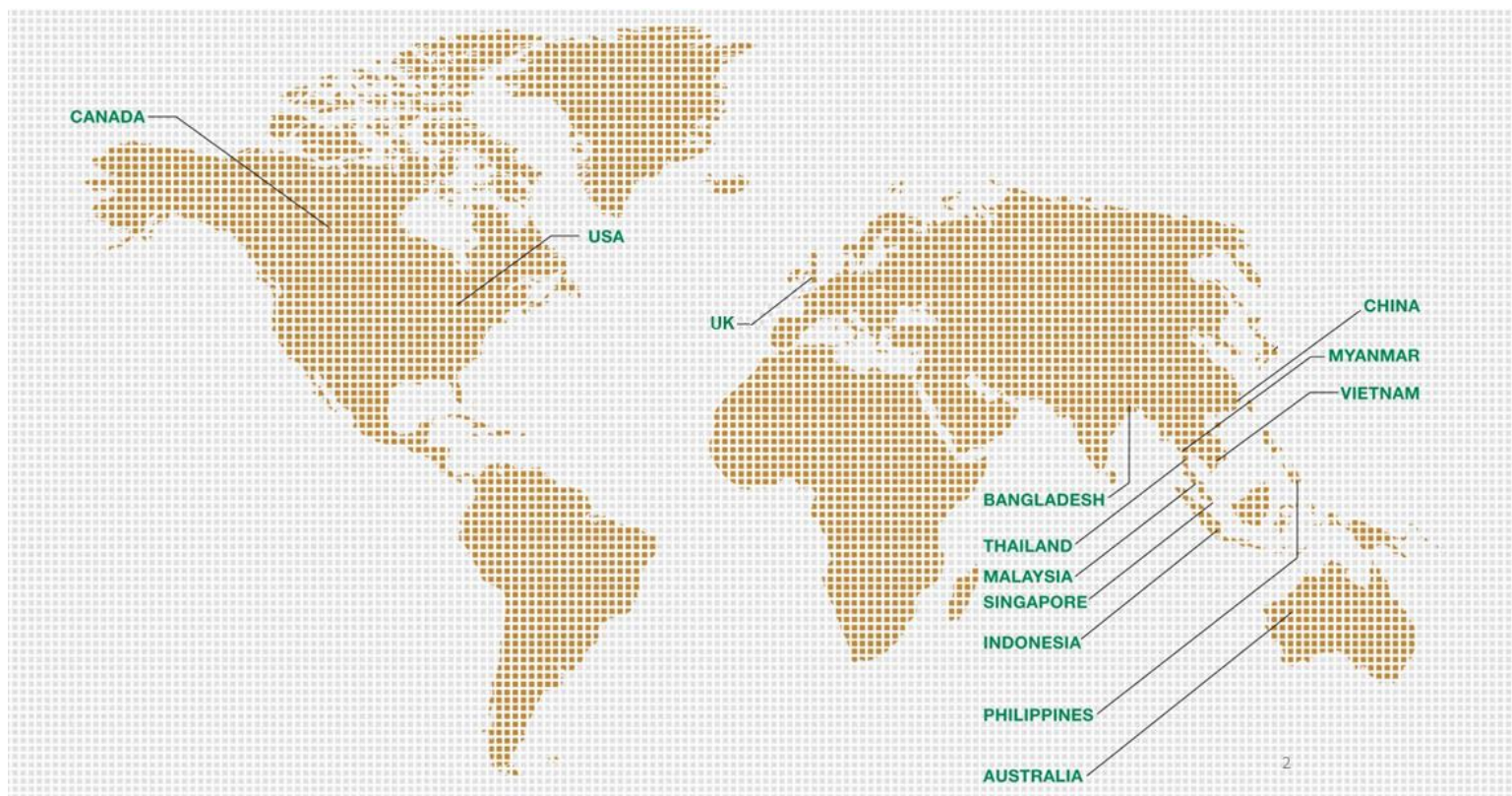
UOL GROUP BUSINESS



*Listed company

GEOGRAPHICAL FOOTPRINT

Operates in 13 countries around the world



Singapore, Malaysia, Thailand, Indonesia, Philippines, Vietnam, Myanmar, Australia, China, Bangladesh, UK, USA & Canada

KEY FINANCIALS

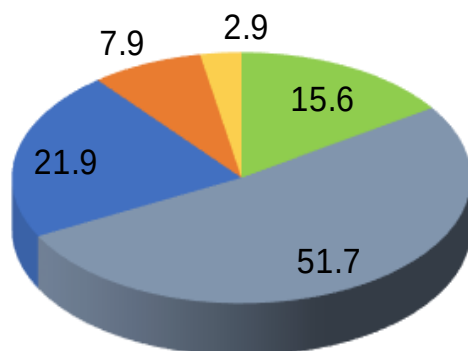
A Decade of Growth

	2006	2007	2008	2009	2010	2011 (Restated)	2012	2013	2014	2015
Revenue (\$m)	605.1	713.5	899.2	1,007.1	1,349.1	1,960.2	1,145.8	1,058.6	1,360.7	1,278.7
Profit before fair value and other gains/(losses) (\$m)	158.6	273.3	351.5	429.9	551.2	727.8	439.7	427.3	515.2	411.6
Profit before income tax (\$m)	406.8	938.8	210.4	493.5	889.8	904.0	964.3	952.0	837.0	460.4
PATMI (\$m)	339.4	758.9	147.2	424.2	755.9	678.6	807.7	785.8	686.0	391.4
Gearing ratio	0.20	0.21	0.42	0.43	0.37	0.35	0.28	0.28	0.34	0.27
Return on equity	10.8%	19.2%	4.3%	10.2%	16.3%	12.8%	13.1%	11.6%	9.0%	5.0%
Total assets (\$m)	4,651.9	6,182.3	6,093.6	7,328.0	7,904.0	8,697.6	9,564.3	10,421.4	11,848.5	11,501.3
Net tangible asset value per share (\$)	3.95	4.91	4.22	5.25	5.91	6.84	7.94	8.73	9.68	9.89
Earnings per share (cents)	42.8	95.4	18.5	53.7	96.9	88.1	105.1	102.0	88.0	49.4
Market capitalisation (\$m)	3,449.9	3,598.2	1,767.3	3,189.0	3,694.3	3,073.0	4,596.3	4,771.8	5,479.1	4,968.4
Dividend yield (%)	3.46	3.32	3.38	2.46	3.16	3.75	2.51	3.23	2.16	2.40
Share price (\$) as at close of the year	4.34	4.51	2.22	4.07	4.75	4.00	5.97	6.19	6.96	6.24

DIVERSIFIED PORTFOLIO

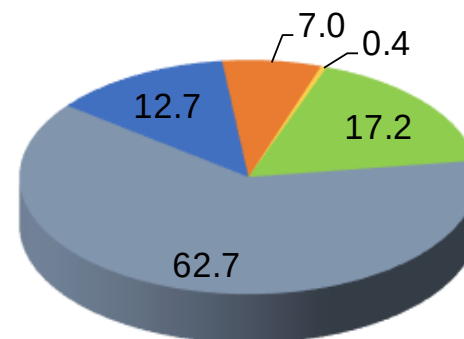
Contribution by Business Segments

Adjusted EBITDA* (%)
(FY2015)



*Excludes unallocated costs, other gains/losses and fair value gains on investment properties

Total Assets (%)**
(as at 31 Dec 2015)



**Excludes unallocated assets

■ Property development ■ Property investments ■ Hotel operations ■ Investments ■ Others

AWARDS HIGHLIGHTS

CORPORATE AWARD

UOL Group Limited

- Best Property Portfolio Management Team Award
- CFI 2015 Award
- BCI Asia Top 10 Developer Awards
- Singapore Business Review's Management Excellence Awards 2015 - Real Estate Management Team of the Year
- Brand Finance - Top 100 Singapore Brands 2015 (#24)



RESIDENTIAL PROJECTS

Asia Pacific Property Awards 2016

- Principal Garden



BCA Construction Excellence Award 2015

- Terrene at Bukit Timah
- Waterbank at Dakota



HOTEL PROPERTIES

Pan Pacific Serviced Suites Beach Road

- FIABCI World Prix d'Excellence Awards
- International Property Awards (Asia Pacific)

PARKROYAL on Pickering

- MIPIM Asia Awards
- Council on Tall Buildings and Urban Habitat (CTBUH) Awards 2015



1Q2016 RESULTS OVERVIEW

KEY FINANCIALS

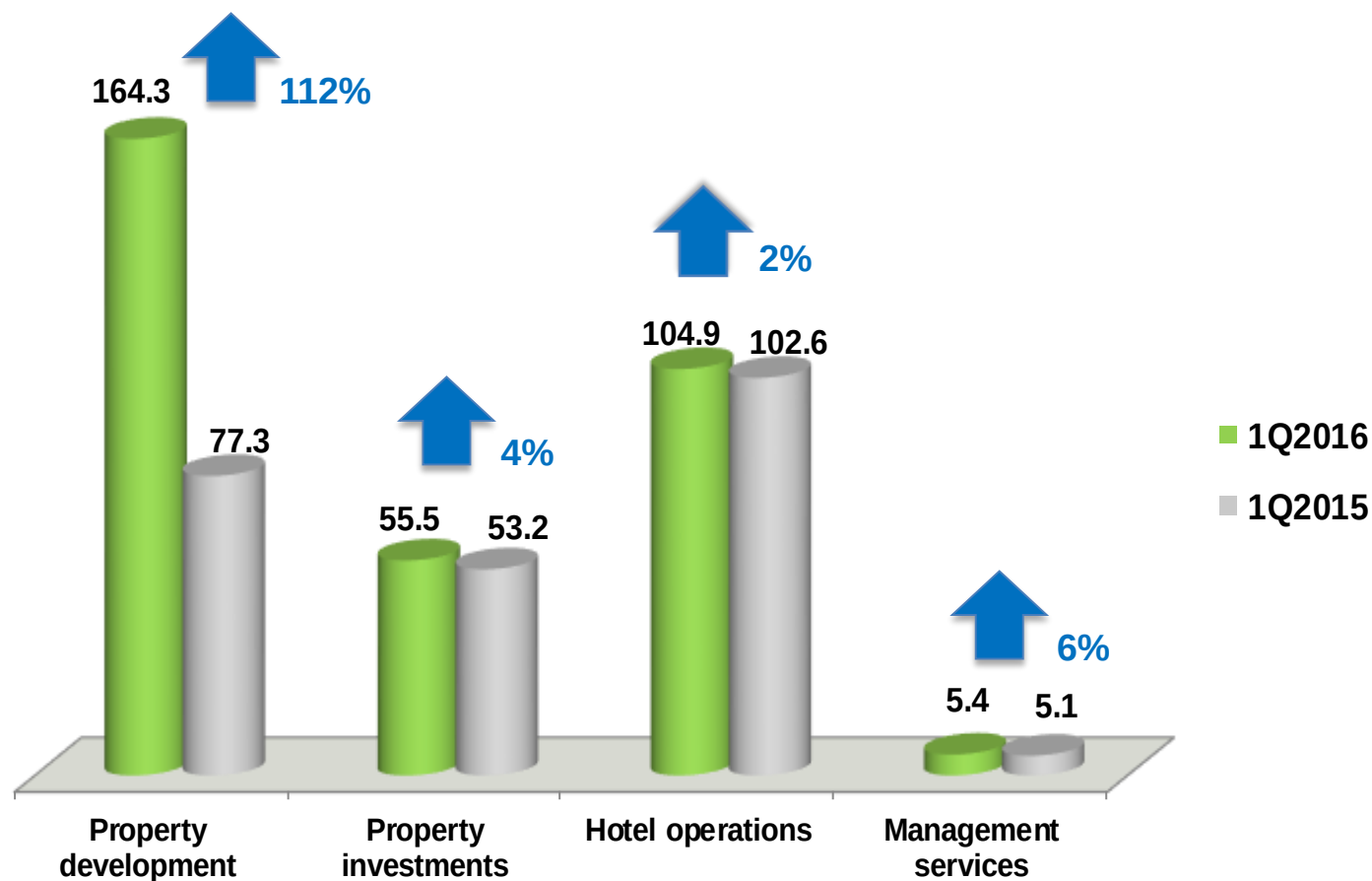
\$m	1Q2016	1Q2015	% Change
Revenue	330.1	238.3	39
Share of profit of associated and joint venture companies	34.1	38.9	-12
Profit before other gains and income tax	93.6	88.9	5
Profit before income tax	93.7	89.6	5
Net attributable profit	77.1	74.2	4
Earnings per share (cents)	9.68	9.43	3

KEY FINANCIALS

	3M2016	FY2015	% Change
Net tangible asset value per share	\$9.92	\$9.89	0
Total equity	\$8,421m	\$8,401m	0
Cash	\$269m	\$276m	-3
Net debt	\$2,283m	\$2,294m	0
Gearing ratio	0.27	0.27	0

BUSINESS REVIEW

(\$m) Revenue by Business Segments 1Q2016 vs 1Q2015

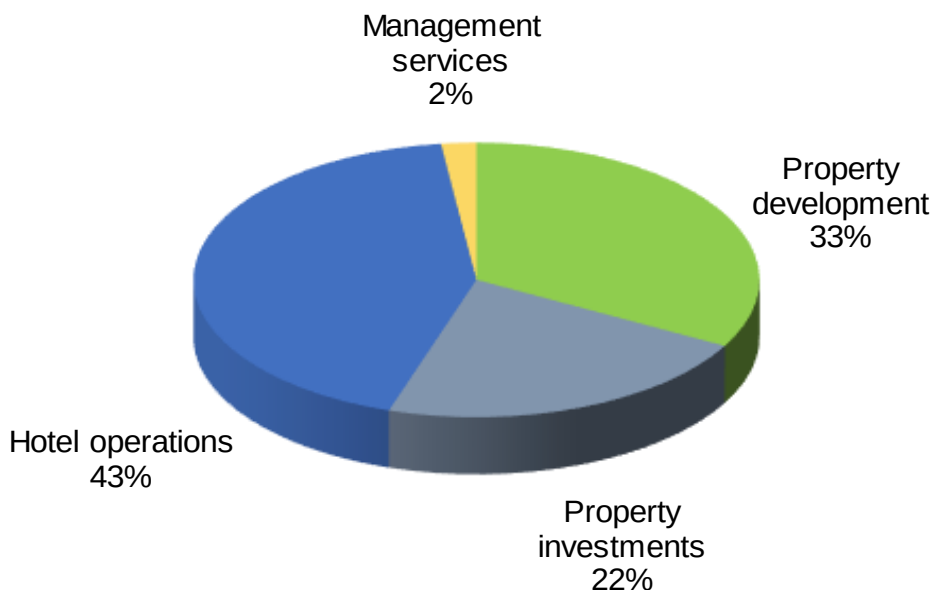
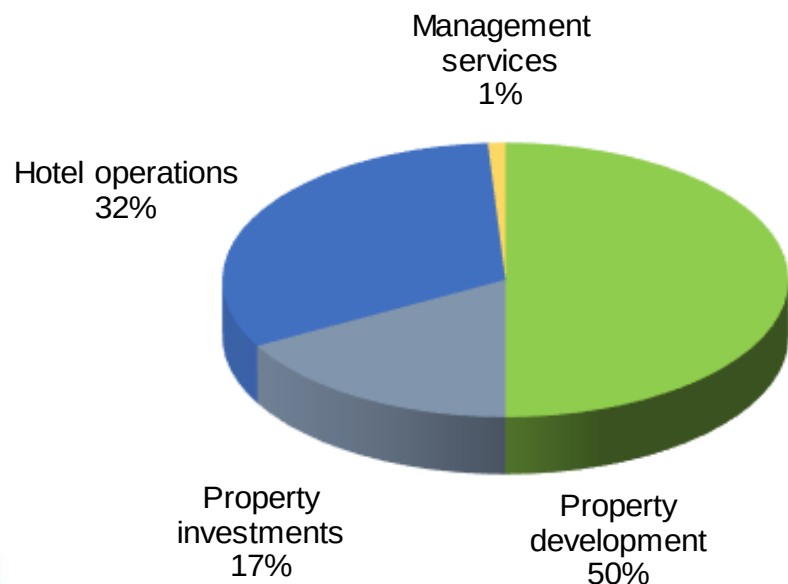


BUSINESS REVIEW

Revenue Contribution by Business Segments 1Q2016 vs 1Q2015

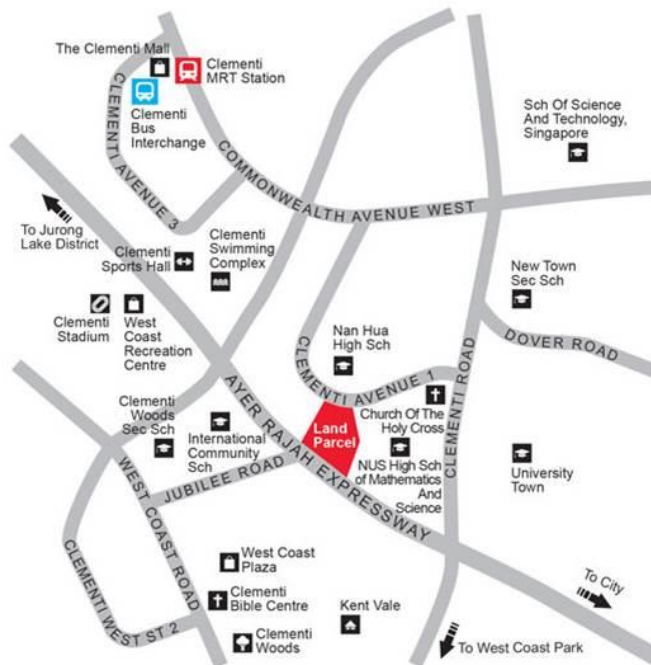
1Q2016

1Q2015



OPERATION HIGHLIGHTS

PROPERTY DEVELOPMENT



Clementi Avenue 1 Site

- Successfully tendered for 99-year leasehold site in December 2015
- Potentially yield 505 units
- 50% stake
- Tallest Prefabricated Pre-finished Volumetric Construction (PPVC) building in the world



Source: URA

PROPERTY DEVELOPMENT



Principal Garden

- 99-year leasehold site at Prince Charles Crescent
- 663-unit development near Redhill MRT station
- 70% stake
- Launched in Oct 2015
- 27.1% sold as at 31 Mar 2016



Botanique at Bartley

- 99-year leasehold site along Upper Paya Lebar Road
- 797-unit condominium near Bartley MRT station
- 100% stake
- 79% sold as at 31 Mar 2016

PROPERTY DEVELOPMENT

Riverbank@Fernvale

- In Sengkang West Way, situated near Layar LRT, Punggol Reservoir and Seletar Aerospace Park
- A 555-unit, four 19-storey blocks project
- 100% stake
- First-of-its-kind bicycle-sharing facility for residents
- 66.5% sold as at 31 Mar 2016





Thomson Three

- Near MacRitchie and Lower Peirce Reservoirs, and upcoming Upper Thomson MRT Station
- 435 apartments and 10 strata semi-detached houses
- 50% stake
- 98.2% sold as at 31 Mar 2016



The Esplanade, Tianjin

- Mixed development, along HaiHe River, comprising four blocks of 522 residential units, a 319-room hotel, 17,075 sqm GFA office and 11,926 sqm GFA retail space
- 100% stake
- 99.8% of 4 residential towers sold as at 31 Mar 2016
- 78.1% of one office tower sold as at 31 Mar 2016

PROPERTY DEVELOPMENT



Park Eleven, Shanghai

- Mixed development located within the Changfeng Ecological Business Park, about 5 km to the north-east of the Hongqiao Transportation Hub and less than 10 km from The Bund
- 398 residential units and 4,000 sqm of net lettable area
- 40% stake
- Target to launch in 1H2016

PROPERTY DEVELOPMENT

Site at Bishopsgate, London

- UOL's first investment in Europe
- Freehold land of 3,200 sqm
- Located in London's central financial district, about 200m from Liverpool Street Station and the future Crossrail Station
- Approved for a 43-storey tower (52,255 sqm GFA) with residential, hotel and retail components
- Currently seeking planning approval for the intensification of the number of residential units to 160 and hotel rooms to 237
- 100% stake



PROPERTY DEVELOPMENT

Profit recognition of launched projects

Project Name	% Equity Stake	No. of Units	Saleable Area (sqm)	% Sold (as at 31.03.16)	% Completed (as at 31.03.16)	TOP Date
--------------	----------------	--------------	---------------------	-------------------------	------------------------------	----------

Completed

The Esplanade, Tianjin	100	570	71,586	93.7	100	TOP
------------------------	-----	-----	--------	------	-----	-----

Ongoing

Thomson Three	50	445	39,965	98.2	97	Est. 2Q2016
Seventy Saint Patrick's	100	186	12,950	99.5	93	Est. 3Q2016
Riverbank@Fernvale	100	555	48,345	66.5	73	Est. 1Q2017
Botanique at Bartley	100	797	55,419	79.0	20	Est. 3Q2018
Principal Garden	70	663	50,665	27.1	9	Est. 2Q2018

PROPERTY DEVELOPMENT

Singapore residential pipeline

Project Name/Location	Tenure of Land	Site Area (sqm)	Est. Saleable Area (sqm)	Est. No. of Units	% Owned	Target Launch
Clementi Ave 1 site	99	13,038	45,633	505	50	2017

Overseas residential pipeline

Project Name/Location	Site Area (sqm)	Est. Saleable Area (sqm)	Est. No. of Units	% Owned	Target Launch
Shanghai (Changfeng)*	39,540	78,526	398	40	1H2016
Site at Bishopsgate, London**	3,200	13,551	160	100	2017
Total	42,740	92,077	558		

* Mixed development with 398 residential units and 4,000 sqm of net lettable area

** Mixed development with 160 residential units, 237 hotel rooms and a retail component

PROPERTY INVESTMENTS

Office properties		Net Lettable Area (sqm)
<u>Portfolio</u>		
Novena Square		41,579
United Square		26,897
Odeon Towers		18,364
Faber House		3,956
One Upper Pickering		8,089
Total		98,885
Retail properties		
<u>Portfolio</u>		
Novena Square shopping mall		15,854
United Square shopping mall		19,328
OneKM		19,045
The Esplanade Mall, Tianjin*		6,164
Sub Total		60,391
<u>Pipeline</u>		
Shanghai (Changfeng)*		4,000 (est.)
Site at Bishopsgate, London*		1,631
Total		66,022
Grand Total		164,907

* Retail component within a mixed development

PROPERTY INVESTMENTS

Owned Serviced Suites Properties		Rooms
<u>Portfolio</u>		
Pan Pacific Serviced Suites Orchard, Singapore		126
Pan Pacific Serviced Suites Beach Road, Singapore		180
PARKROYAL Serviced Suites Beach Road, Singapore		90
PARKROYAL Serviced Suites Kuala Lumpur		287
Total		683

HOTEL OPERATIONS

Owned Hotels	Country	Rooms
<u>Portfolio</u>		
Pan Pacific Orchard	Singapore	206
PARKROYAL on Beach Rd	Singapore	346
PARKROYAL on Kitchener Road	Singapore	532
PARKROYAL on Pickering	Singapore	367
Pan Pacific Perth	Australia	486
PARKROYAL Darling Harbour, Sydney	Australia	340
PARKROYAL Parramatta	Australia	196
PARKROYAL Melbourne Airport	Australia	276
PARKROYAL Kuala Lumpur	Malaysia	426
PARKROYAL Penang	Malaysia	309
Pan Pacific Xiamen	China	354
Pan Pacific Suzhou	China	481
Pan Pacific Tianjin	China	319
PARKROYAL Yangon	Myanmar	334
Sofitel Plaza Hanoi	Vietnam	321
PARKROYAL Saigon	Vietnam	186
Sub Total		5,479
<u>Pipeline</u>		
Hotel in Bishopsgate, London (to be operated under the "Pan Pacific" brand)	UK	237
PARKROYAL Parramatta extension currently under development	Australia	90
Sub Total		327
Total		5,806

HOTEL OPERATIONS

	Existing		Pipeline	
	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms
By Brand				
Pan Pacific	19	5,764	3	789
PARKROYAL	13	3,779	3	793
Others	1	321	0	0
Total	33	9,864	6	1,582
By Ownership Type				
Owned	20	6,162	1	237
Managed	13	3,702	5	1,345
Total	33	9,864	6	1,582

Note: Serviced suites are included in the above tally

DISCLAIMER

This presentation may contain forward-looking statements or financial information. Such forward-looking statements and financial information may involve known and unknown risks, uncertainties, assumptions and other factors which may cause the actual results, performance or achievements of UOL Group Limited, or industry results, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements and financial information.

Such forward-looking statements and financial information are based on assumptions including (without limitation) UOL Group Limited's present and future business strategies, general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other companies, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business activities.

You are advised not to place undue reliance on these forward-looking statements and financial information, which are based on UOL Group Limited's current views concerning future events.

UOL Group Limited expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements or financial information contained in this presentation to reflect any change in UOL Group Limited's expectations with regard thereto or any change in events, conditions or circumstances on which any such statement or information is based, subject to compliance with all applicable laws and regulations and/or the rules of the SGX-ST and/or any other regulatory or supervisory body.

This presentation may include market and industry data and forecasts. You are again advised that there can be no assurance as to the accuracy or completeness of such included information. While UOL Group Limited has taken reasonable steps to ensure that the information is extracted accurately and in its proper context, UOL Group Limited has not independently verified any of the data or ascertained the underlying assumptions relied upon therein.