

AN AWARD-WINNING
ASEAN DEVELOPER



PACIFIC STAR
DEVELOPMENT LIMITED

Annual General Meeting
30 October 2018

A JOURNEY OF EVOLUTION & GROWTH



• February 2017

Successful listing on the Catalyst Board of the Singapore Exchange via a reverse takeover of LH Group which was renamed as **Pacific Star Development (PSD)**

2017年2月完成反向收购，成功上市

• May 2017

PSD's iconic **Puteri Cove Residences and Quayside WINS TOP ACCOLADES** at the Asia Pacific Property Awards 2017/2018

PSD在依斯干达的项目荣获2017/2018年亚洲房地产大奖

• August 2017

CEO & Managing Director of PSD Mr Glen Chan named "**2017 Malaysia Real Estate Personality of the Year**" at PropertyGuru Asia Property Awards (Malaysia) 2017

PSD首席执行官获选为2017年马来西亚年度房地产人物

• September 2017

MOU with a prominent Indonesian Developer for an **iconic waterfront project in Pantai Indah Kapuk 2, Jakarta**

与印尼著名发展商签署合作备忘录

• October 2017

A partnership with **DAMAC International**, a leading luxury developer in Dubai to develop luxury properties across key cities in Southeast Asia

与迪拜著名发展商合作

2017

Feb 2月

May 5月

Aug 8月

Sep 9月

Oct 10月

A JOURNEY OF EVOLUTION & GROWTH

• February 2018

The Group attains the Certificate of Completion and Compliance for Phase 1 of the Puteri Cove project, which comprises two 32-storey residential towers, four SOHO blocks and one 2-storey retail centre
依斯干达项目获得第一阶段的完工和合规证书

• May 2018

The Group announced a MOU to be the exclusive Asset Manager for an e-commerce start-up Crowdville Ltd
委任为新科技公司的资产经理，与房地产科技新趋势挂钩

First phase of Pacific Star's Bangkok development fully sold

By Timothy Tay / EdgeProp | August 1, 2018 2:29 PM SGT
Tags: offshore Thailand Bangkok Pacific Star Development The Posh Twelve sales phase fully sold

All 450 units released in the first phase of international sales at The Posh Twelve in Bangkok, by Singapore-listed property developer Pacific Star Development (PSD), have been sold.

The 1,373-unit Posh Twelve is a freehold, mixed-use development comprising two condominium towers of 39 and 45 storeys. In addition, there are seven commercial units on the ground floor. It is located at Tiwanon Road, on the city fringe.



2018

Feb 2月

May 5月

July 7月

• May 2018

PSD's high-rise development **The Posh Twelve WINS TOP ACCOLADES** at the Asia Pacific Property Awards 2018/2019
PSD曼谷项目荣获2018/2019年亚洲房地产大奖

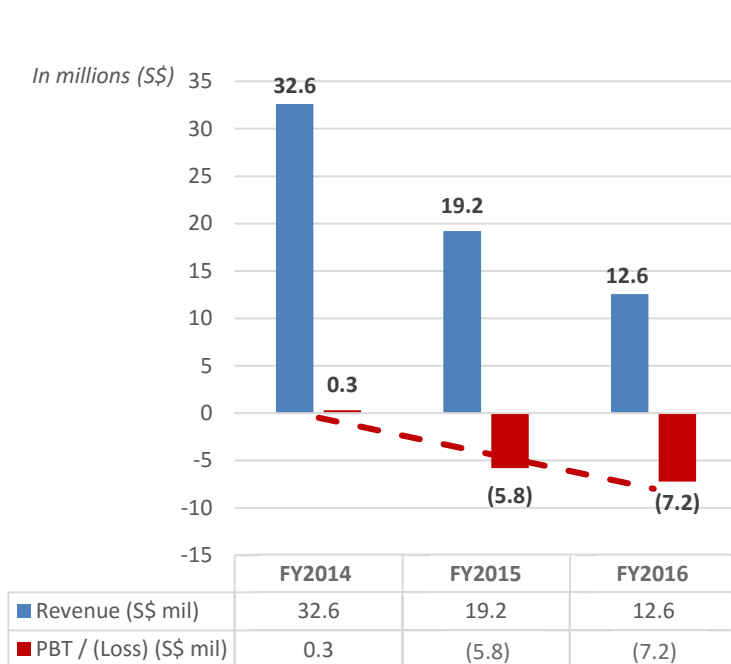
• July 2018

The first international phase of The Posh Twelve in Bangkok is fully sold, with 450 units snapped up by buyers from Hong Kong, Macau, Singapore and China
曼谷项目的第一个国际阶段已全部售出

A strong turnaround with improving financial results quarter-on-quarter since our first results announcement in 2017. This is a stark contrast to the two year loss-making performance of LH Group Limited before the reverse takeover.

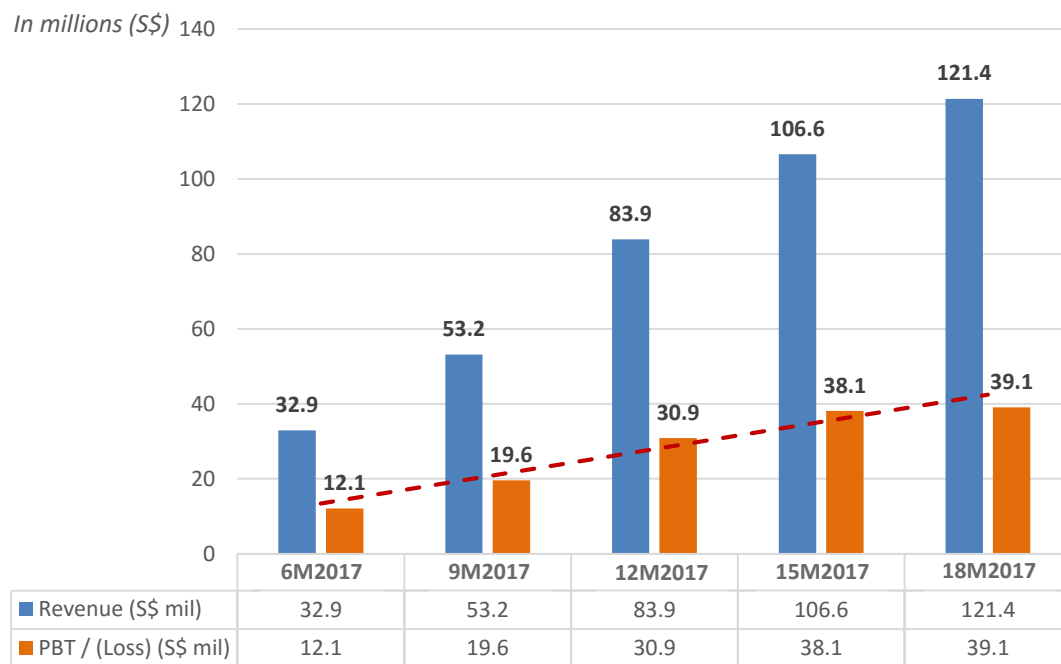
自2017年第一次公布业绩以来，财务业绩有所改善。
这与LH Group Limited在反向收购前的两年亏损表现形成鲜明对比。

Pre-Reverse Takeover



(The figures above are extracted from the Annual Report of LH Group for FY2014, FY2015 and FY2016 respectively, which contain the audited financial statements before the RTO.)

Post Reverse Takeover



(The figures above are extracted from the various quarterly SGX results announcements, cumulating in the Annual Report of PSDL FY2018, which contain the audited financial statements after the RTO.)

- **Residential Towers 1 and 2 :**
Completed in February 2018
住宅塔楼1和2：2018年2月完成
- **Retail : Operational Q2 2019**
零售：2019年第2季度运营
- **Pan Pacific Serviced Suites :**
Operational Q2 2019
泛太平洋服务公寓：2019年第1季度运营
- **Tower 1 and 2 : Close to 80% sold to-date**
住宅楼1和2目前已售出近80%

WINNER OF 10 INTERNATIONAL AWARDS FOR DEVELOPMENT EXCELLENCE 2016/2017/2018 :

2016/2017/2018年荣获10项国际发展卓越奖

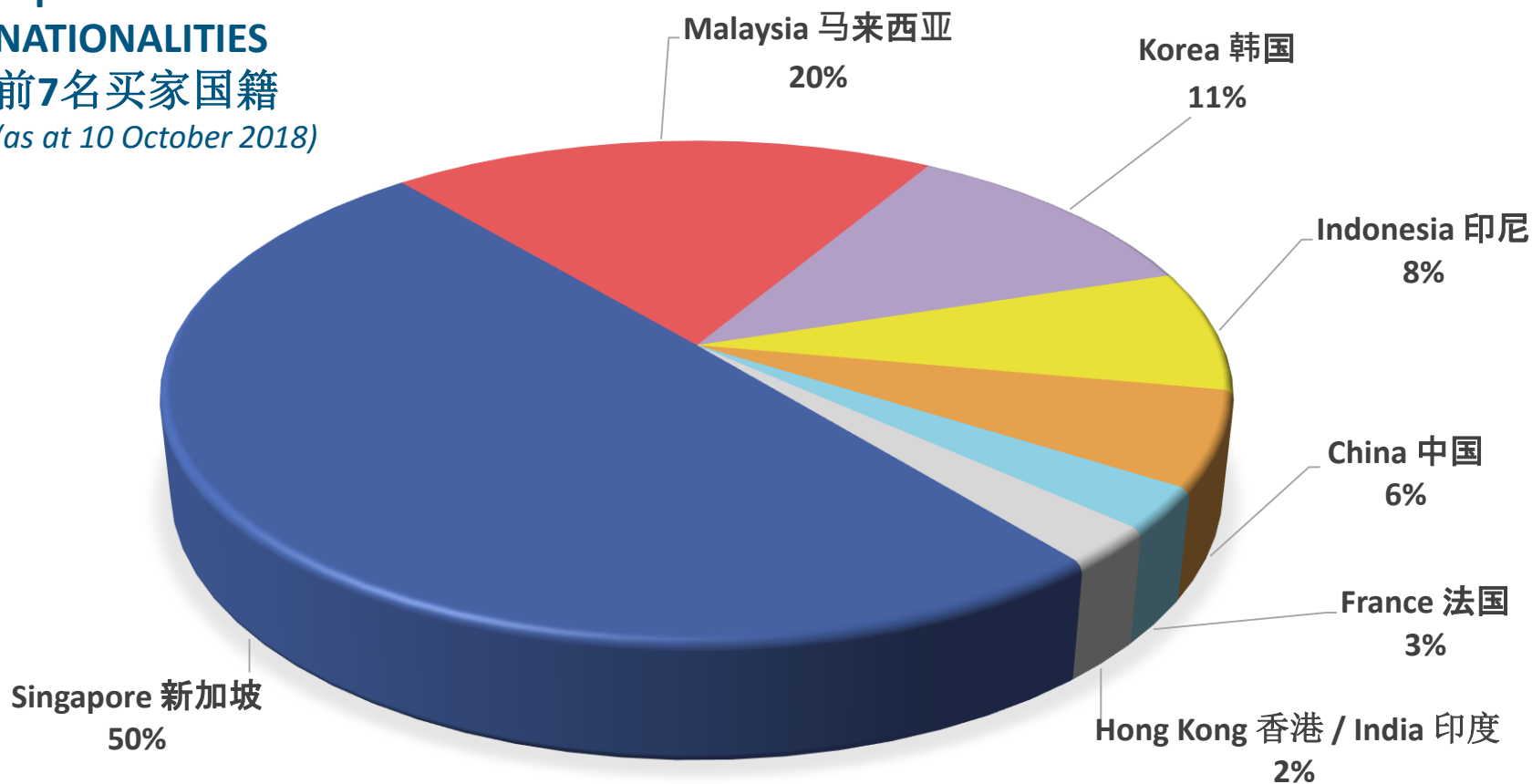
- **Best Luxury Condominium Development in Malaysia**
- **Best Mixed-use Development in Malaysia**
- **Best Residential High-Rise Development**
- **Best Residential Landscape Architecture**
- **Best Residential Interior Design**



Puteri Cove Residences is one of the most successful projects in Iskandar Puteri with buyers from more than 28 countries.

公主湾公寓, 共有来自28个国家的买家是依斯干达公主城最成功的项目之一。

Top 7 BUYER NATIONALITIES
前7名买家国籍
(as at 10 October 2018)





- 80% in Tower B sold
塔楼B80%已售罄
- First 450 units of International Launch sold out
首450国际发售单位售罄
- Tower A sales launch Q42018
塔楼A将在2018年第4季度开始销售
- Expected Construction Completion : March 2020
预计于2020年3月竣工

2018/2019 WINNER OF : 2018/2019年奖项 :

- Best Residential High Rise Development in Thailand (5-Star Award)
- Best Interior Design Show Home in Thailand

Artist impression for illustration purpose only

Botanique @ Bartley (Botanique @ 巴特礼)

Project Description	Building Works at Botanique @ Bartley
Scope of Work	Supply and Install of aluminum windows and doors and glazing works to BLK 3, 5 and 6

Punggol West (榜鹅西)

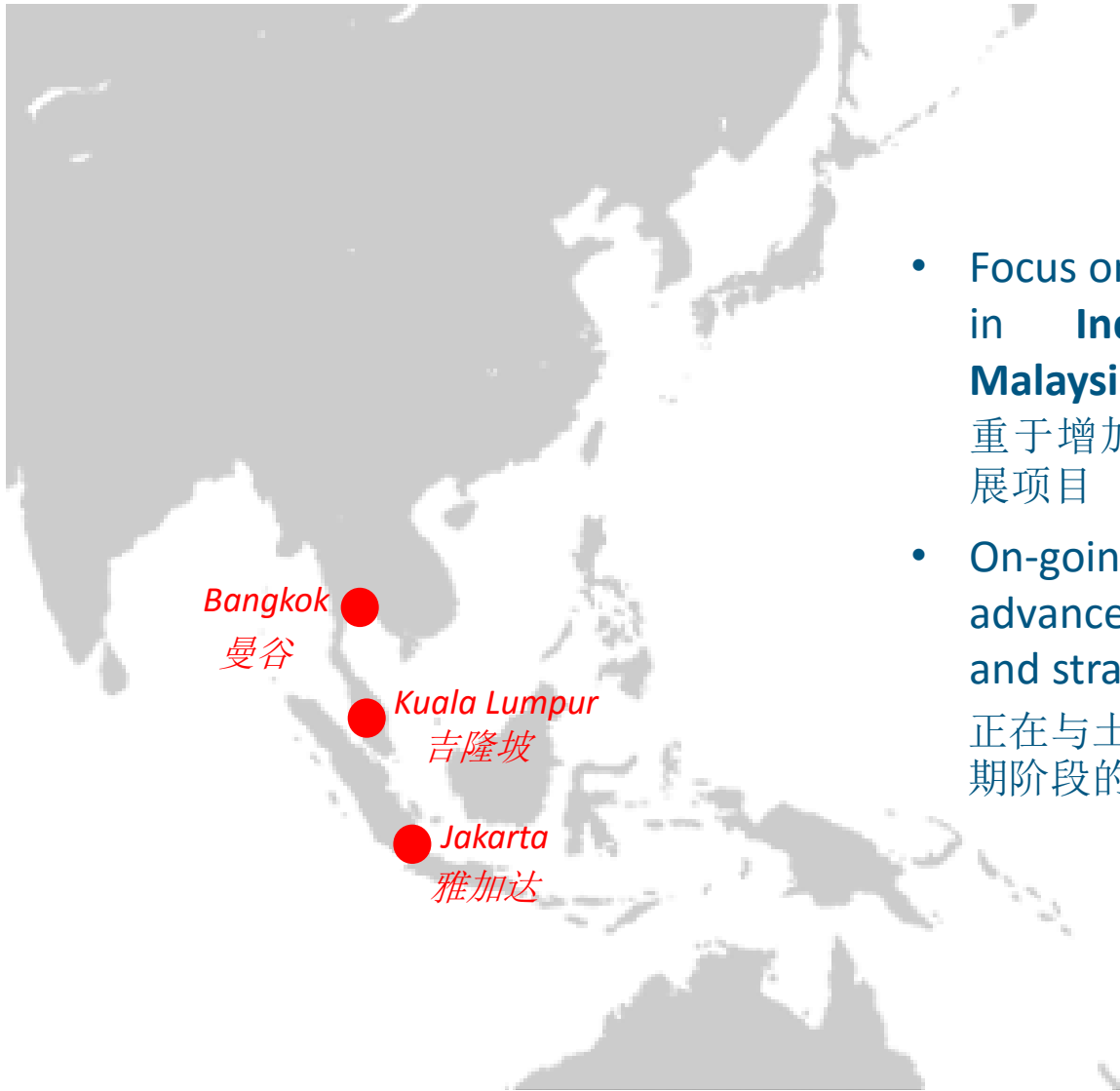
Project Description	Building Works at Punggol West Contract 39
Scope of Work	Supply and Installation of Aluminium and Glazing Works

Bedok North (勿洛南)

Project Description	Building Works at Bedok Neighbourhood 5 Contract 19
Scope of Work	Supply and Installation of Aluminium and Glazing Works

- Positioning PSD as a premier ASEAN developer in prime mixed-use, high end residential, niche resorts and silver-care projects in tandem with market demand
定位PSD为东盟优质的发展商，持续开发综合，高档住宅，名胜度假村和养老房产项目
- Leverage on PSD's multi-faceted development know-how to augment bottom-line and return on equity for shareholders
充分利用PSD的核心技术和竞争优势，增加年度业绩，提升股东投资回报
- Capitalise on **rising affluence and urbanisation trends in ASEAN** by developing lifestyle property in key gateway cities, focusing on the following property sectors :
利用东盟日益富足和城市化的发展趋势，在东盟一线城市开发时尚生活的房地产项目，包括以下的增长区域：





- Focus on increasing pipeline projects in **Indonesia, Thailand, and Malaysia**

重于增加印尼，泰国和马来西亚的发展项目

- On-going negotiations in mid to advanced stages with land owners and strategic partners

正在与土地所有者和战略伙伴进行中后期阶段的谈判

* The negotiations may or may not lead to signing of binding agreements.

* 谈判可能会或可能不会导致任何正式协议的签署。

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