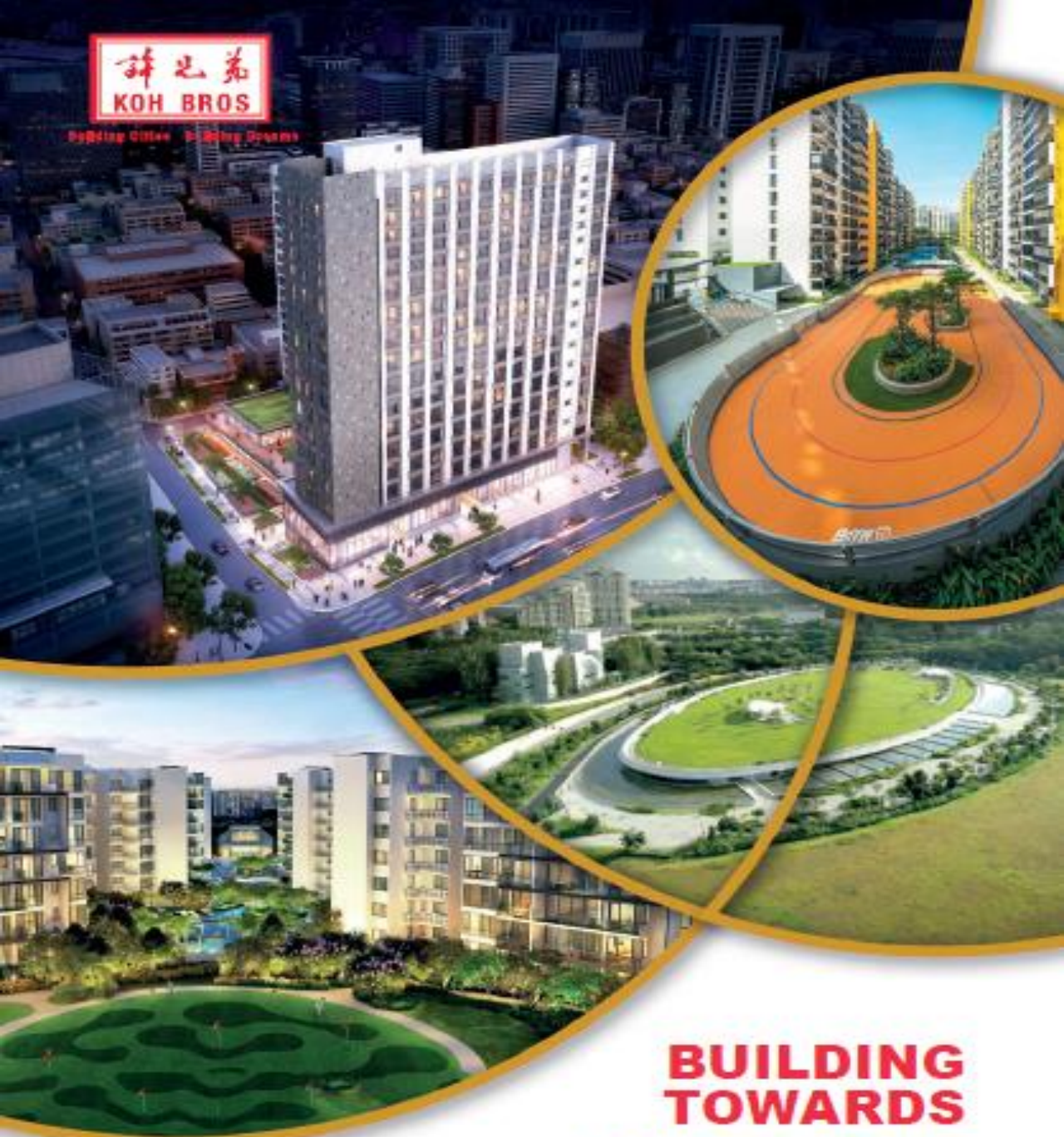




Building Office Building Dreams



**BUILDING
TOWARDS**
A BRIGHT FUTURE

**KOH BROTHERS
GROUP LIMITED**

**ANNUAL GENERAL
MEETING**
25 April 2023

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Agenda

- 1 Business Overview
- 2 Business Strategies
- 3 Financial Highlights



Business Overview



Real Estate - On-going Project Van Holland



Group's Stake	100%
Location	Holland Road
Tenure	Freehold
Expected Completion	2H 2023
Project Brief	• The development's sheltered link-bridge directly connects Van Holland to Holland Village; upcoming One Holland Village mixed-use development, with Chip Bee Garden and Holland Village MRT at its doorstep. • 69-unit residential development comprising one block of 4-storey with attic and two blocks of 5-storey residential units, a 2-storey waterfall, a 26-metre infinity lap pool and a rooftop clubhouse. • Each unit's flooring will be outfitted with Arabescato Altissimo marble from Italy; other luxury finishes include Miele kitchen appliances, Italian bathroom fittings by Fratelli Frattini and a pull-down garment rail system; master bathrooms will be fitted with Swarovski crystal-encrusted fixtures, while 16 of its 69 units will have private lift access.

Real Estate - Joint Venture Project

Hyll on Holland



Group's Stake	20%
Location	Holland Road
Tenure	Freehold
Expected Completion	1H 2025
Project Brief	• Located at the junction of Holland Road and Queensway in District 10 within a popular residential enclave of landed homes and high-end condominiums. • The development is conveniently located within 6 mins walk to Holland Village MRT station and is easily connected to two expressways, PIE and AYE. • There are a wide array of shopping malls and amenities as it is near Orchard Road and Holland Village. • It has a total of 310 units comprising a mixture of 1-bedroom to 5-bedroom units. The residential units are spread over two spacious blocks with approximately 241,900 sq ft of saleable area.

Project Sales Status



As of 24 April 2023

	Van Holland	Hyll on Holland
Total Units	69	319
Units Sold	56	291
% Sold	81	91

Awards / Recognition – Van Holland

PropertyGuru Asia Awards	• Best Luxury Boutique Condo Development • Best Boutique Condo Architectural Design
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Real Estate - Investment Properties



Alocassia

– Located in the prime district along Bukit Timah Road and proximity to Stevens MRT Station.



First City Complex

– Located in Batam, Indonesia. Comprising commercial and office units, as well as apartments.



Nonhyeon I'Park

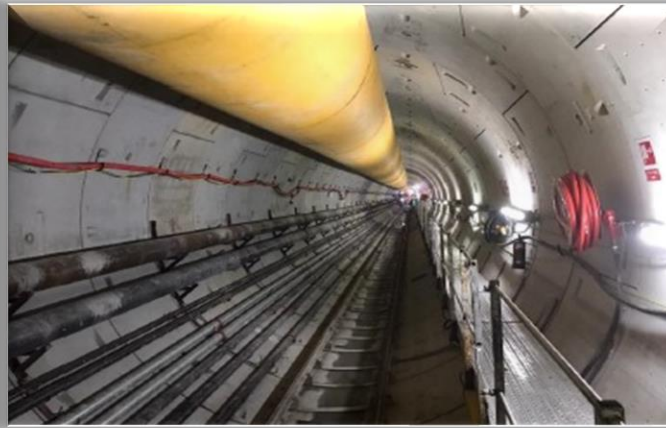
– Located in Gangnam district in Seoul, South Korea. Comprising 5 units of officetel.



Sun Plaza

– Located in Sembawang and connected to the MRT Station. Comprising 131 of retail and commercial units with a lettable area of 14,573 sqm.

Engineering and Construction - On-going Projects



	Circle Line 6	Deep Tunnel Sewerage System (Phase 2)	Tuas Water Reclamation Plant Contract 2A – Influent Pumping Solutions
Contract Value	S\$225.4 million	S\$520.0 million	S\$668.2 million
Client	LTA	PUB	PUB
Project Brief	• All civil, structural, architectural, electrical & mechanical and system works relating to the construction of cut-and-cover tunnels and other structures from the east of the planned Prince Edward Station to the existing Marina Bay Station	• Section from South Tunnel at Tuas Road and Industrial Tunnel at Pioneer Road to the Tuas Water Reclamation Plant (10km) • Design and construction of the tunnels, shafts and other features	• Provision of Influent Pumping Stations, Coarse Screen Shafts • 66/22kV Electrical Main Substation A and B

Engineering and Construction - On-going Projects



**Tuas Water Reclamation Plant Contract 3B1 –
Industrial Liquids Module 1 MEICA Part 1 & 2**

Van Holland Luxury Residence

Contract Value

S\$200.7 million

S\$29.4 million

Client

PUB

KBD Holland

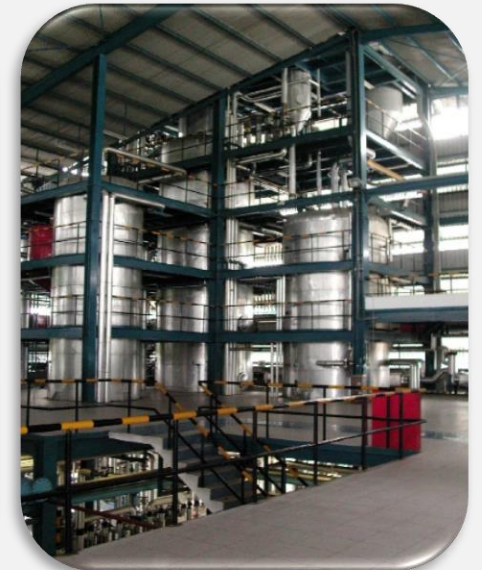
Project Brief

- To carry out mechanical, electrical and instrumentation control and automation works for Industrial Liquids Module 1 at Tuas Reclamation Plant
- World's largest industrial used water treatment facility using ceramic membrane technology to reclaim industrial used water
- Treatment capacity of 75,000 m³

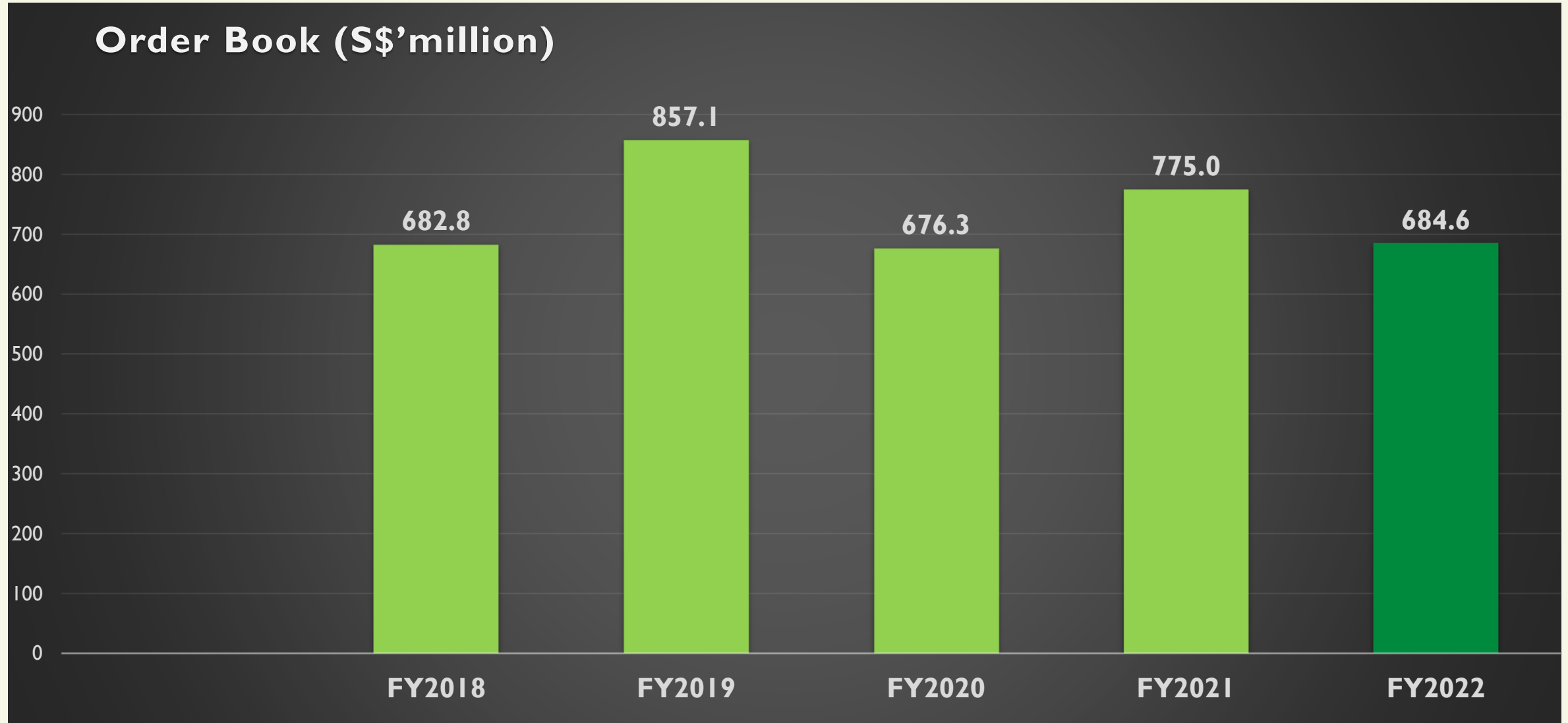
- Construction of freehold residential development at Holland Village
- 69-unit residential development comprising one block of 4-storey and two blocks of 5-storey residential units, 26-metre infinity lap pool and clubhouse

Bio-Refinery and Renewable Energy

- Our Catalyst-listed subsidiary, Oiltek International Limited (“Oiltek”), was officially listed on 3 March 2022.
- Oiltek is a process technology innovator.
- Edible & Non-Edible Oil Refinery Segment -
 - Engineering, procurement, designing, construction and commissioning (“EPCC”) of edible and non-edible oil refining plants, downstream specialty products and processing plants
- Renewable Energy Segment -
 - EPCC of multi-feedstock biodiesel, enzymatic biodiesel, winter fuel, and palm oil mill effluent biogas methane recovery plants
- Product Sales and Trading Segment



Healthy Construction Order Book



Building Materials (G&W Group)



- The Building Materials division established in 1980 is a renowned one-stop quality provider of concrete solutions to the construction industry
- Supply chain includes cement, ready-mix concrete, pre-cast concrete products such as facades, household shelters, pre-fabricated bathroom units, columns and planks
- Implemented a central truck-mixer dispatch system to facilitate the efficient dispatch of trucks to meet the demands of clients around Singapore so as to achieve greater efficiency
- Operates precast plants at Tuas in Singapore and in Senai within Iskandar, Malaysia
 - Total land area: approximately 51,000 sqm



Leisure & Hospitality - Oxford Hotel



Freehold 130-room hotel strategically located in Singapore's CBD (Queen Street)

Easy connectivity:
Near Bras Basah MRT station

The Group will continue to seek investment opportunities in hotel properties locally and overseas



An aerial photograph of Singapore, showing the city skyline across the water. The Marina Bay Sands hotel is prominent in the center, with its three towers and the circular SkyPark. The water is a deep blue-green, and the sky is filled with white clouds. In the foreground, there's a green area with a modern building and a bridge. The text "Business Strategies" is overlaid on the right side of the image.

Business Strategies

Competitive Strengths



**Established
Track Record;
Strong Brand**

**Synergistic
Businesses;
Complementary
Expertise**

**Strong Fleet of
Construction
Equipment and
Machineries**

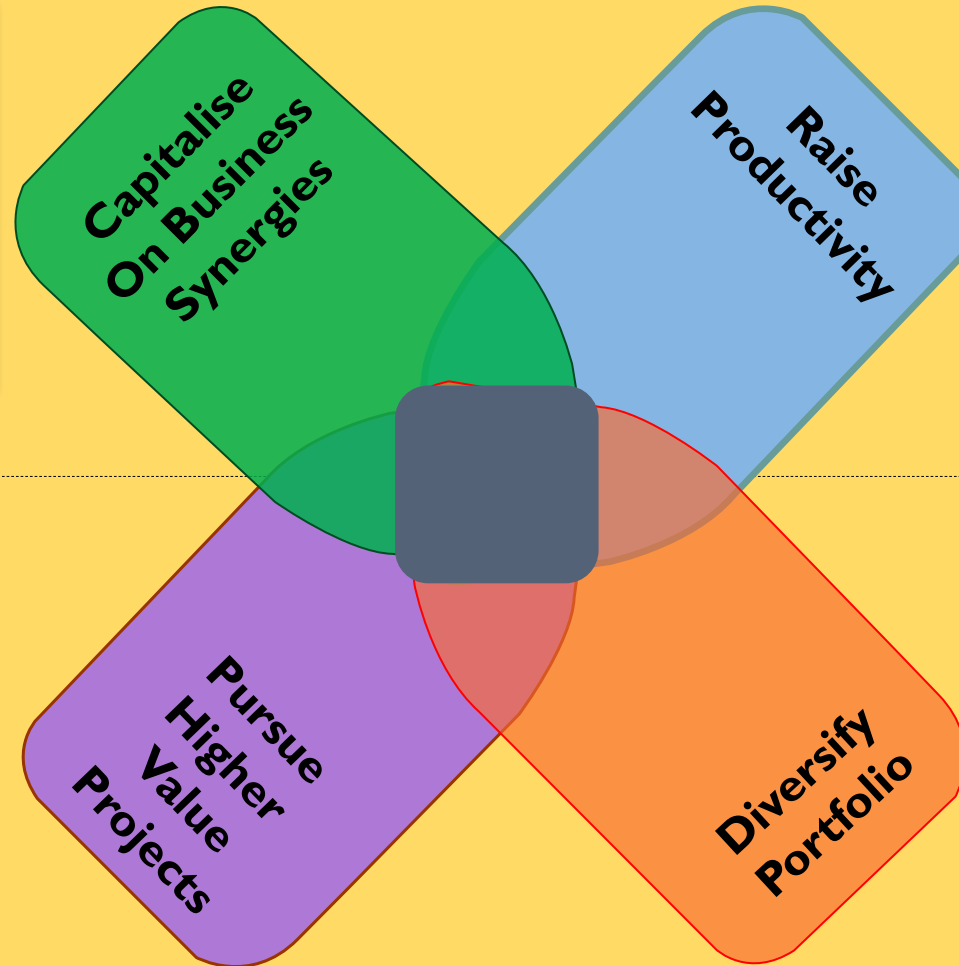
**Diversified
Revenue
Streams**

**Quality Assets
and Strategic
Location**

**Experienced
and Committed
Management**

Business Strategies

- Increase collaboration opportunities
- Sharpen the Group's competitive edge amidst a challenging operating environment



- Streamline our operations, enhance training, redeploy staff and realign our operating structure
- Adopt digitalisation and innovative methods to drive productivity and efficiency

- Exercising prudent cost management strategies and leverage our strong track record to pursue higher value projects
- Explore growing opportunities in the water and wastewater and hydro-engineering sectors

- Prudently diversify portfolio geographically and across sectors
- Enhance recurring income streams

A modern rooftop terrace with a city skyline in the background. The terrace features a large wooden lounge table with striped cushions, a small round table with a fruit bowl, and white armchairs with grey and white cushions. A large glass door on the left leads into the building. The background shows a dense urban landscape with various skyscrapers under a clear blue sky.

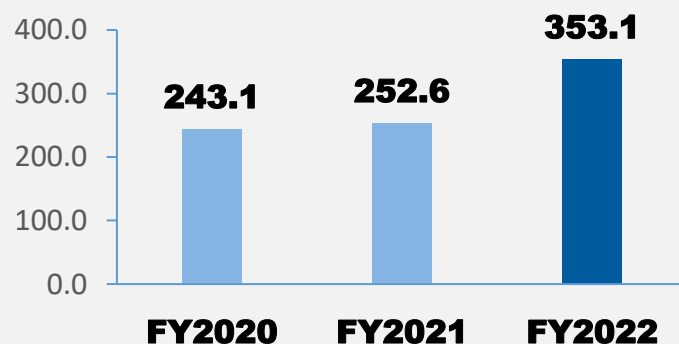
Financial Highlights

Financial Highlights

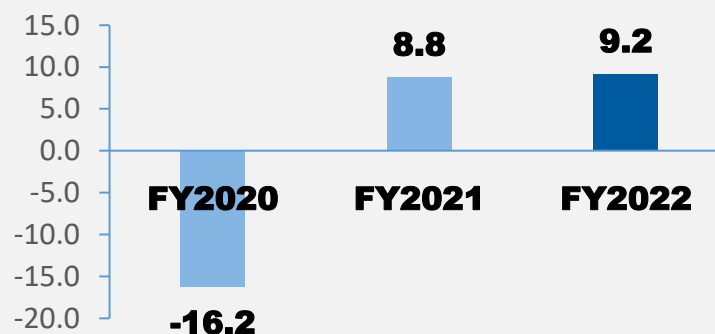


S\$'million	FY2020	FY2021	FY2022
Revenue	243.1	252.6	353.1
Gross Profit	1.5	21.6	26.0
Gross Profit Margin (%)	0.6	8.6	7.4
Profit/(Loss) Before Tax	(16.2)	8.8	9.2
Net Profit Attributable to equity holders	(14.8)	6.9	6.0
Earnings/(Loss) Per Share	(3.59)	1.67	1.46

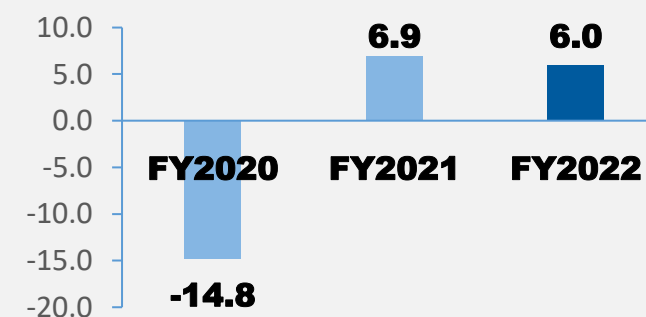
Revenue (S\$'million)



Profit before tax (S\$'million)



Net profit attributable to equity holders (S\$'million)



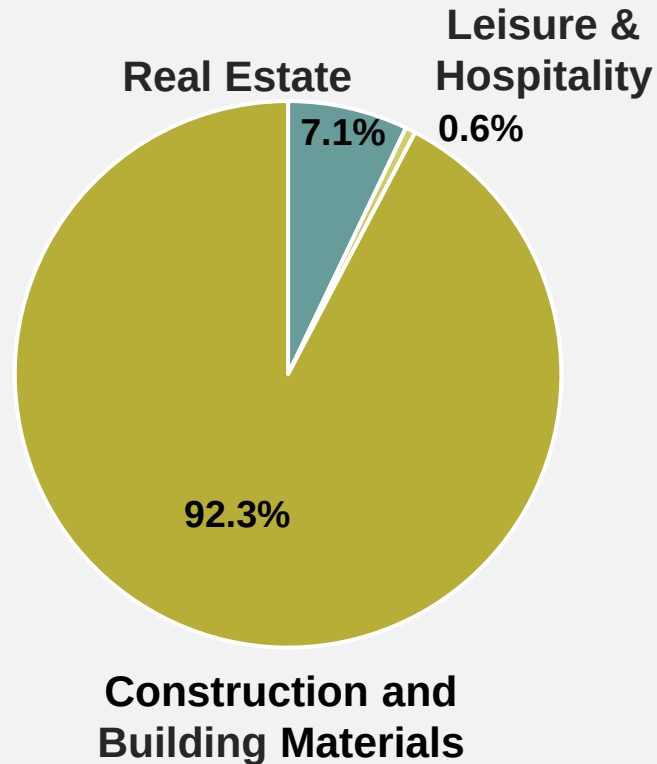
Revenue by Business Segments



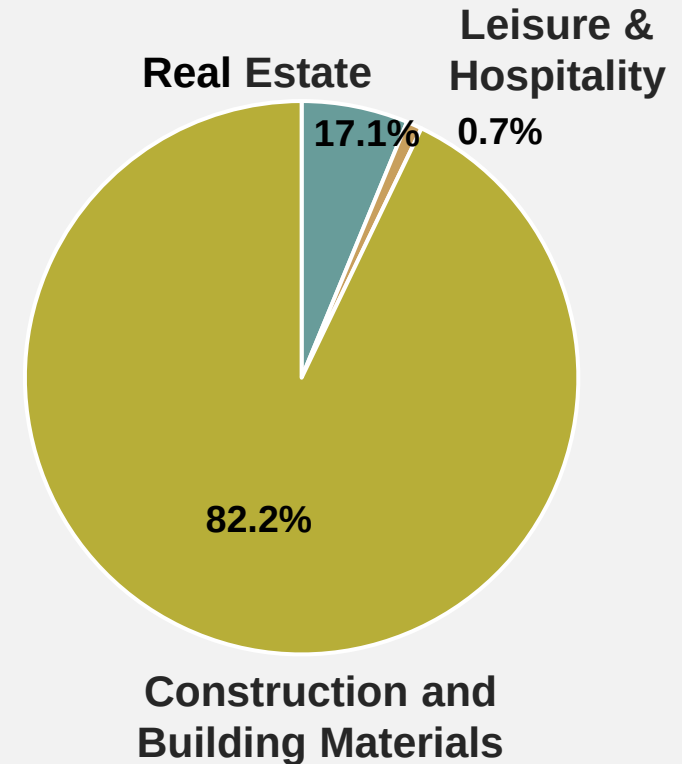
Revenue
FY2022 S\$353.1 million

↑ **40% from**
S\$252.6 million
in FY2021

FY2021



FY2022

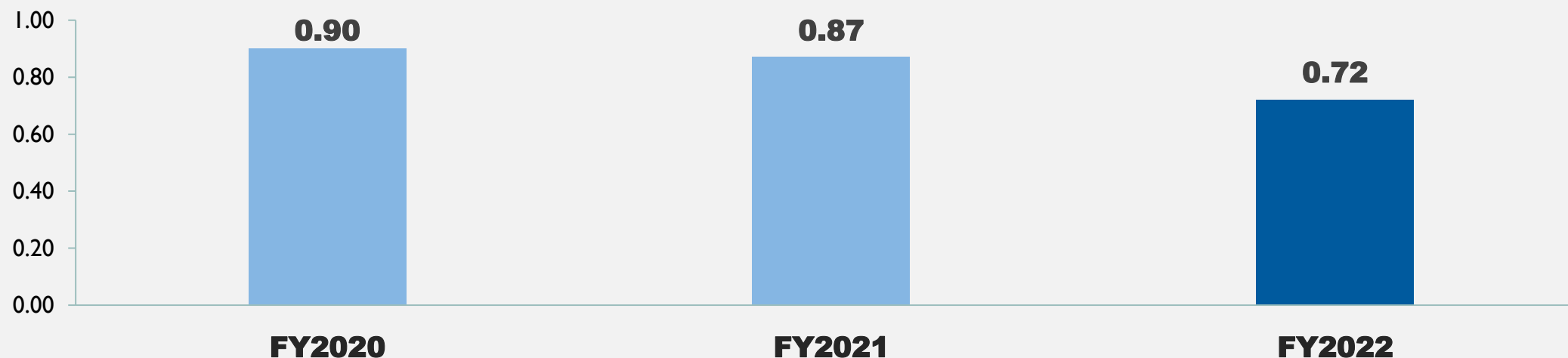


Gearing Ratio



S\$'million	31 Dec 2020	31 Dec 2021	31 Dec 2022
Cash and Bank Balances	101.8	95.2	82.4
Total Borrowings	360.7	346.3	289.2
Net Debt	258.9	251.1	206.8
Gearing Ratio (x)	0.90	0.87	0.72

Gearing Ratio (x)



Balance Sheets & Key Ratios



S\$'million	31 Dec 2020	31 Dec 2021	31 Dec 2022
Current Assets	451.8	471.2	416.0
Current Liabilities	233.8	277.0	325.0
Net Current Assets	218.0	194.2	91.0
Total Assets	819.4	829.0	802.0
Total Liabilities	516.8	486.2	452.6
Net Assets	302.6	342.8	349.4
Net Asset Value Per Share (in cents)	69.80	69.61	70.04
Current Ratio (x)	1.93	1.70	1.28



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Thank You

