

Investor Meeting Presentation

November 2014

CONTENTS

- **COMPANY OVERVIEW**
- **3Q2014 RESULTS OVERVIEW**
- **OPERATION HIGHLIGHTS**
- **Q&A**

COMPANY OVERVIEW

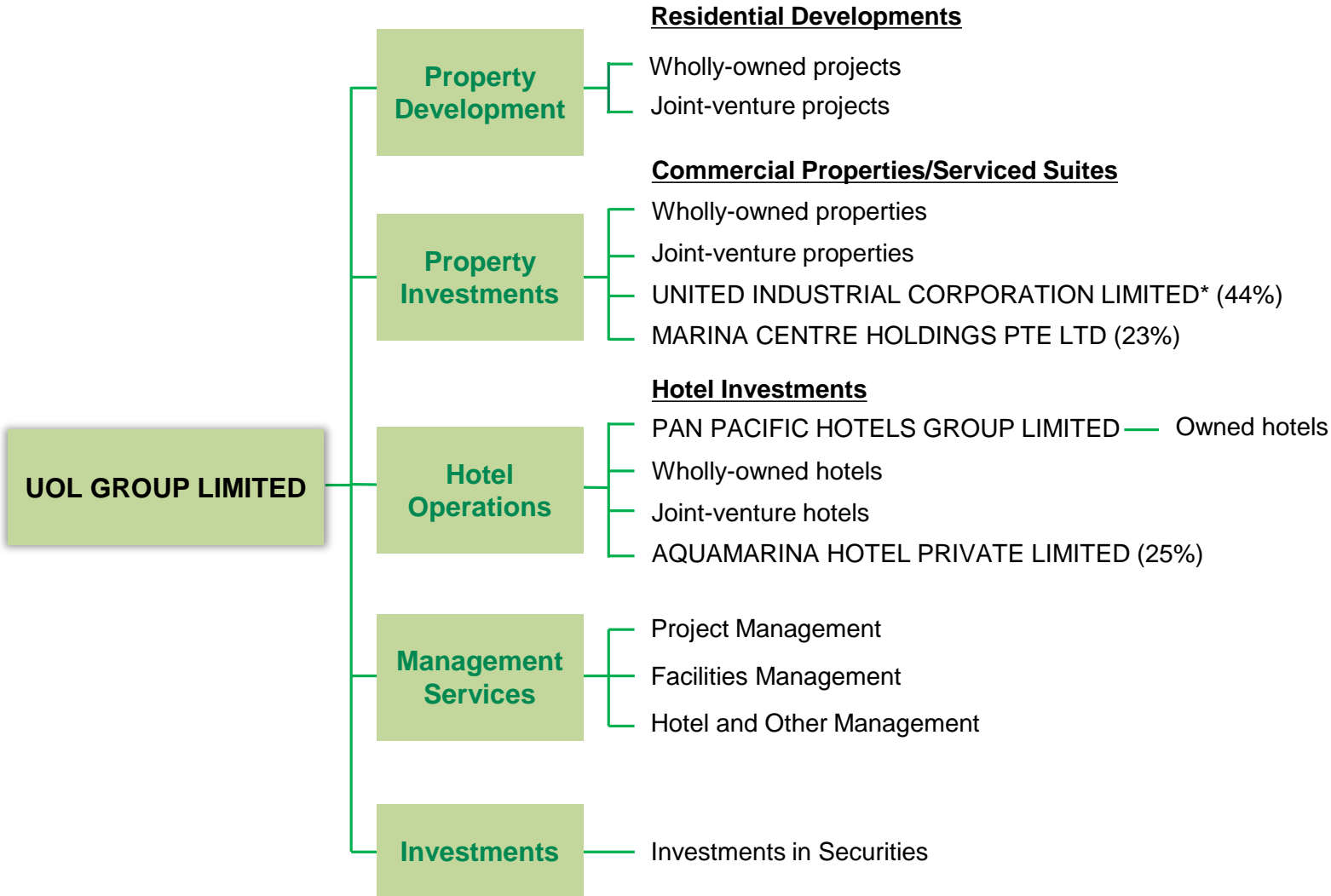


- Founded in 1963, listed on the Singapore Exchange in 1964
Three core businesses:
 - Property development (residential units for sale)
 - Property investments (offices, retail malls and serviced suites)
 - Hotel operations (owned and/or managed hotels)
- Award-winning developer noted for architectural 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 and North America under two acclaimed brands: “Pan Pacific” and PARKROYAL
- Group’s Total Assets hit S\$11.4 billion as at 30 September 2014

THE UOL DIFFERENCE



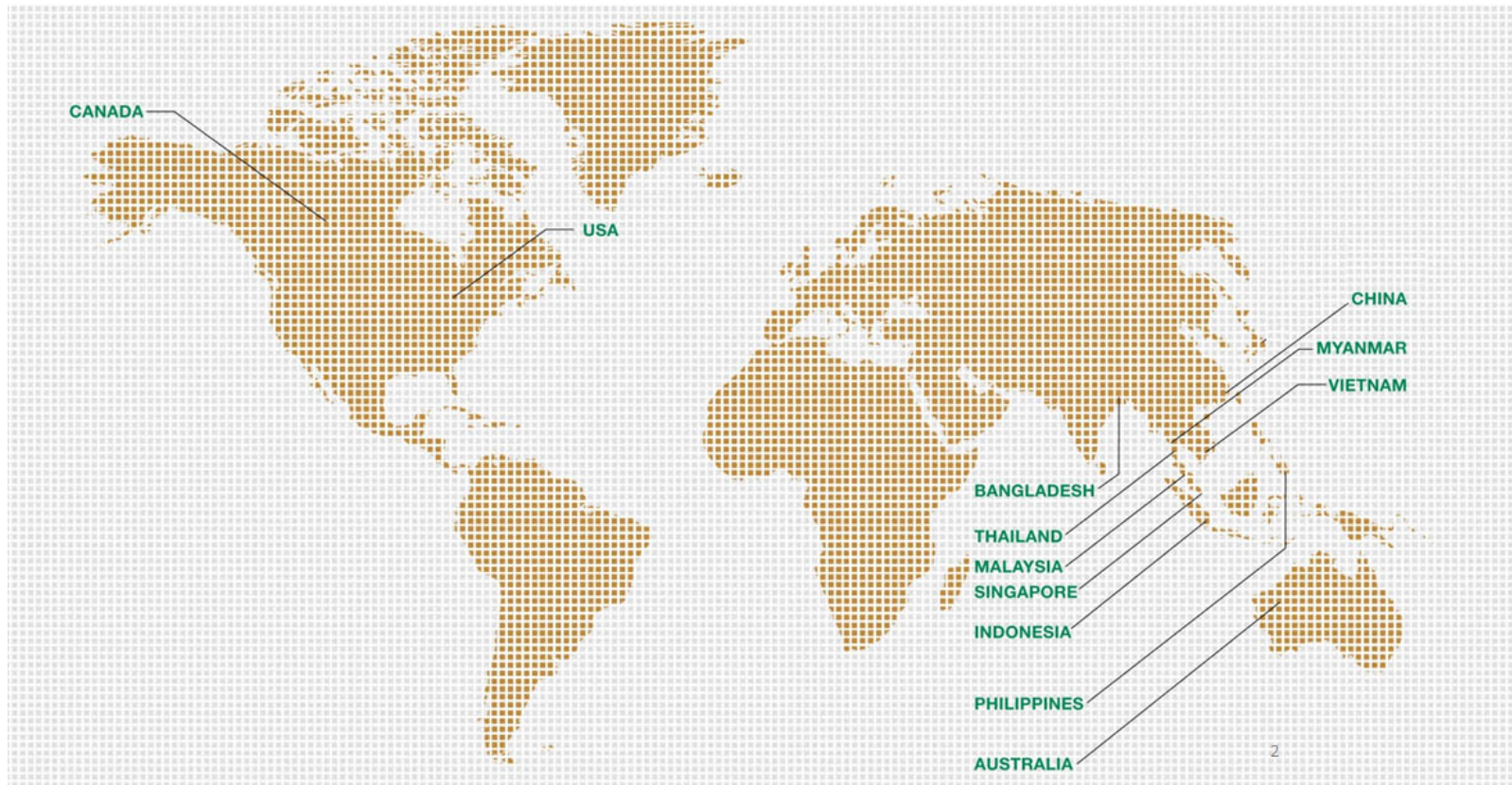
UOL GROUP BUSINESS



* Listed on the Singapore Exchange

GEOGRAPHICAL FOOTPRINT

Operates in 12 countries around the world



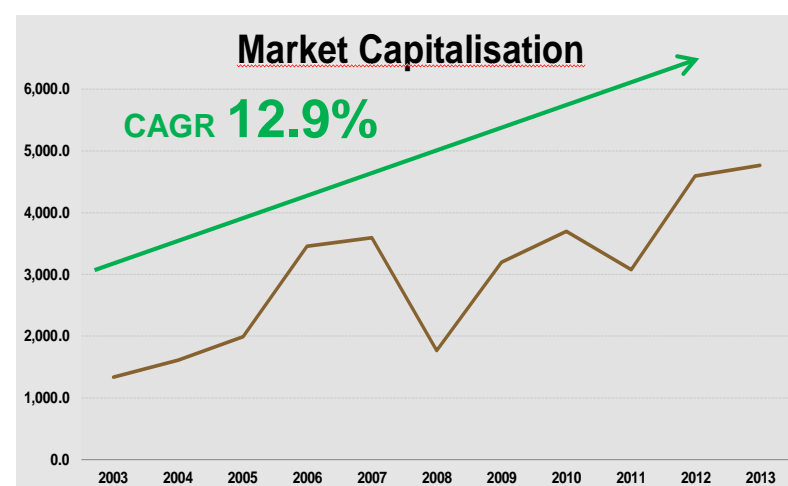
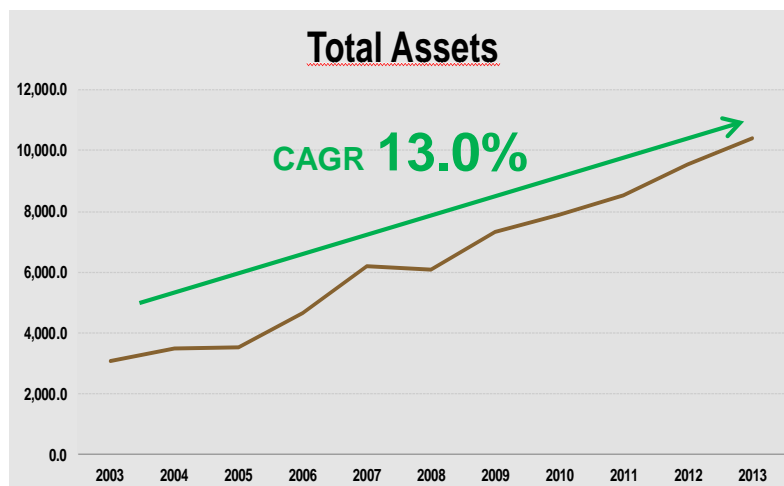
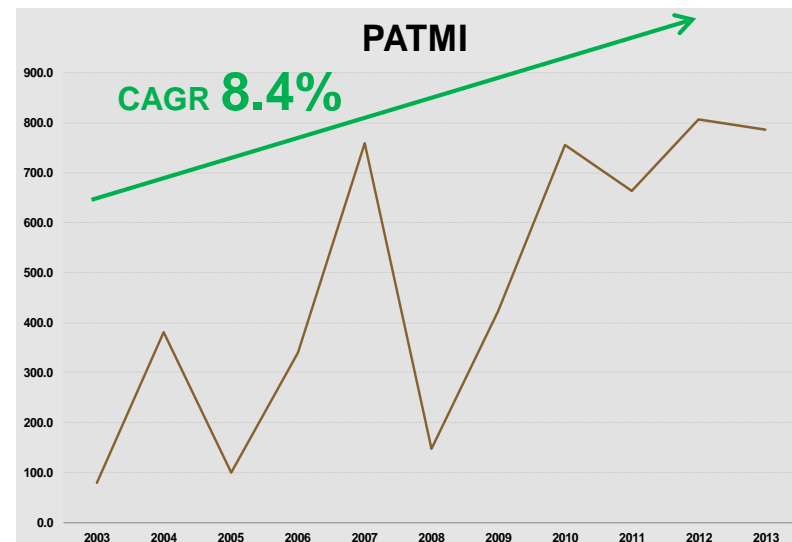
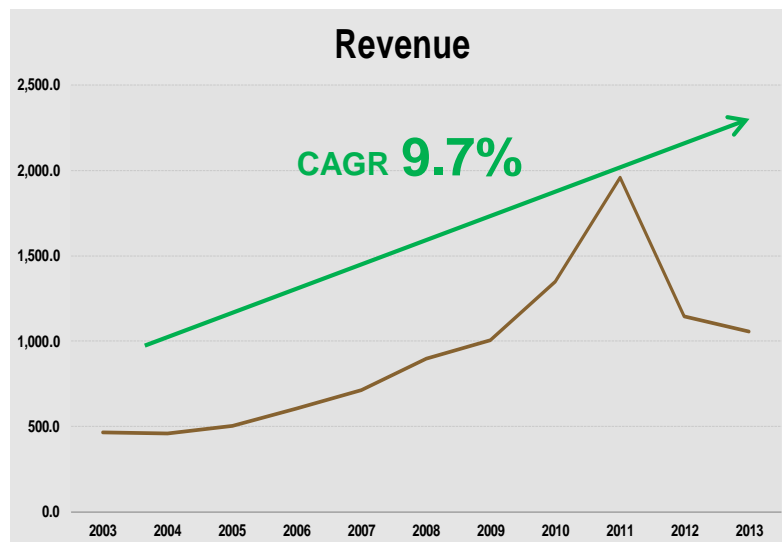
Singapore, Malaysia, Thailand, Indonesia, Philippines, Vietnam, Myanmar, Australia, China, Bangladesh, USA & Canada

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

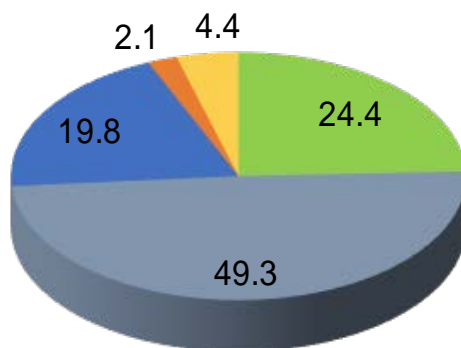


CAGR: Compounded Annual Growth Rate (Over 10 years)

DIVERSIFIED PORTFOLIO

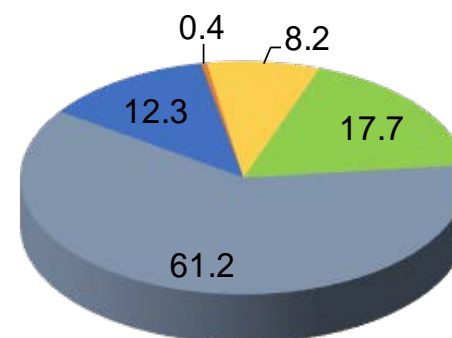
Contribution by Business Segments

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 Saint 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



PRESIDENT'S
DESIGN AWARD
SINGAPORE

3Q2014 RESULTS OVERVIEW

KEY FINANCIALS

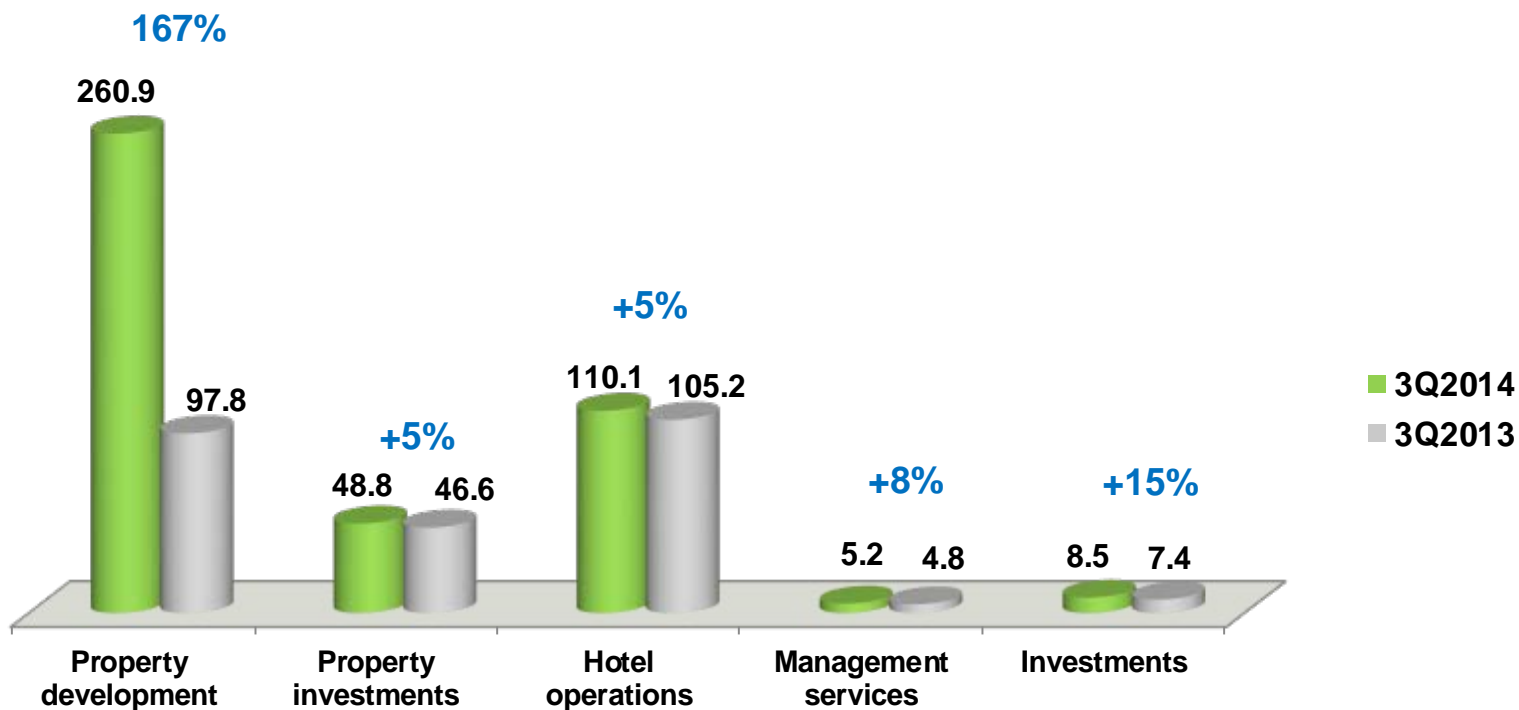
S\$m	3Q2014	3Q2013	% Change
Revenue	433.5	261.8	66
Share of profit of associated and joint venture companies	39.8	28.7	39
Profit before fair value and other gains and income tax	122.3	112.8	8
Profit before income tax	124.3	113.1	10
Net attributable profit	102.6	93.5	10
Earnings per share (cents)	13.23	12.14	9

KEY FINANCIALS

	9M2014	FY2013	% Change
Net tangible asset value per share	\$9.26	\$8.73	6
Total equity	\$7,784m	\$7,227m	8
Cash	\$276m	\$293m	-6
Net debt	\$2,728m	\$2,043m	34
Gearing ratio	0.35	0.28	25

BUSINESS REVIEW

(\$m) Revenue by Business Segments 3Q2014 vs 3Q2013

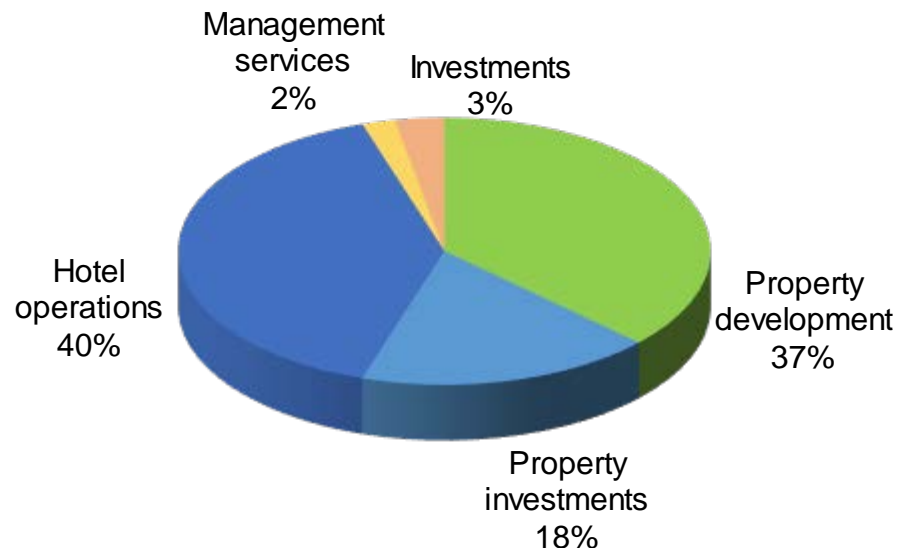
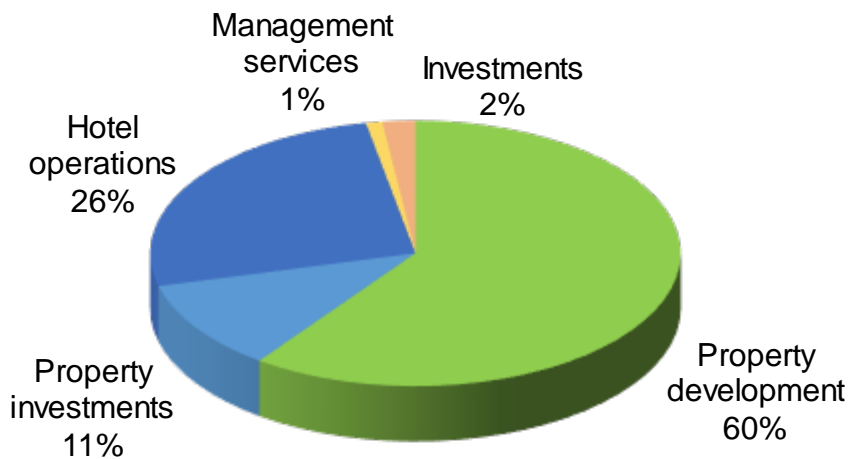


BUSINESS REVIEW

Revenue Contribution by Business Segments 3Q2014 vs 3Q2013

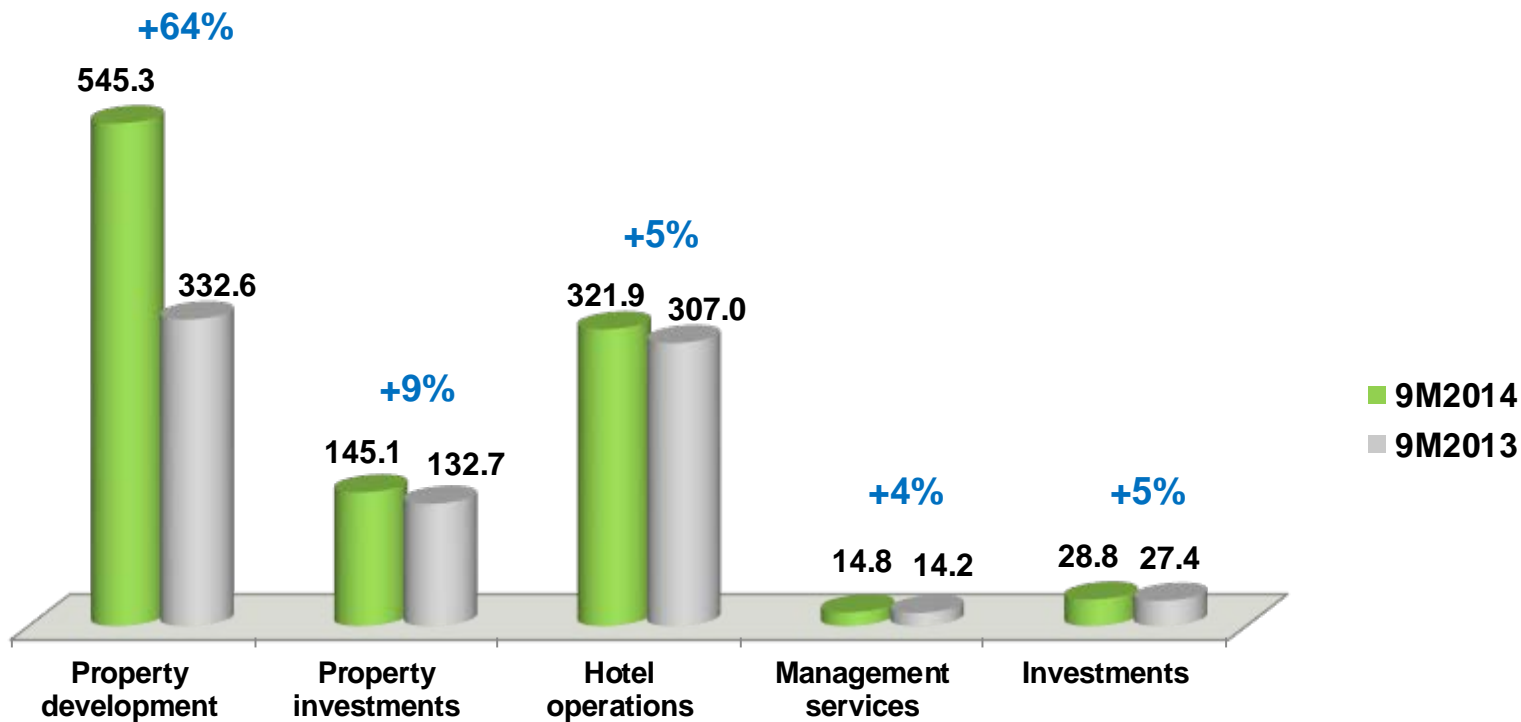
3Q2014

3Q2013



BUSINESS REVIEW

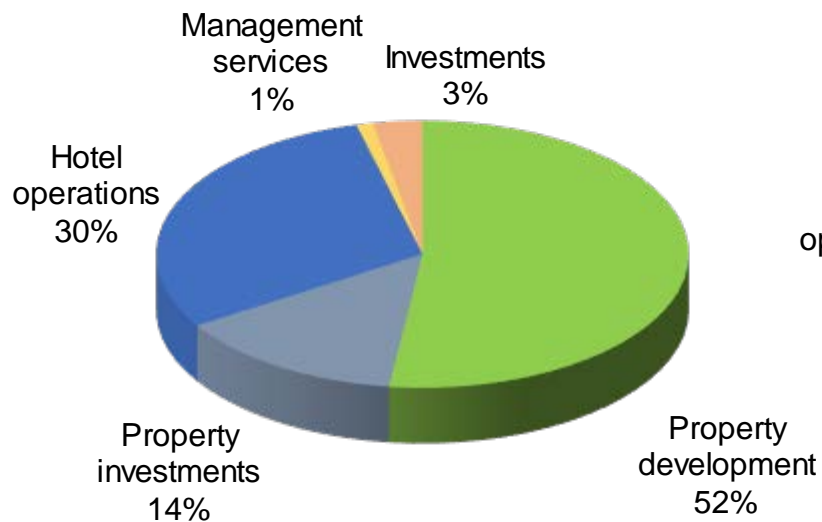
(\$m) Revenue by Business Segments 9M2014 vs 9M2013



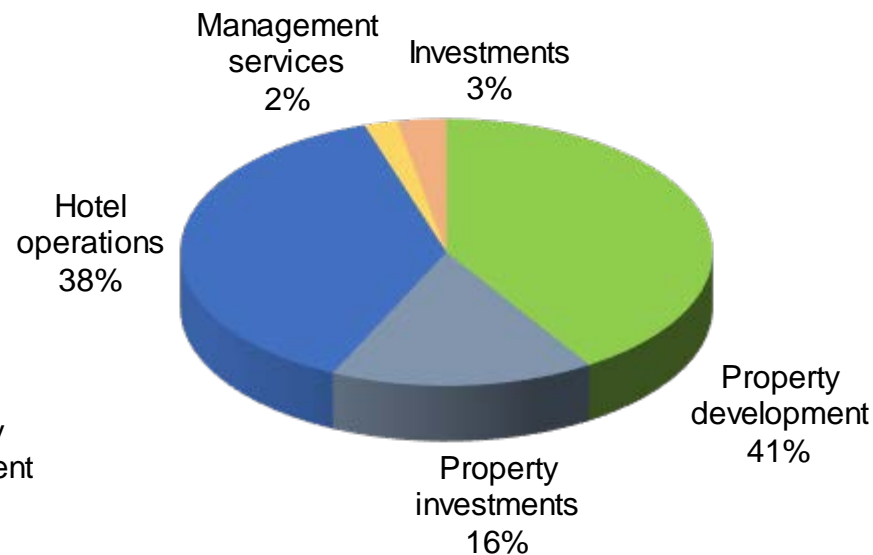
BUSINESS REVIEW

Revenue Contribution by Business Segments 9M2014 vs 9M2013

9M2014

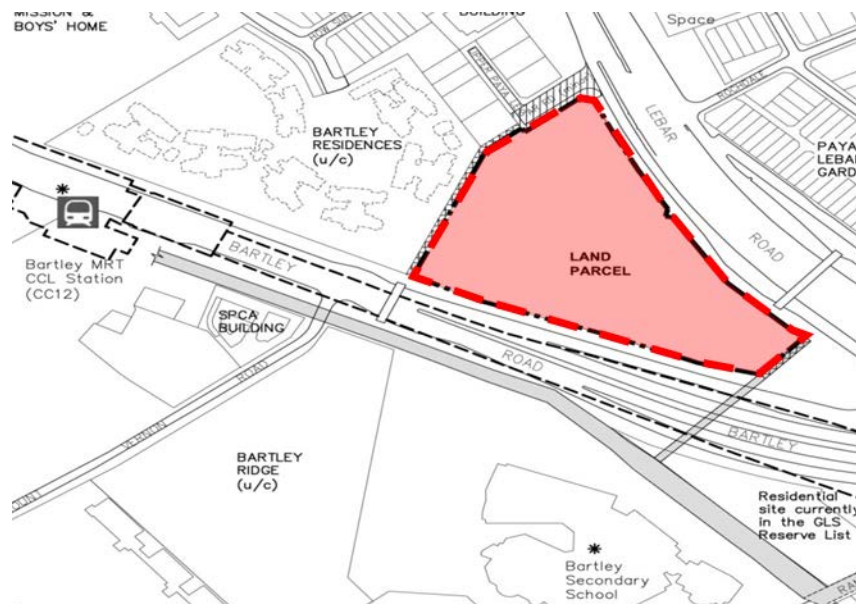


9M2013



OPERATION HIGHLIGHTS

PROPERTY DEVELOPMENT



Botanique at Bartley

- 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
- Slated for sales launch in 1Q2015

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 Saint Patrick's

- Freehold site of area 12,950 sqm, plot ratio 1.4
- Along Upper East Coast Road
- 186 units
- 100% stake
- 67% take-up rate as at 10 November 2014



Riverbank@Fernvale

- Sengkang West Way site of 16,604 sqm
- 100% stake
- Situated near Layar LRT, Punggol Reservoir and Seletar Aerospace Park
- A 555-unit, four 19-storey blocks project
- 47% sold as at 10 November 2014

PROPERTY DEVELOPMENT



Thomson Three

- Launched in 3Q 2013, 95% sold as at 10 November 2014
- 435 apartments and 10 strata semi-detached houses
- Situated near MacRitchie and Lower Peirce Reservoirs, and upcoming Upper Thomson MRT Station
- 50% stake



The Esplanade, Tianjin

- Mixed development, along HaiHe River, comprising four blocks of 522 apartments, a 319-room hotel, 17,650 sqm GFA office and 10,749 sqm GFA retail space
- 90% stake
- 4 residential towers have achieved 98% sales at average price c. RM18,628 psm
- 71% sold for one office tower launched at average price c. RM17,820 psm
- Pan Pacific Hotel and Serviced Suites Tianjin opened in October 2014

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 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 (to be operated under the "Pan Pacific" brand)
 - A retail component
- Approved scheme currently being reviewed
- 100% stake



PROPERTY DEVELOPMENT



Profit recognition of launched projects

Project Name	% Equity Stake	No. of Units	Saleable Area (sqm)	% Sold (as at 30.9.14)	% Complete (as at 30.9.14)	TOP Date
Archipelago	50	577	71,445	100	77	Est. 1Q2015
Katong Regency	100	244	19,432	100	43	Est. 2Q2015
Thomson Three	50	445	39,965	93	26	Est. 2Q2016
Seventy Saint Patrick's	100	186	12,950	0	21	Est. 4Q2016
Riverbank@Fernvale	100	555	48,345	46	14	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
Botanique at Bartley	99	20,078	55,869	797	100	1Q2015
Prince Charles Crescent Site	99	24,964	53,135	680	70	1H2015
Total		45,042	109,004	1,477		

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
Site at Bishopsgate, London**	3,200	13,400	109	100	2015
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)
<u>Portfolio</u>	
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	
<u>Portfolio</u>	
Novena Square shopping mall	16,121
United Square shopping mall	19,676
OneKM	18,979
Sub Total	54,776
<u>Pipeline</u>	
Shanghai (Changfeng) <i>Retail component of mixed development</i>	8,000
The Esplanade Mall, Tianjin	6,164
Site at Bishopsgate, London	c.1,000
Total	69,940
Grand Total	168,925



OneKM

- 18,979 sqm mall offering lifestyle, edutainment and gastronomy
- 100% stake
- 92% of leases committed
- Official opening on 30 November 2014

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	343
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
PARKROYAL Yangon	Myanmar	333
Sofitel Plaza Hanoi	Vietnam	321
PARKROYAL Saigon	Vietnam	186
Pan Pacific Tianjin	China	319
Sub Total		5,475
<u>Pipeline</u>		
Hotel in Bishopsgate, London (to be operated under the "Pan Pacific" brand)	UK	190
Total		5,665

HOTEL MANAGEMENT

	Existing		Confirmed Pipeline	
	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms
By Brands				
Pan Pacific	19	5,764	3	838
PARKROYAL	13	3,865	5	1,543
Others	1	321	-	-
Total	33	9,950	8	2,381
By Ownership Type				
Owned	20	6,158	1	190
Managed	13	3,792	7	2,191
Total	33	9,950	8	2,381

Note: Serviced suites are included in the above tally

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THANK YOU

Q&A