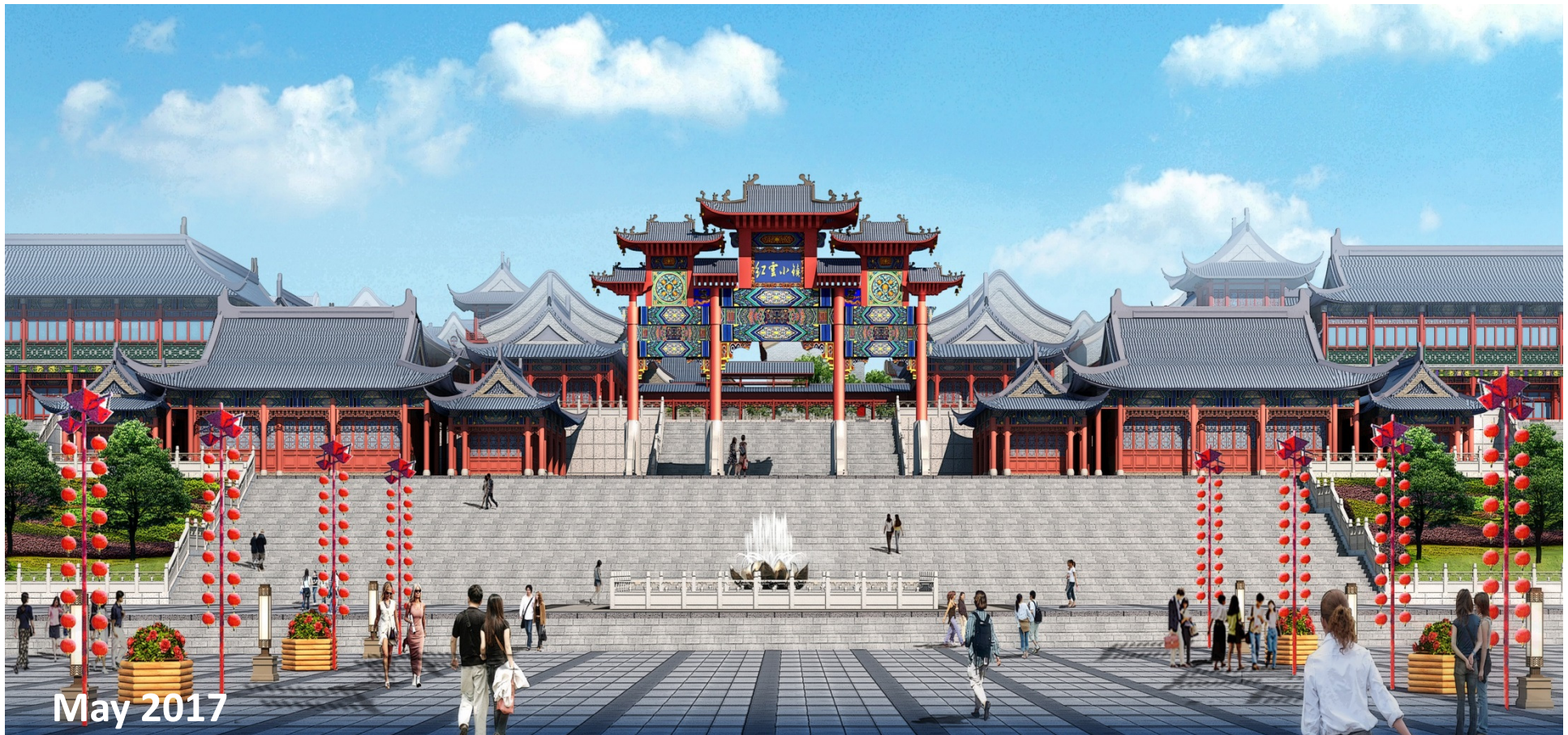




## Summary of the Proposed Acquisition of GEM and additional details on the Wonder Stone project



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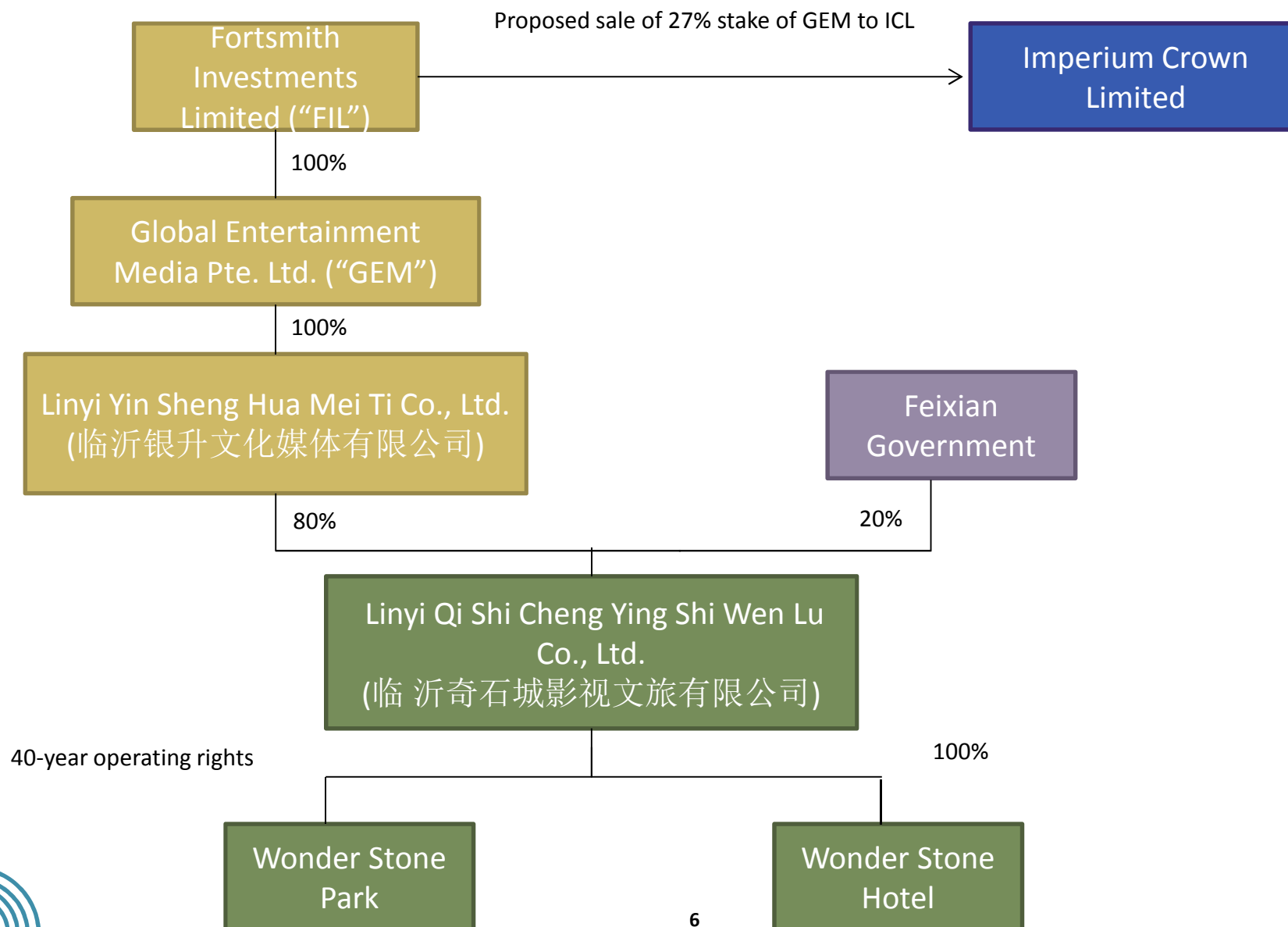
# About Imperium Crown

- Imperium Crown Limited (“**ICL**”) is a real estate company focused on property investment and property development in Asia
- Listed on the SGX-ST Catalist Board (stock code: 5HT) on 19 January 2006; became a component stock of the FTSE ST Catalist Index on 21 September 2015
- In recent months, the Company has set its sights on Australia and China as potential growth markets and is exploring opportunities to enter these markets
- This comes after ICL obtained shareholders’ approval to divest of its Japanese portfolio in its entirety in January 2017
- In China, ICL is currently in negotiation to acquire a 27% stake in Global Entertainment Media Pte. Ltd. (“**GEM**”)
- GEM holds 40 years of operating rights to Wonder Stone Park and owns a hotel situated within Wonder Stone Park



Project Wonder Stone

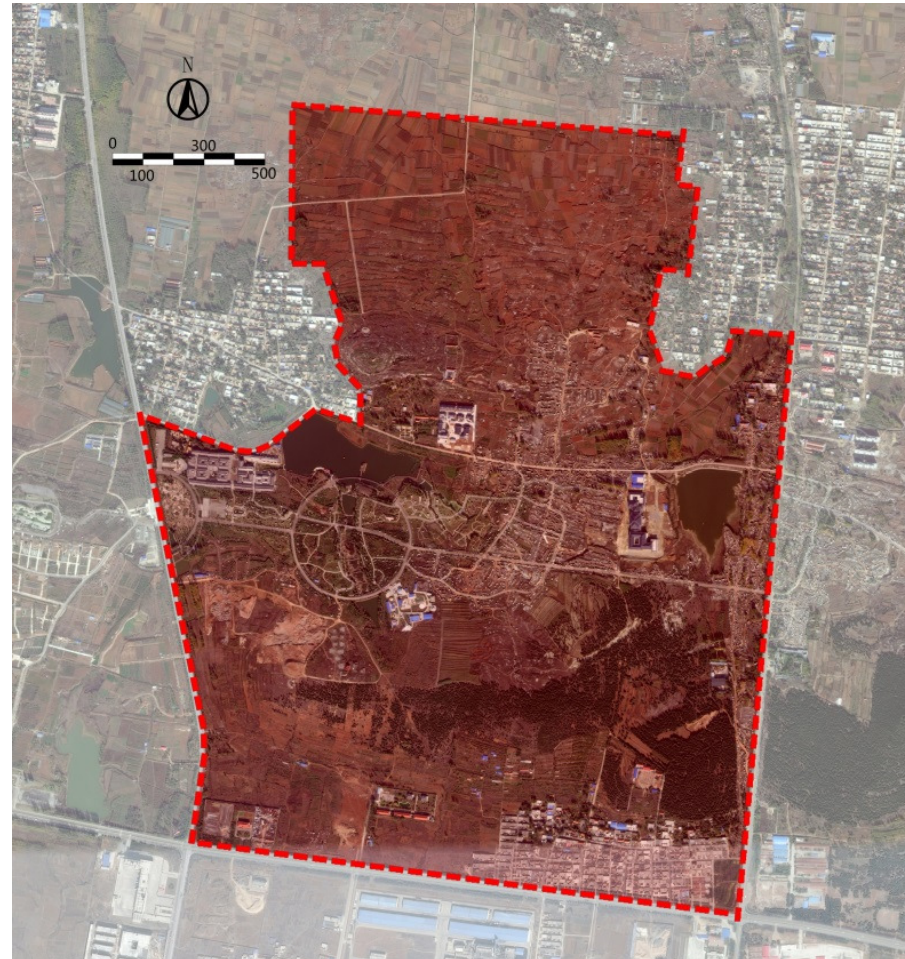
# Shareholding Structure





# The Proposed Acquisition

- On 27 February 2017, ICL entered into a conditional sale and purchase agreement to acquire 27% of the issued and paid-up capital of GEM, for S\$20,000,000
- GEM owns 80% of Linyi Qi Shi Cheng Ying Shi Wen Lu Co., Ltd. (临沂奇石城影视文旅有限公司) (“**Linyi Qi Shi**”), which holds 40 years’ of operating rights to Wonder Stone Park and owns a hotel situated in Wonder Stone Park



*Aerial map of Wonder Stone Park*

# The Proposed Acquisition

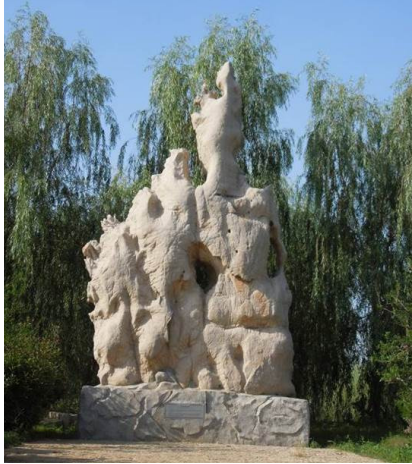


- Both Wonder Stone Park and the Hotel are located in a commercial precinct in Feixian County, Linyi, Shandong, PRC
- Linyi Qi Shi, is a 80-20 joint venture with the local Feixian government
- 20% of Linyi Qi Shi is held by a state-owned enterprise representing the state government of Feixian County





# The Proposed Acquisition



- The stones in the park are naturally occurring lime stones formations
- There are no two stones that are identical in the park as each formation went through different processes of erosion or chemical reactions
- These stones are unique to the region in China

# Merits of Proposed Acquisition



## Rise of Cultural Tourism

Wonder Stone Park and Hotel well-positioned to tap upon China's "Tourism Plus" promotion to drive growth in the countryside and cultural tourism sector



## Strategic Partnership with local government

80-20 collaboration with local Feixian government provides support for investment and participation in Wonder Stone Project



## Potential for higher returns

Proposed acquisition in line with ICL's strategy to build up a diversified portfolio of well-located properties to seek higher capital returns, and provides opportunity for ICL to explore and develop future business opportunities and ventures with Feixian government



# Feixian County (费县)

*Established, Accessible & Well-located*



- **POPULATION: 820,000 as of 2011**
- Feixian is known as the “Village of Wonder Stones” (奇石头之乡)
- Culturally renowned and famed throughout Ancient China for drawing scholars and officials with its rich cultural assets from the Shang and Han dynasty
- Today, Feixian is a satellite town of Linyi and is known as Linyi’s energy capital and a key state for technological education



- Accessibility to key cities will be enhanced when the Feixian high-speed rail (HSR) is completed in 2019
  - Nanjing, Qingdao two hours away by HSR
  - Beijing, Shanghai three hours away by HSR
- Wonder Stone Park is five minutes from the Feixian HSR station and walking distance to the Feixian Town Center and the Bus Terminal



# Linyi City (临沂市)

- POPULATION: 11.2 million as of 2015
- LAND MASS: 17191.2 KM2
- Located in the southeast of Shandong Province, Linyi was named after the Yi River (沂河) which flows through the city
- It was the territory of Qi, Lu and Chu State before the Qin Dynasty (221BC-206BC)
- A place of culture and heritage, Linyi is a popular tourist spot
- Famous attractions include Mengshan Mountain, whose main peak is the second highest peak of Shandong; and
- Underground Grand Canyon at the foot of Longgang Mountain, named one of the top ten most beautiful scenic spots of Shandong



*Mengshan Mountain*



*Underground Grand Canyon*



## Business Plans & Strategies of Linyi Qi Shi



# Wonder Stone: Project Overview

## Phase 1

- Development of Wonder Stone Park (奇石城) and a planned theme park within
- Development of Wonder Stone Hotel (奇石会馆)

## Phase 2

- Restoration of a Qing-dynasty temple
- Development of temple as a cultural tourist attraction

## Phase 3

- Potential development of lakeside attractions and water activities



# Wonder Stone Park



## Wonder Stone Park

- Famous in the Shandong region for its naturally occurring stone boulders and rocks
- Total area of 3,000,000 sqm; situated within five minutes drive from the Feixian HSR station and walking distance from the Feixian Town Center and Bus Terminal
- Rated “AAAA” by China National Tourism Administration

# Wonder Stone Hotel



## Wonder Stone Hotel

- A 4-star hotel sitting on an area of 24,156 sqm with a build-up area of 15,750 sqm
- Strategically located within Wonder Stone Park
- Approximately 100 guestrooms planned, with retail and business facilities
- Construction of the Hotel largely completed, currently undergoing finishing works



# Key Growth Drivers

## Tourist Arrivals

### Amenities in place to support large-scale tourist arrivals

- Large park area offers potential for scale
- Current plan is to build a family-oriented theme park
- Visitorship expected to grow once theme park opens in phases by Q1 2018

### Working in close collaboration with the Feixian government

- Feixian government has invested RMB 250m in Wonder Stone Park for infrastructure development
- In line with Feixian government's plans and policies to encourage private enterprise investment and participation in developing the cultural tourism industry





# Key Growth Drivers



## Wonder Stone Hotel

- Catering to both business and leisure travellers
- Potential venue for wedding parties and photoshoots
- Opportunity to expand into lucrative wedding photography and planning market through package and tour offerings

# Revenue Streams to Linyi Qi Shi



	Wonder Stone Park	Wonder Stone Hotel
<b>Revenue Streams</b>	<ul style="list-style-type: none"><li>• Collection of entrance fees to Wonder Stone Park and ticket fees from theme park rides</li><li>• Management fees</li><li>• Rental income from retail/commercial businesses</li></ul>	<ul style="list-style-type: none"><li>• Management fees for hotel operations</li><li>• Rental income from retail/commercial businesses</li></ul>

# Conclusion

- ✓ Wonder Stone Park a key segment of Feixian's rich cultural heritage
- ✓ Strong support from Feixian government for Wonder Stone Park
- ✓ Connectivity to major cities via highways and soon to be completed Feixian High Speed Rail
- ✓ Well-developed amenities and infrastructure
- ✓ Rising trend of cultural tourism as China focuses on growing its local tourism industry





*Thank  
you*

