Investor Meeting Presentation

August 2014

CONTENTS

- **COMPANY OVERVIEW**
- **2Q2014 RESULTS OVERVIEW**
- **OPERATION HIGHLIGHTS**
- **Q&A**

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

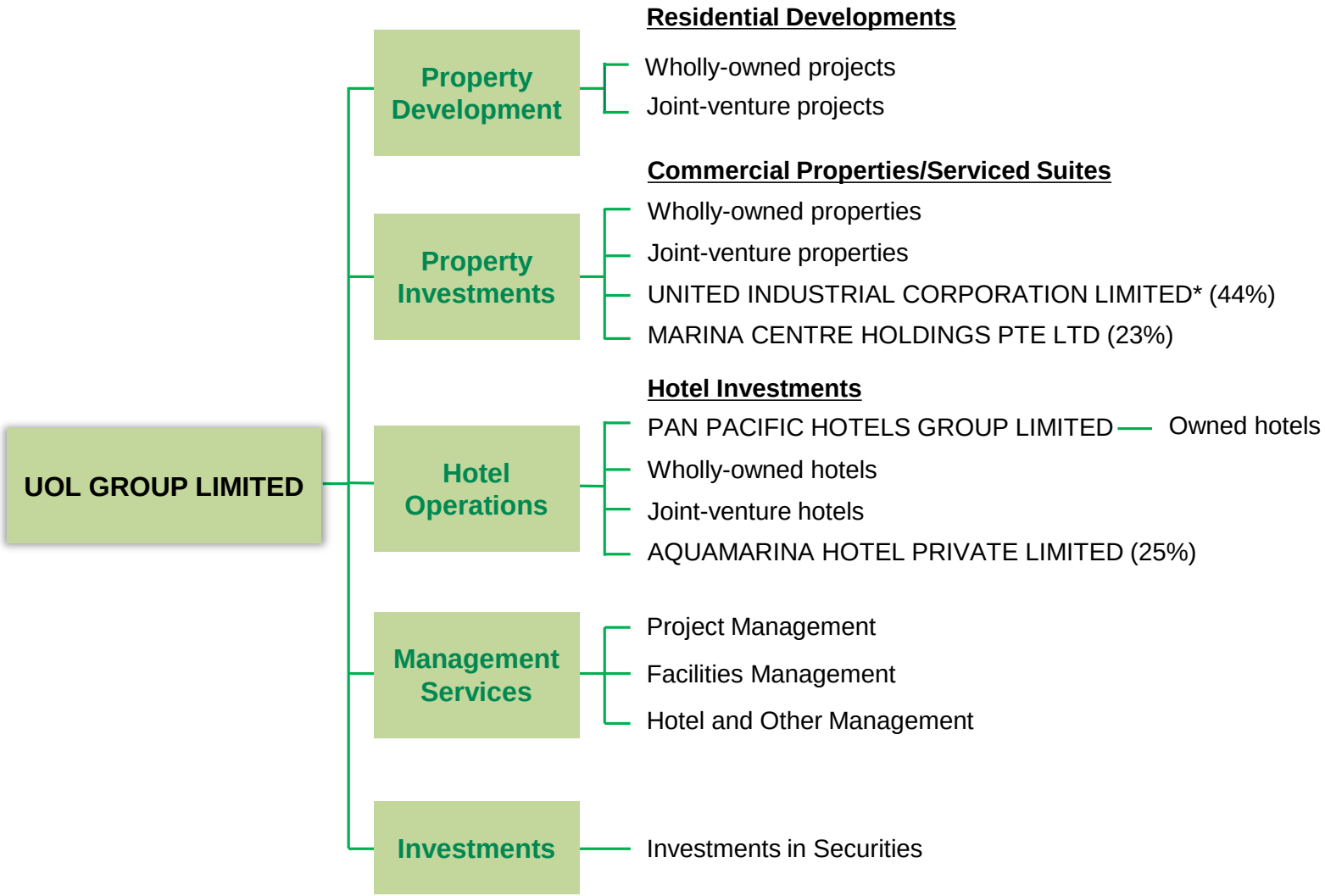
- Together with hotel subsidiary, Pan Pacific Hotels Group Limited, UOL owns and/or manages over 30 hotels, resorts and serviced suites in Asia, Oceania, United Kingdom and North America under two acclaimed brands: “Pan Pacific” and PARKROYAL

- Group’s Total Assets of S$10.96 billion as at 30 June 2014

THE UOL DIFFERENCE



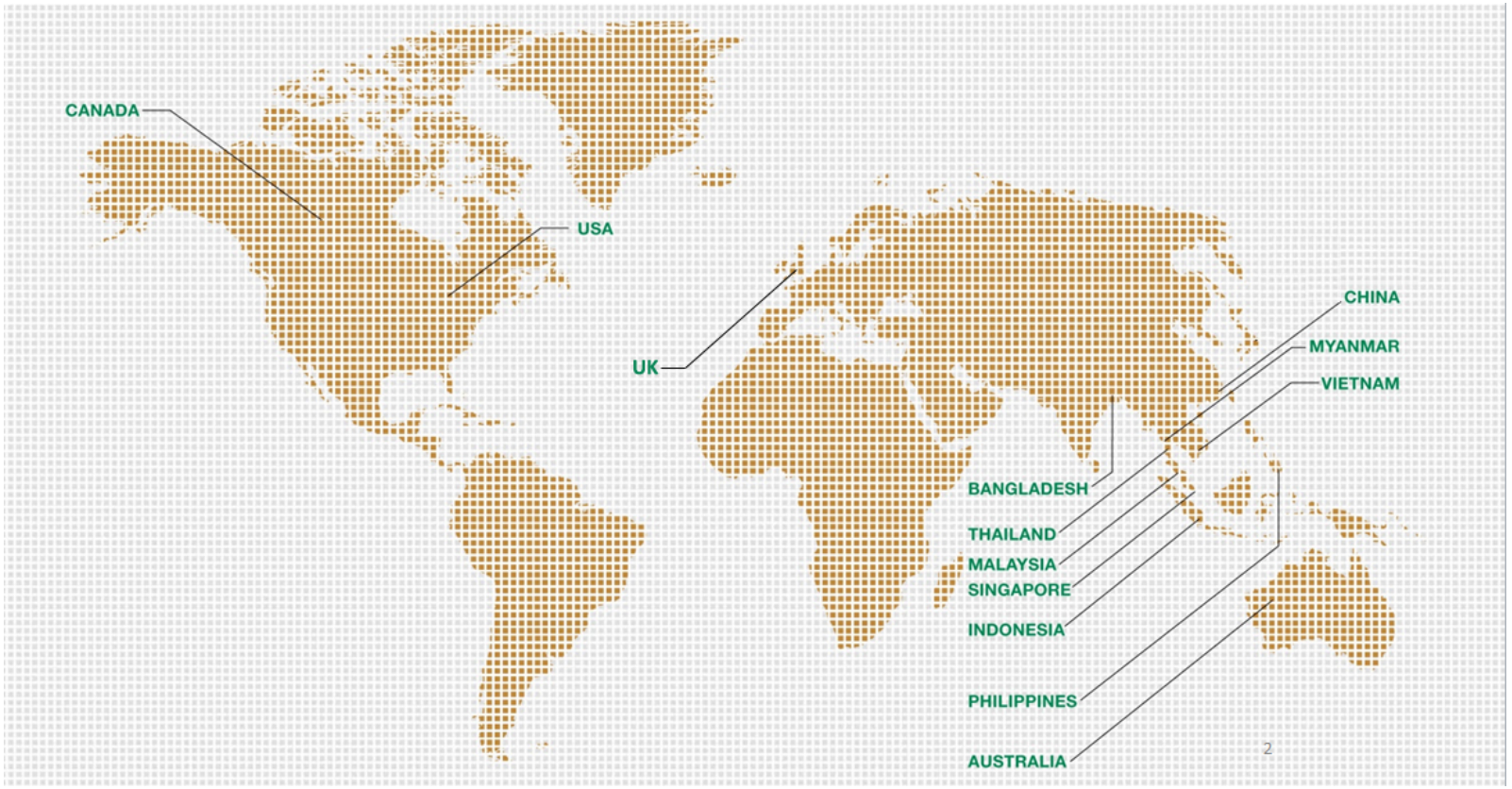
UOL GROUP BUSINESS



* Listed on the Singapore Exchange

GEOGRAPHICAL FOOTPRINT

Operates in 13 countries around the world



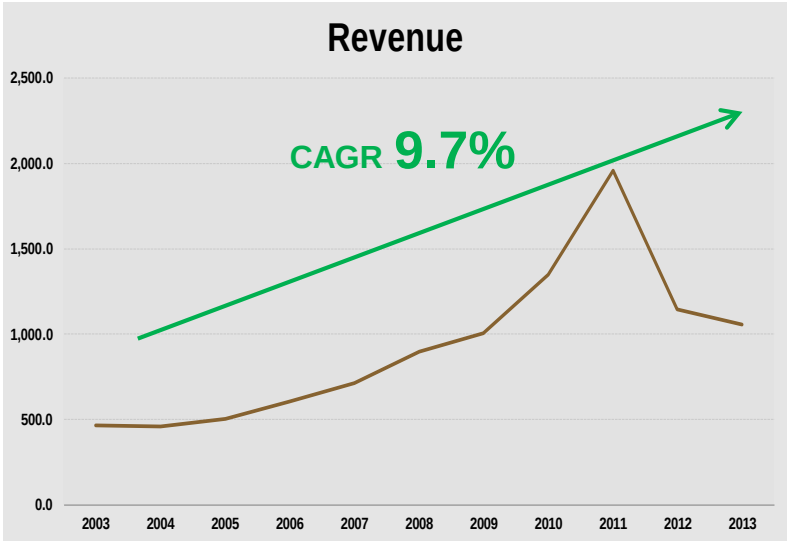
Singapore, Malaysia, Thailand, Indonesia, Philippines, Vietnam, Myanmar, Australia, China, Bangladesh, UK, USA & Canada

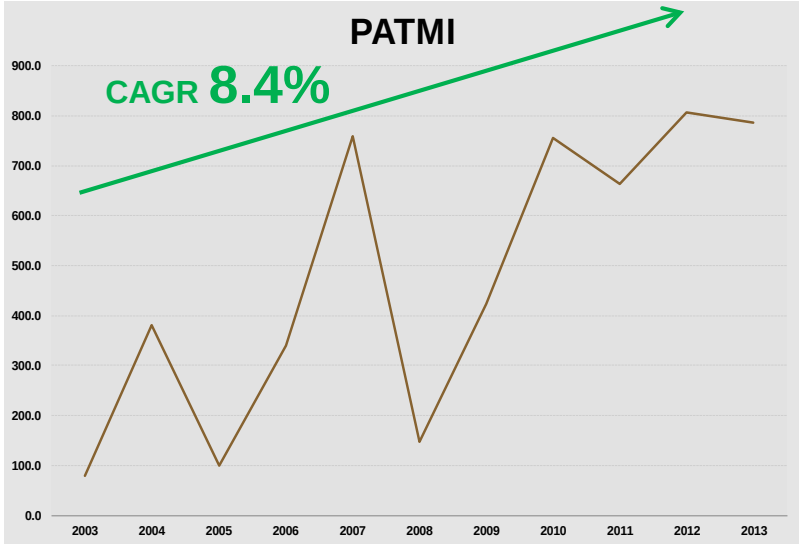
KEY FINANCIALS

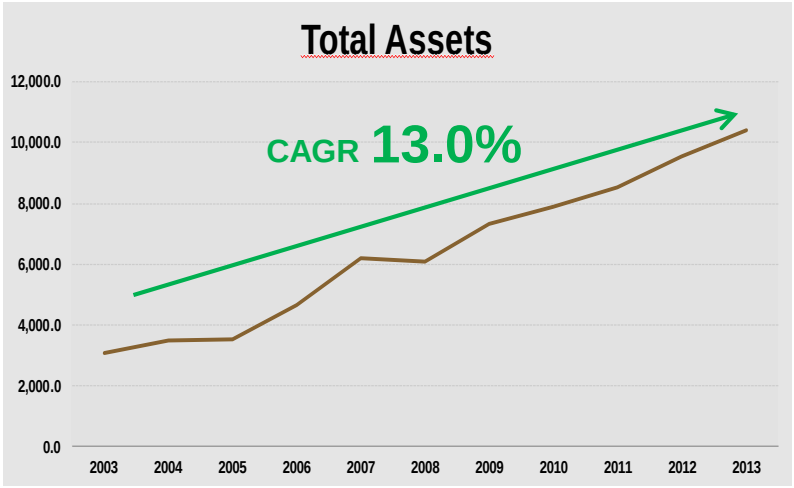
A Decade of Growth

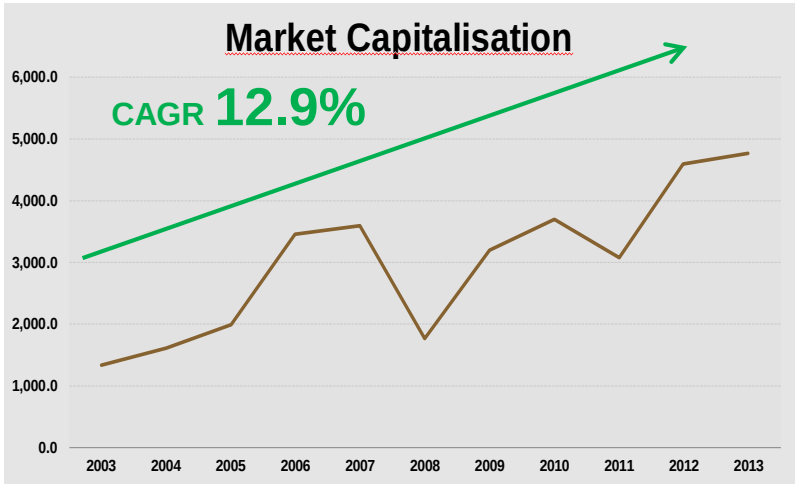
	2004	2005	2006	2007	2008	2009	2010	2011 (Restated)	2012	2013	CAGR %
Revenue ($m)	461.2	505.5	605.1	713.5	899.2	1,007.1	1,349.1	1,960.2	1,145.8	**1,058.6**	**9.7**
Profit before fair value and other gains/(losses) ($m)	128.3	149.3	158.6	273.3	351.5	429.9	551.2	727.8	439.7	**427.3**	**14.3**
Profit before income tax ($m)	485.6	149.8	406.8	938.8	210.4	493.5	889.8	904.0	964.3	**952.0**	**7.8**
PATMI ($m)	381.6	100.1	339.4	758.9	147.2	424.2	755.9	678.6	807.7	**785.8**	**8.4**
Gearing Ratio	0.16	0.19	0.20	0.21	0.42	0.43	0.37	0.35	0.28	**0.28**	**n.m**
Return on Equity	19.9%	4.2%	10.8%	19.2%	4.3%	10.2%	16.3%	12.8%	13.1%	**11.6%**	**-5.8**
Total Assets ($m)	3,478.1	3,520.2	4,651.9	6,182.3	6,093.6	7,328.0	7,904.0	8,697.6	9,564.3	**10,421.4**	**13.0**
Net tangible asset value per share ($)	2.40	2.96	3.95	4.91	4.22	5.25	5.91	6.84	7.94	**8.73**	**15.4**
Earnings per share (cents)	50.7	12.6	42.8	95.4	18.5	53.7	96.94	88.12	105.06	**102.01**	**8.1**
Market Capitalisation ($m)	1,602.0	1,991.0	3,449.9	3,598.2	1,767.3	3,189.0	3,694.3	3,073.0	4,596.3	**4,771.8**	**12.9**
Dividend Yield (%)	22.82	2.99	3.46	3.32	3.38	2.46	3.16	3.75	2.51	**3.23**	**n.m**
Share price ($) as at close of the year	2.02	2.51	4.34	4.51	2.22	4.07	4.75	4.00	5.97	**6.19**	**13.2**

KEY FINANCIAL TRENDS







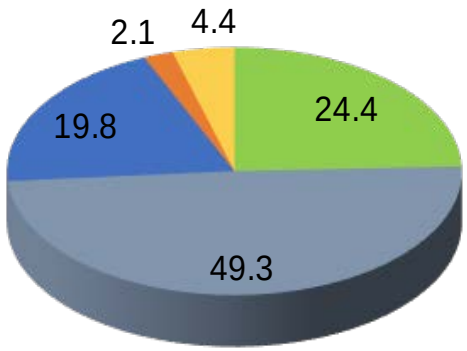


CAGR: Compounded Annual Growth Rate (Over 10 years)

DIVERSIFIED PORTFOLIO

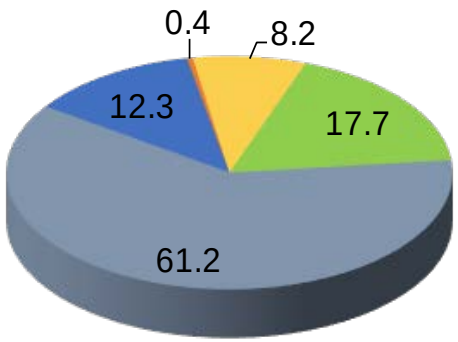
Contribution by Business Segments

Adjusted EBITDA* (%)
(FY 2013)



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

Total Assets (%)**
(as at 31 Dec 2013)



**Excludes unallocated assets

Property development | Property investments | Hotel operations | Management services | Investments

AWARDS HIGHLIGHTS

CORPORATE AWARD

UOL Group Limited

- BCI Asia Top 10 Developer Awards

RESIDENTIAL PROJECTS

International Property Awards 2014 (Asia Pacific)

- Seventy St Patrick's
- Spottiswoode Residences
- Thomson Three
- Riverbank@Fernvale

Singapore Property Awards 2014

- Terrene at Bukit Timah
- Waterbank at Dakota

HOTEL PROPERTIES

PARKROYAL on Pickering

- FIABCI Prix d'Excellence Award
- International Property Awards 2014 (Asia Pacific)
- President's Design Award 2013 - Design of the Year

Pan Pacific Serviced Suites Beach Road

- Singapore Property Awards 2014

2Q2014 RESULTS OVERVIEW

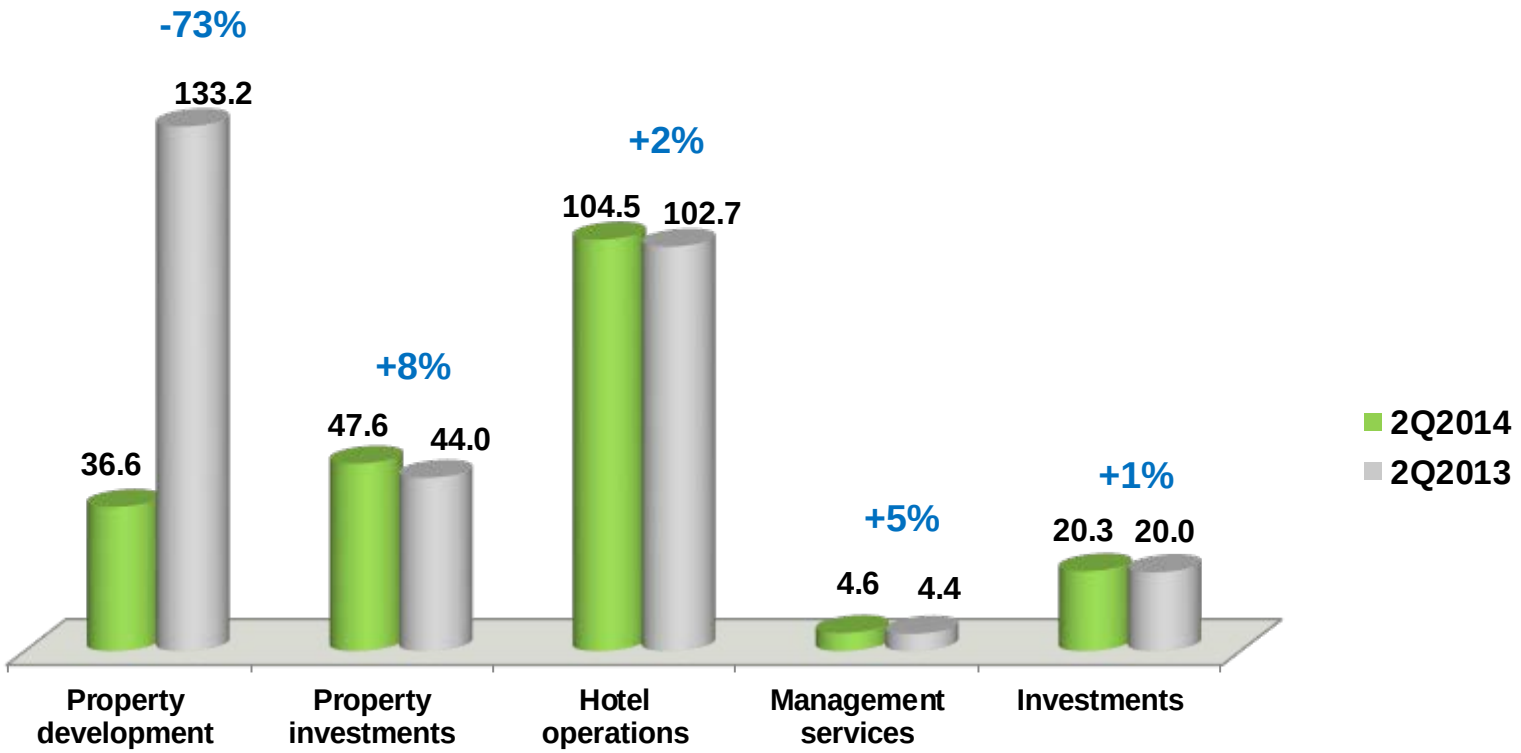
KEY FINANCIALS

S$m	2Q2014	2Q2013	% Change
Revenue	**213.6**	304.3	-30
Share of profit of associated and joint venture companies	**38.4**	24.6	56
Profit before fair value and other gains and income tax	**105.3**	115.3	-9
Profit before income tax	**242.7**	516.7	-53
Net attributable profit	**211.7**	431.4	-51
Earnings per share (cents)	**27.45**	56.03	-51

KEY FINANCIALS

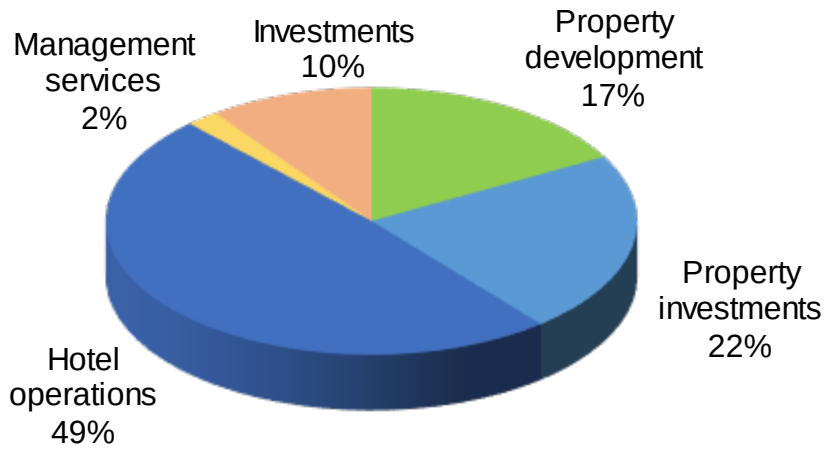
	1H2014	FY2013	% Change
Net tangible asset value per share	**$9.11**	$8.73	4
Total equity	**$7,667m**	$7,227m	6
Cash	**$304m**	$293m	4
Net debt	**$2,160m**	$2,043m	6
Gearing ratio	**0.28**	0.28	0

($m) Revenue by Business Segments 2Q2014 vs 2Q2013

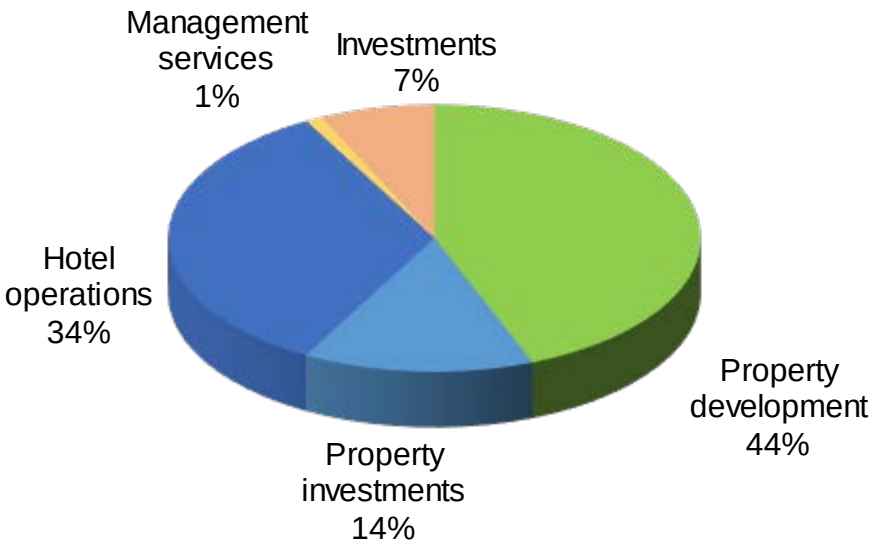


Revenue Contribution by Business Segments 2Q2014 vs 2Q2013

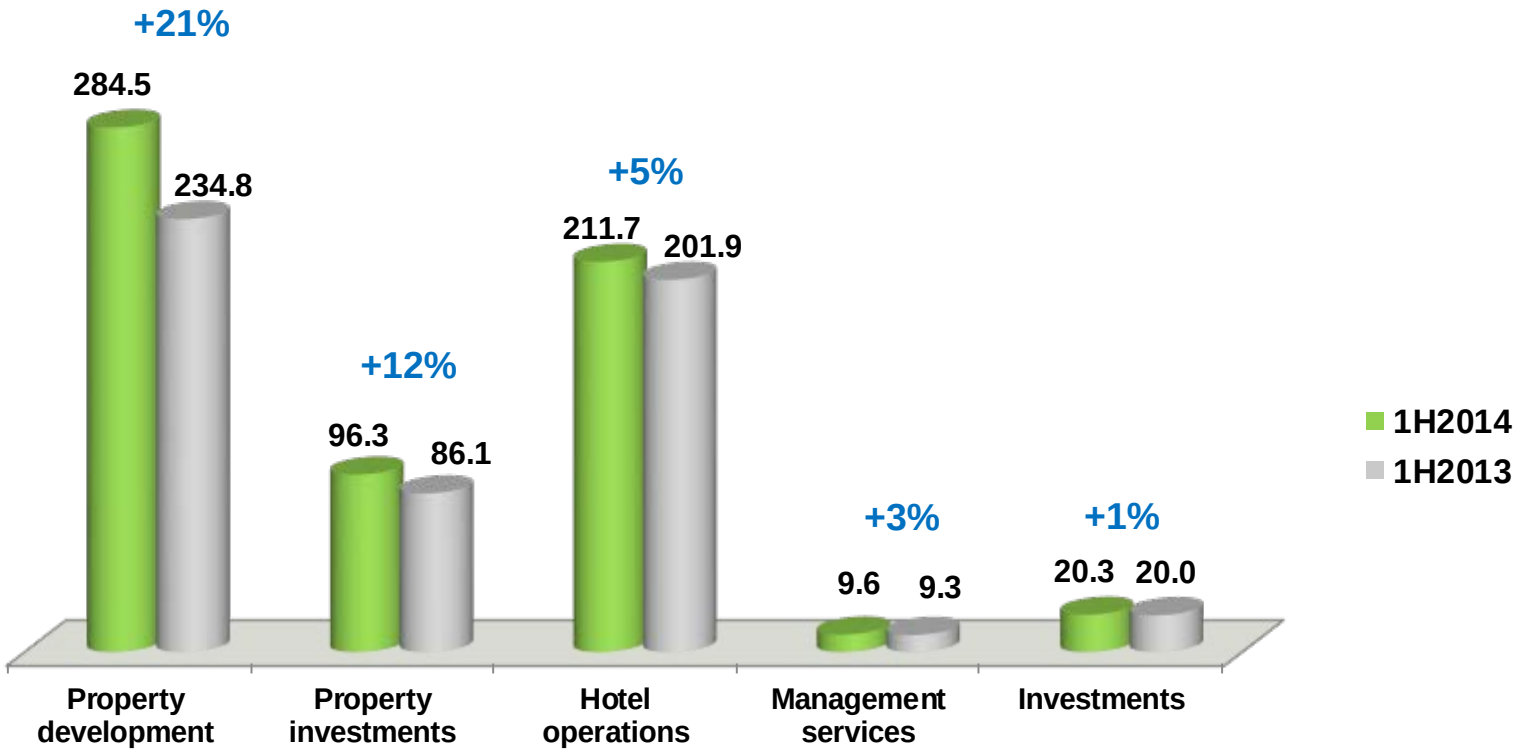
2Q2014



2Q2013

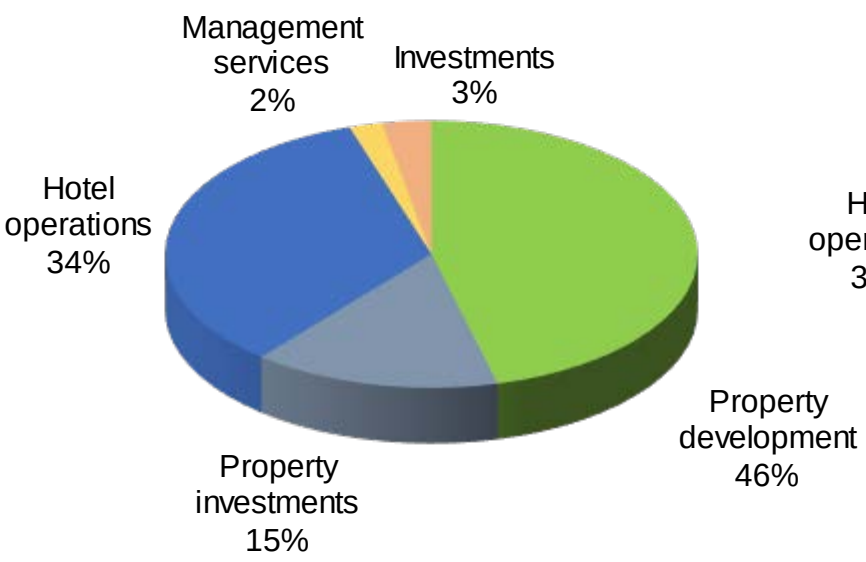


($m) Revenue by Business Segments 1H2014 vs 1H2013

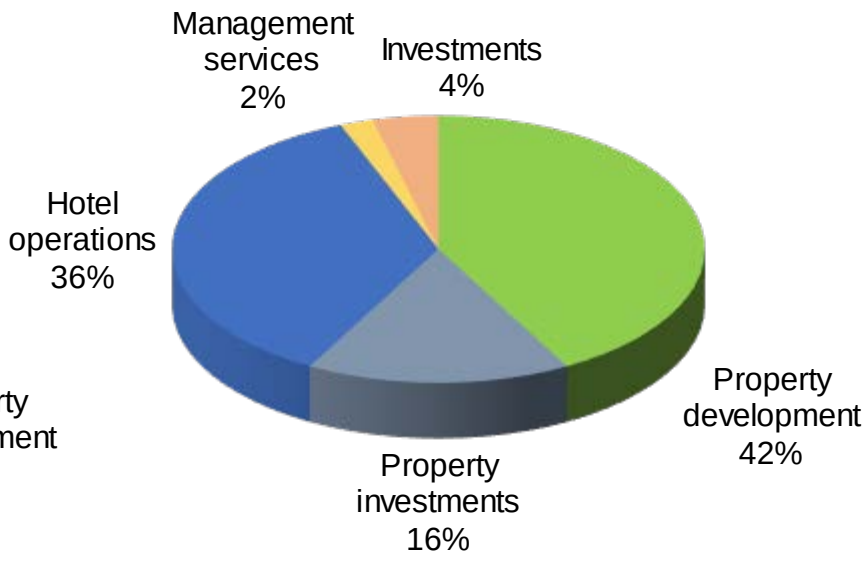


Revenue Contribution by Business Segments 1H2014 vs 1H2013

1H2014



1H2013



OPERATION HIGHLIGHTS

PROPERTY DEVELOPMENT



Upper Paya Lebar Road site

- Successfully tendered for Upper Paya Lebar Road site at 20,078 sqm in January 2014
- 100% stake
- 99-year leasehold site; est. 797-unit project

PROPERTY DEVELOPMENT



Prince Charles Crescent site

- Successfully tendered for Prince Charles Crescent site at 24,964 sqm in April 2014
- 70% stake
- 99-year leasehold site; est. 680-unit project

PROPERTY DEVELOPMENT



Seventy St Patrick's

- Freehold site of area 12,950 sqm, plot ratio 1.4
- Along Upper East Coast Road
- 186 units
- 100% stake
- Target to launch in 3Q2014

PROPERTY DEVELOPMENT



Riverbank@Fernvale

- Sengkang West Way site of 16,604 sqm
- 100% stake
- Situated near Layar MRT, Punggol Reservoir and Seletar Aerospace Park
- A 555-unit, four 19-storey blocks project
- 42% sold (as at 30 June 2014)

PROPERTY DEVELOPMENT



Thomson Three

- Launched in 3Q 2013, 88% sold (as at 30 June 2014) with estimated average price of $1,320 psf
- 435 apartments and 10 strata semi-detached houses
- Situated near MacRitchie and Lower Peirce Reservoirs, and upcoming Upper Thomson MRT Station
- 50% stake

PROPERTY DEVELOPMENT



The Esplanade, Tianjin

- Mixed development, along HaiHe River, comprising four blocks of 522 apartments, a 319-room hotel, 17,075 sqm office and 6,164 sqm retail space
- 90% stake
- 4 residential towers have achieved 98% sales at average price c. RM18,600 psm
- Office tower strata units 71% sold at average price c. RM17,800 psm
- Pan Pacific Hotel and Serviced Suites Tianjin set to open in 3Q 2014

PROPERTY DEVELOPMENT

The Heron Plaza site, London



- UOL's first investment in Europe
- Freehold land of 3,200 sqm
- Located in London's central financial district c. 200m from Liverpool Street Station and the future Crossrail station
- Approved for a 43-storey tower with c. 52,255 sqm GFA
  - 109 residential units
  - 190-room hotel, operate under the "Pan Pacific" brand
  - A retail component
- 100% stake
- Target to complete in 2019

Profit recognition of launched projects

Project Name	% Equity Stake	No. of Units	Saleable Area (sqm)	% Sold (as at 30.6.14)	% Complete (as at 30.6.14)	TOP Date
Spottiswoode Residences	100	351	27,376	99	100	Dec 2013
Archipelago	50	577	71,445	100	67	Est. 1Q2015
Katong Regency	100	244	19,432	100	33	Est. 2Q2015
Thomson Three	50	445	39,965	88	19	Est. 2Q2016
Riverbank@Fernvale	100	555	48,345	42	8	Est. 1Q2017

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
Seventy St Patrick's	FH	12,950	18,130	186	100	3Q2014
Upper Paya Lebar Road Site	99	20,078	55,869	797	100	1Q2015
Prince Charles Crescent Site	99	24,964	53,135	680	70	1H2015
Total		**57,992**	**127,134**	**1,663**		

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	2015
Heron Plaza site, London **	3,200	13,400	109	100	2019
Total	**42,740**	**91,926**	**507**		

* Mixed development with estimated 398 residential units and 8,000 sqm retail space
** Mixed development with 109 residential units, 190 hotel rooms and a retail component

PROPERTY INVESTMENTS

Office properties		Net Lettable Area (sqm)
Portfolio		
Novena Square		41,509
United Square		27,028
Odeon Towers		18,403
Faber House		3,956
One Upper Pickering		8,089
	Total	**98,985**
Retail properties		
Portfolio		
Novena Square shopping mall		16,121
United Square shopping mall		19,676
	Sub Total	**35,797**
Pipeline		
OneKM		18,979
Shanghai (Changfeng) *Retail component of mixed development*		8,000
The Esplanade Mall, Tianjin		6,164
Heron Plaza site, London		c.1,000
	Total	**69,940**
	Grand Total	**168,925**

PROPERTY INVESTMENTS



OneKM

- 18,979 sqm mall offering lifestyle, edutainment and gastronomy
- 100% stake
- 91% of leases committed
- Target to open in 3Q2014

PROPERTY INVESTMENTS

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

HOTEL OPERATIONS

Owned Hotels	Country	Rooms
Portfolio		
Pan Pacific Orchard	Singapore	206
PARKROYAL on Beach Rd	Singapore	343
PARKROYAL on Kitchener Road	Singapore	532
PARKROYAL on Pickering	Singapore	367
Pan Pacific Perth	Australia	486
PARKROYAL Darling Harbour	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
PARKROYAL Yangon	Myanmar	333
Sofitel Plaza Hanoi	Vietnam	321
PARKROYAL Saigon	Vietnam	186
	Sub Total	5,156
Pipeline		
Pan Pacific Tianjin	China	319
Pan Pacific London	UK	190
	Sub Total	509
	Total	**5,665**

HOTEL MANAGEMENT

	Existing		Confirmed Pipeline	
	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms
By Brands				
Pan Pacific	18	5,445	4	1,157
PARKROYAL	13	3,775	6	1,633
Others	1	321	-	-
Total	**32**	**9,541**	**10**	**2,790**
By Ownership Type				
Owned	19	5,839	2	509
Managed	13	3,702	8	2,281
Total	**32**	**9,541**	**10**	**2,790**

Note: Serviced suites are included in the above tally

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THANK YOU

Q&A