Investor Meeting Presentation

Nomura Investment Forum Asia
3 June 2015

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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

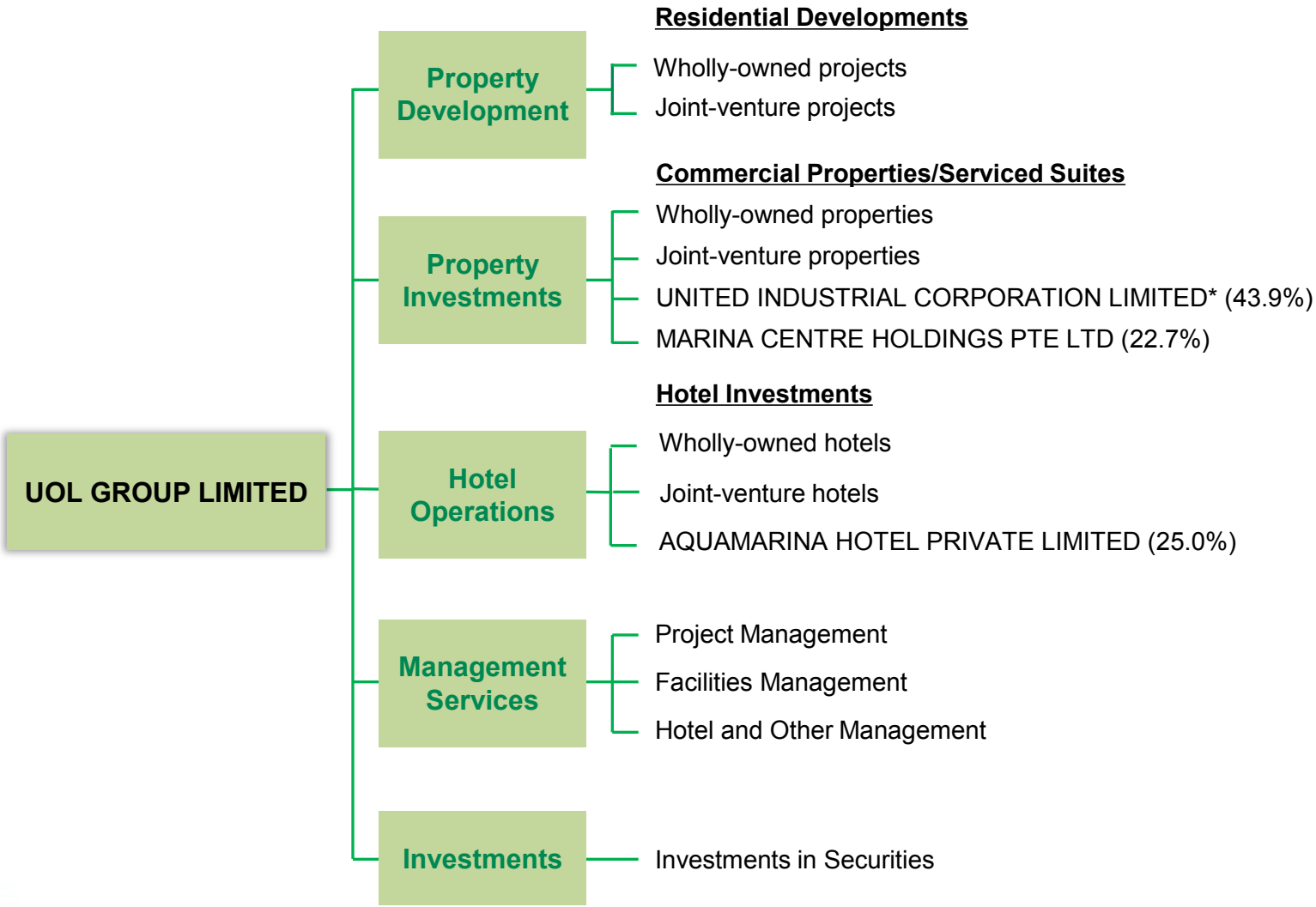
- Together with hotel subsidiary, Pan Pacific Hotels Group Limited, UOL owns and/or manages over 30 hotels, resorts and serviced suites in Asia, Oceania, United Kingdom and North America under two acclaimed brands: “Pan Pacific” and PARKROYAL

- Total Assets of $11.68 billion as at 31 March 2015

THE UOL DIFFERENCE



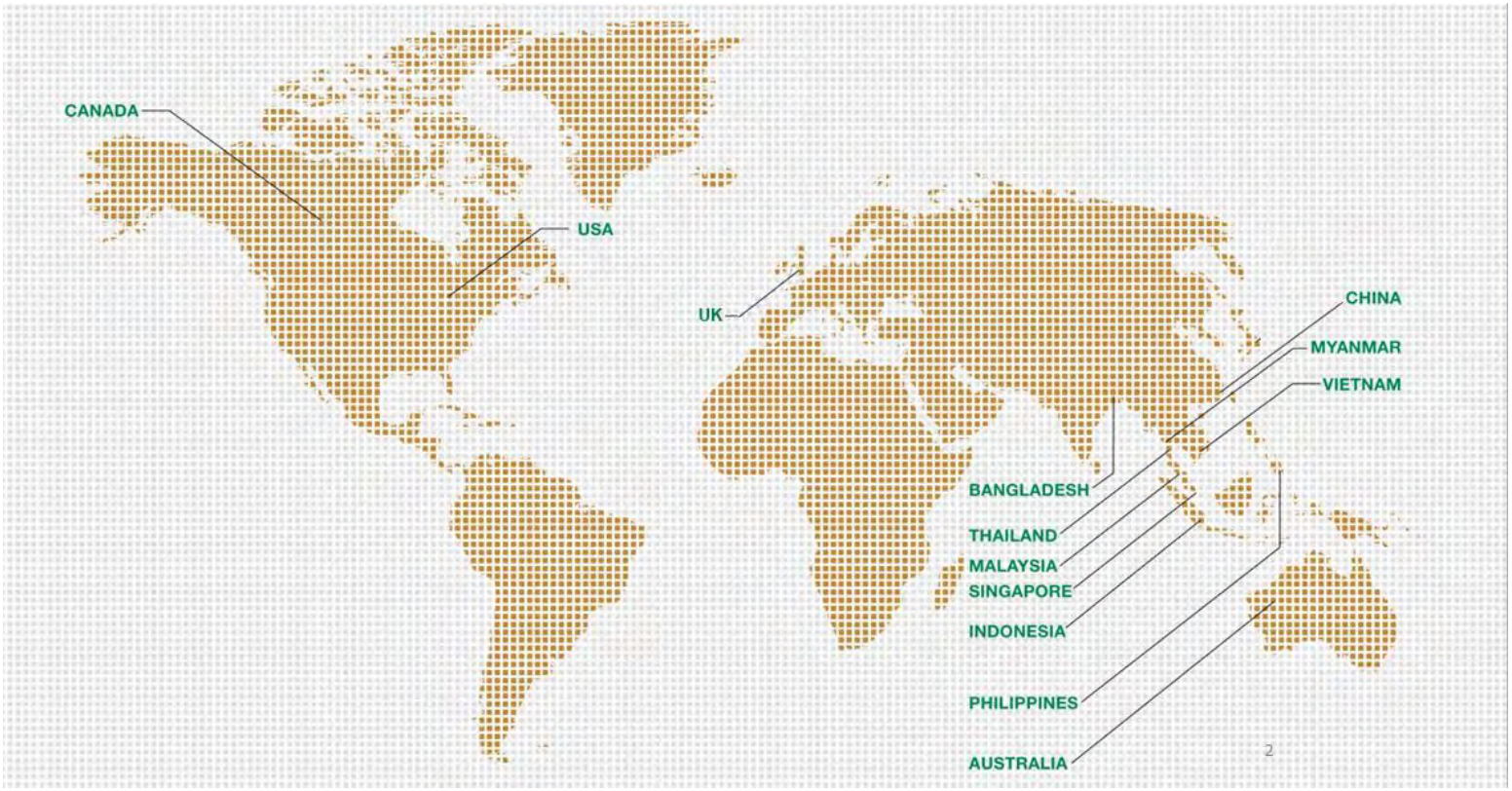
UOL GROUP BUSINESS



* Listed on the Singapore Exchange

GEOGRAPHICAL FOOTPRINT

Operates in 13 countries around the world



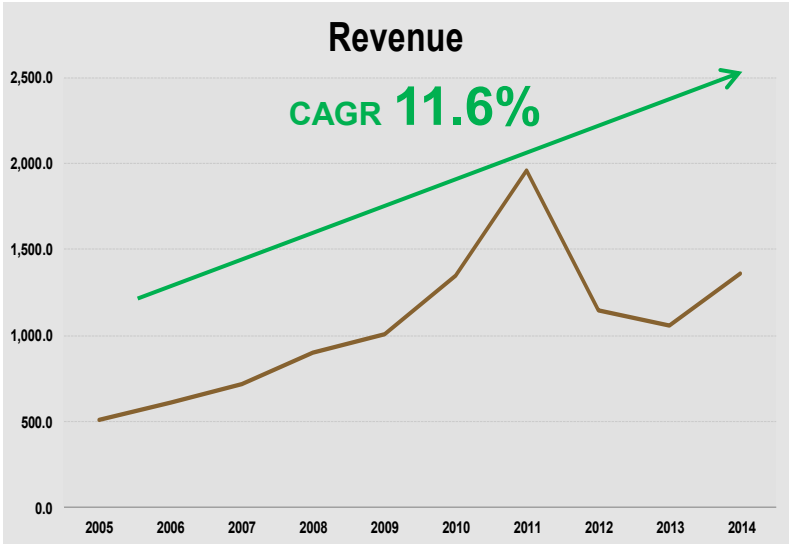
Singapore, Malaysia, Thailand, Indonesia, Philippines, Vietnam, Myanmar, Australia, China, Bangladesh, UK, USA & Canada

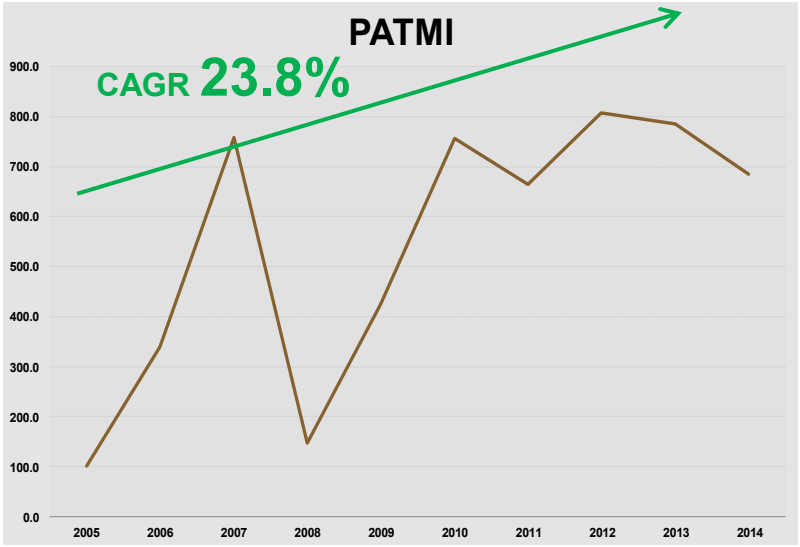
KEY FINANCIALS

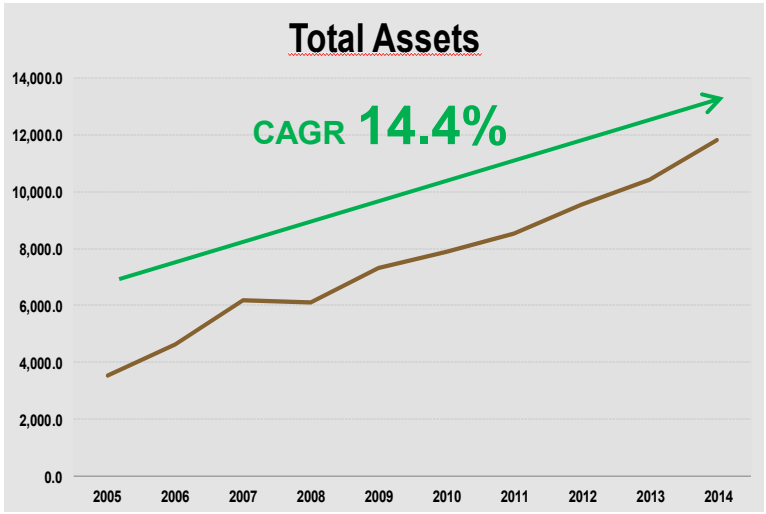
A Decade of Growth

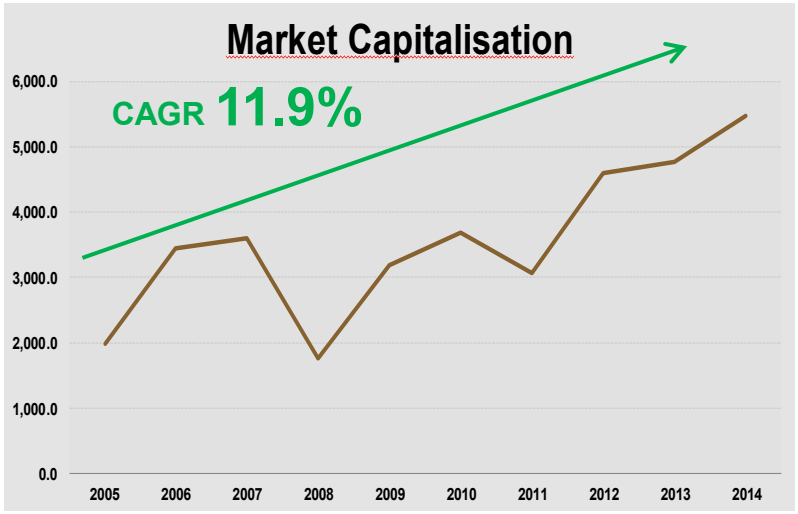
	2005	2006	2007	2008	2009	2010	2011 (Restated)	2012	2013	2014	CAGR %
Revenue ($m)	505.5	605.1	713.5	899.2	1,007.1	1,349.1	1,960.2	1,145.8	1,058.6	**1,360.7**	**11.6**
Profit before fair value and other gains/(losses) ($m)	149.3	158.6	273.3	351.5	429.9	551.2	727.8	439.7	427.3	**515.2**	**14.8**
Profit before income tax ($m)	149.8	406.8	938.8	210.4	493.5	889.8	904.0	964.3	952.0	**837.0**	**21.1**
PATMI ($m)	100.1	339.4	758.9	147.2	424.2	755.9	678.6	807.7	785.8	**686.0**	**23.8**
Gearing Ratio	0.19	0.20	0.21	0.42	0.43	0.37	0.35	0.28	0.28	**0.34**	**6.6**
Return on Equity	4.2%	10.8%	19.2%	4.3%	10.2%	16.3%	12.8%	13.1%	11.6%	**9.0%**	**8.8**
Total Assets ($m)	3,520.2	4,651.9	6,182.3	6,093.6	7,328.0	7,904.0	8,697.6	9,564.3	10,421.4	**11,848.5**	**14.4**
Net tangible asset value per share ($)	2.96	3.95	4.91	4.22	5.25	5.91	6.84	7.94	8.73	**9.68**	**14.1**
Earnings per share (cents)	12.6	42.8	95.4	18.5	53.7	96.94	88.12	105.06	102.01	**88.0**	**24.1**
Market Capitalisation ($m)	1,991.0	3,449.9	3,598.2	1,767.3	3,189.0	3,694.3	3,073.0	4,596.3	4,771.8	**5,479.1**	**11.9**
Dividend Yield (%)	2.99	3.46	3.32	3.38	2.46	3.16	3.75	2.51	3.23	**2.16**	**-3.6**
Share price ($) as at close of the year	2.51	4.34	4.51	2.22	4.07	4.75	4.00	5.97	6.19	**6.96**	**12.0**

KEY FINANCIAL TRENDS







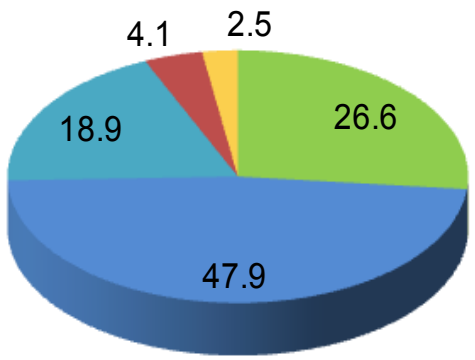


CAGR: Compounded Annual Growth Rate (Over 10 years)

DIVERSIFIED PORTFOLIO

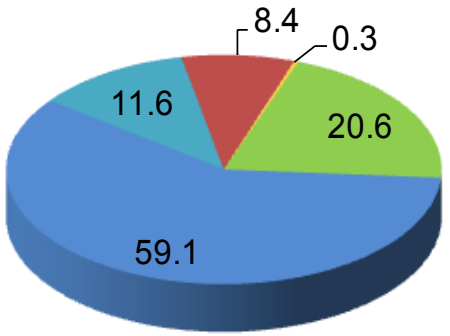
Contribution by Business Segments

Adjusted EBITDA* (%)
(FY2014)



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

Total Assets (%)**
(as at 31 Dec 2014)



**Excludes unallocated assets

Property development | Property investments | Hotel operations | Investments | Others

AWARDS HIGHLIGHTS

CORPORATE AWARD

UOL Group Limited

- BCI Asia Top 10 Developer Awards

Pan Pacific Hotels Group Limited

- Randstad Award 2014 - #19 Employer Brand

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

1Q2015 RESULTS OVERVIEW

KEY FINANCIALS

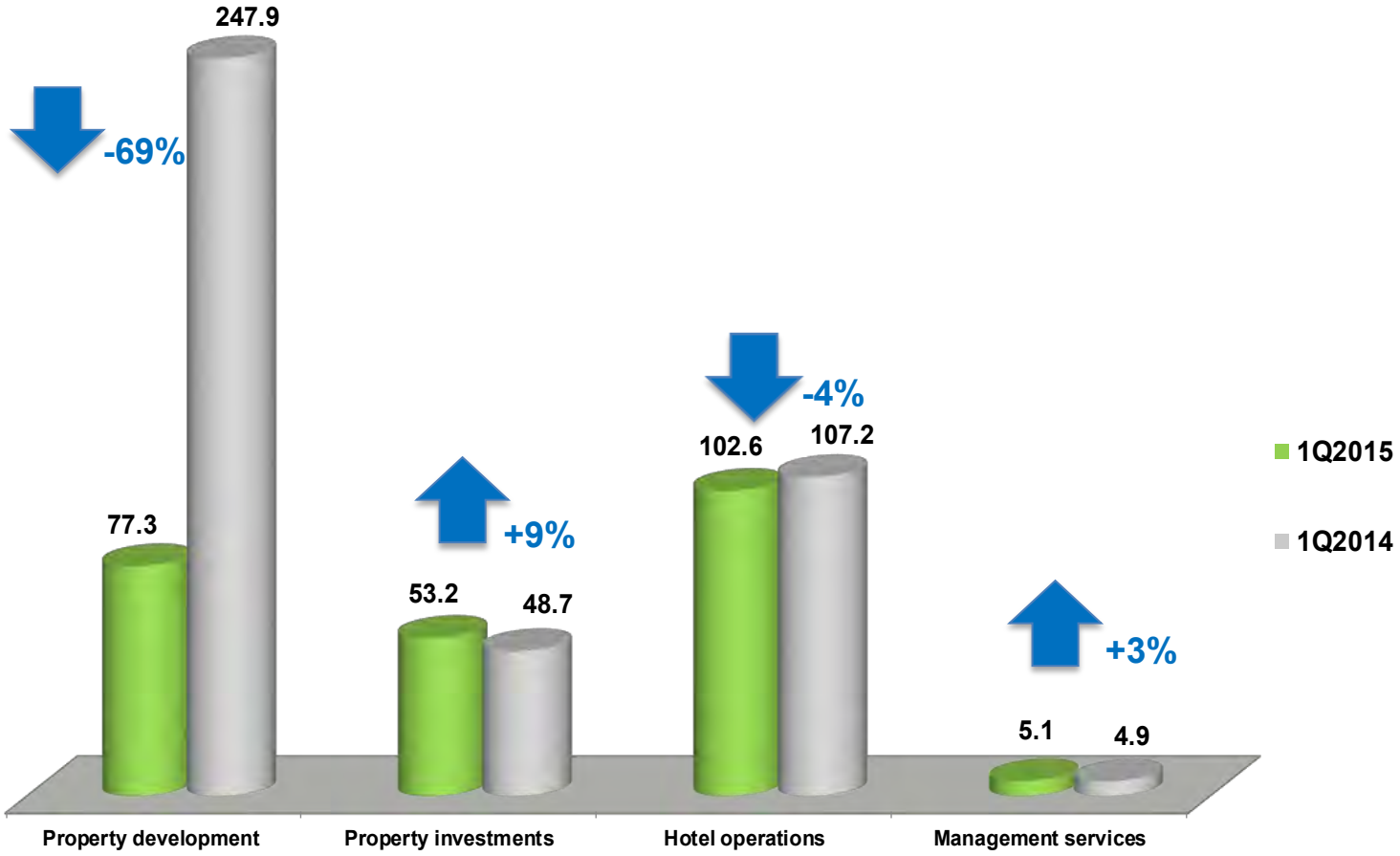
S$m	1Q2015	1Q2014	% Change
Revenue	**238.3**	408.8	-42
Share of profit of associated and joint venture companies	**38.9**	34.5	13
Profit before other gains and income tax	**88.9**	183.6	-52
Profit before income tax	**89.6**	191.1	-53
Net attributable profit	**74.2**	120.8	-39
Earnings per share (cents)	**9.43**	15.67	-40

KEY FINANCIALS

	3M2015	FY2014	% Change
Net tangible asset value per share	**$9.84**	$9.68	2
Total equity	**$8,268m**	$8,131m	2
Cash	**$239m**	$287m	-17
Net debt	**$2,643m**	$2,742m	-4
Gearing ratio	**0.32**	0.34	-6

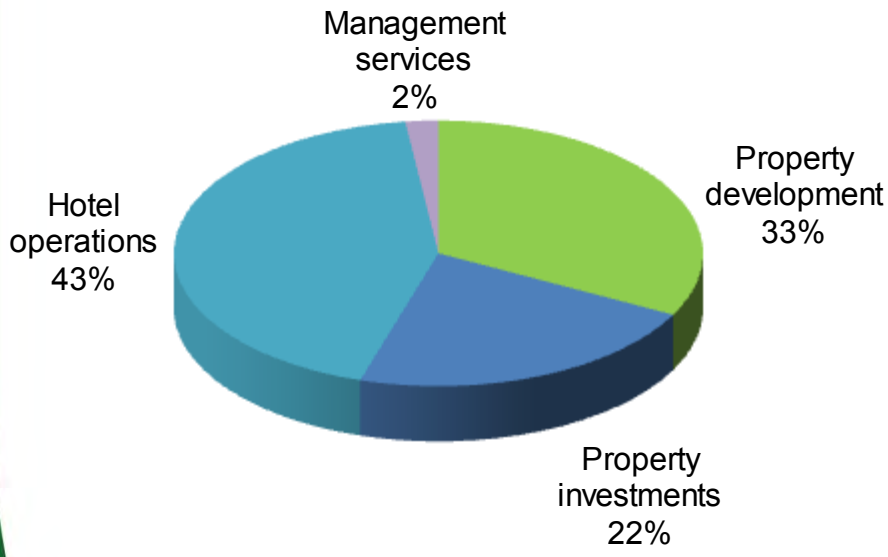
BUSINESS REVIEW

($m) Revenue by Business Segments 1Q2015 vs 1Q2014

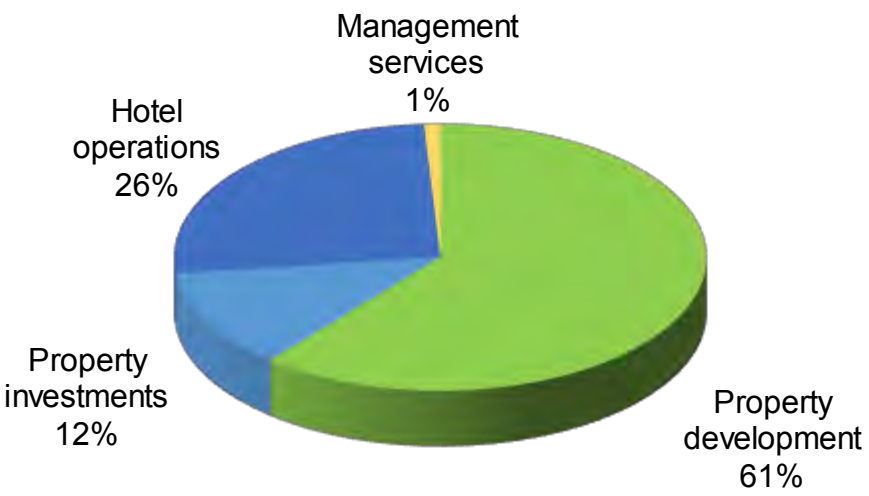


Revenue Contribution by Business Segments 1Q2015 vs 1Q2014

1Q2015

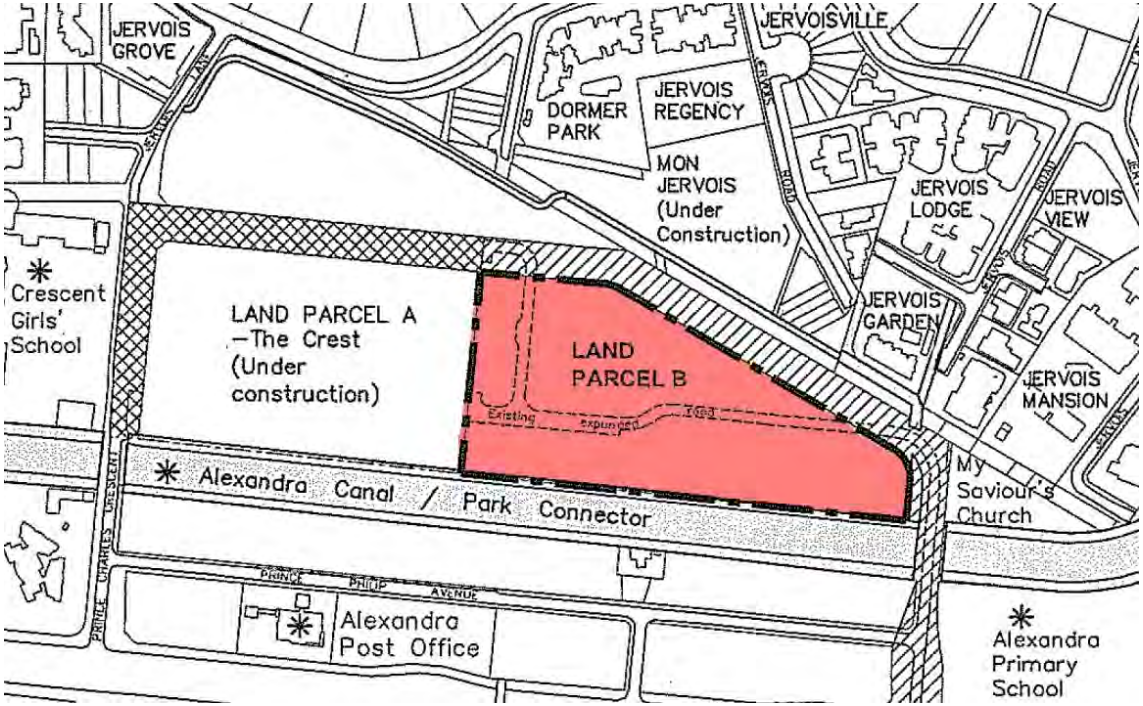


1Q2014



OPERATION HIGHLIGHTS

PROPERTY DEVELOPMENT



Prince Charles Crescent site

- 99-year leasehold site of 24,964 sqm; est. 663-unit project
- 70% stake
- Target to launch in 2H 2015

PROPERTY DEVELOPMENT



Botanique at Bartley

- 99-year leasehold site along Upper Paya Lebar Road
- 797-unit condominium that is near Bartley MRT station
- 100% stake
- 302 units sold as at 12 May 2015

PROPERTY DEVELOPMENT

Seventy Saint Patrick's

- Freehold site along Upper East Coast Road
- 186 units
- Close proximity to future Thomson-East Coast Line
- 100% stake
- 163 units sold as at 12 May 2015



PROPERTY DEVELOPMENT

Riverbank@Fernvale

- In Sengkang West Way, situated near Layar LRT, Punggol Reservoir and Seletar Aerospace Park
- A 555-unit, four 19-storey blocks project
- 100% stake
- 306 units sold as at 12 May 2015



PROPERTY DEVELOPMENT



Thomson Three

- Near MacRitchie and Lower Peirce Reservoirs, and upcoming Upper Thomson MRT Station
- 435 apartments and 10 strata semi-detached houses
- 50% stake
- 437 units sold as at 12 May 2015

PROPERTY DEVELOPMENT

The Esplanade, Tianjin



- Mixed development, along HaiHe River, comprising four blocks of 522 residential units, a 319-room hotel, 17,075 sqm GFA office and 11,926 sqm GFA retail space
- 90% stake
- 4 residential towers (as at 12 May 2015) have achieved 98% sales at average price of RMB18,611 psm
- 78% sold for one office tower (as at 12 May 2015) launched at average price of RMB17,820 psm
- Pan Pacific Tianjin was officially opened in November 2014

PROPERTY DEVELOPMENT



Changfeng, Shanghai

- Mixed development located within the Changfeng Ecological Business Park, about 5 km to the north-east of the Hongqiao Transportation Hub and less than 10 km from The Bund
- Approximately 398 residential units and 4,000 sqm of net lettable area
- 40% stake
- Target to launch in 2H2015

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, about 200m from Liverpool Street Station and the future Crossrail Station
- Approved for a 43-storey tower with 52,255 sqm GFA
  - 109 residential units
  - 190-room hotel (to be operated under the "Pan Pacific" brand)
  - A retail component
- Scheme currently being reviewed
- 100% stake



Profit recognition of launched projects

Project Name	% Equity Stake	No. of Units	Saleable Area (sqm)	% Sold (as at 31.03.15)	% Completed (as at 31.03.15)	TOP Date
The Esplanade, Tianjin	90	570	71,586	91.2	100	TOP
Archipelago	50	577	71,445	98.8	92	Est. 2Q2015
Katong Regency	100	244	19,432	100	64	Est. 2Q2015
Thomson Three	50	445	39,965	97.8	46	Est. 2Q2016
Seventy Saint Patrick's	100	186	12,950	80.6	40	Est. 3Q2016
Riverbank@Fernvale	100	555	48,345	51.9	21	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
Prince Charles Crescent Site	99	24,964	53,135	663	70	2H2015
Total		**24,964**	**53,135**	**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	2H2015
Site at Bishopsgate, London**	3,200	13,551	109	100	1H2016
Total	**42,740**	**92,077**	**507**		

* Mixed development with 398 residential units and 4,000 sqm of net lettable area
** Mixed development with 109 residential units, 190 hotel rooms and a retail component

PROPERTY INVESTMENTS

Office properties		Net Lettable Area (sqm)
Portfolio		
Novena Square		41,580
United Square		27,004
Odeon Towers		18,341
Faber House		3,956
One Upper Pickering		8,089
	Total	**98,970**
Retail properties		
Portfolio		
Novena Square shopping mall		16,091
United Square shopping mall		19,414
OneKM		19,429
The Esplanade Mall, Tianjin*		6,164
	Sub Total	**61,098**
Pipeline		
Shanghai (Changfeng)*		4,000 (est.)
Site at Bishopsgate, London*		1,569
	Total	**66,667**
	Grand Total	**165,637**

** Retail component within a mixed development*

PROPERTY INVESTMENTS



OneKM

- 19,429 sqm mall offering lifestyle, edutainment and gastronomy
- 100% stake
- 95% leases committed as at 12 May 2015
- Officially opened in November 2014

PROPERTY INVESTMENTS

Owned Serviced Suites Properties	Rooms
Portfolio	
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
Portfolio		
Pan Pacific Orchard	Singapore	206
PARKROYAL on Beach Rd	Singapore	346
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
Pan Pacific Tianjin	China	319
PARKROYAL Yangon	Myanmar	335
Sofitel Plaza Hanoi	Vietnam	321
PARKROYAL Saigon	Vietnam	186
	Sub Total	5,480
Pipeline		
Hotel in Bishopsgate, London (to be operated under the “Pan Pacific” brand)	UK	190
	Total	**5,670**

HOTEL MANAGEMENT

	Existing		Pipeline	
	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms
By Brands				
Pan Pacific	19	5,764	2	538
PARKROYAL	13	3,780	3	768
Others	1	321	0	0
Total	**33**	**9,865**	**5**	**1,306**
By Ownership Type				
Owned	20	6,163	1	190
Managed	13	3,702	4	1,116
Total	**33**	**9,865**	**5**	**1,306**

Note: Serviced suites are included in the above tally

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THANK YOU

Q&A