



CREATING WORLD-CLASS SPACES



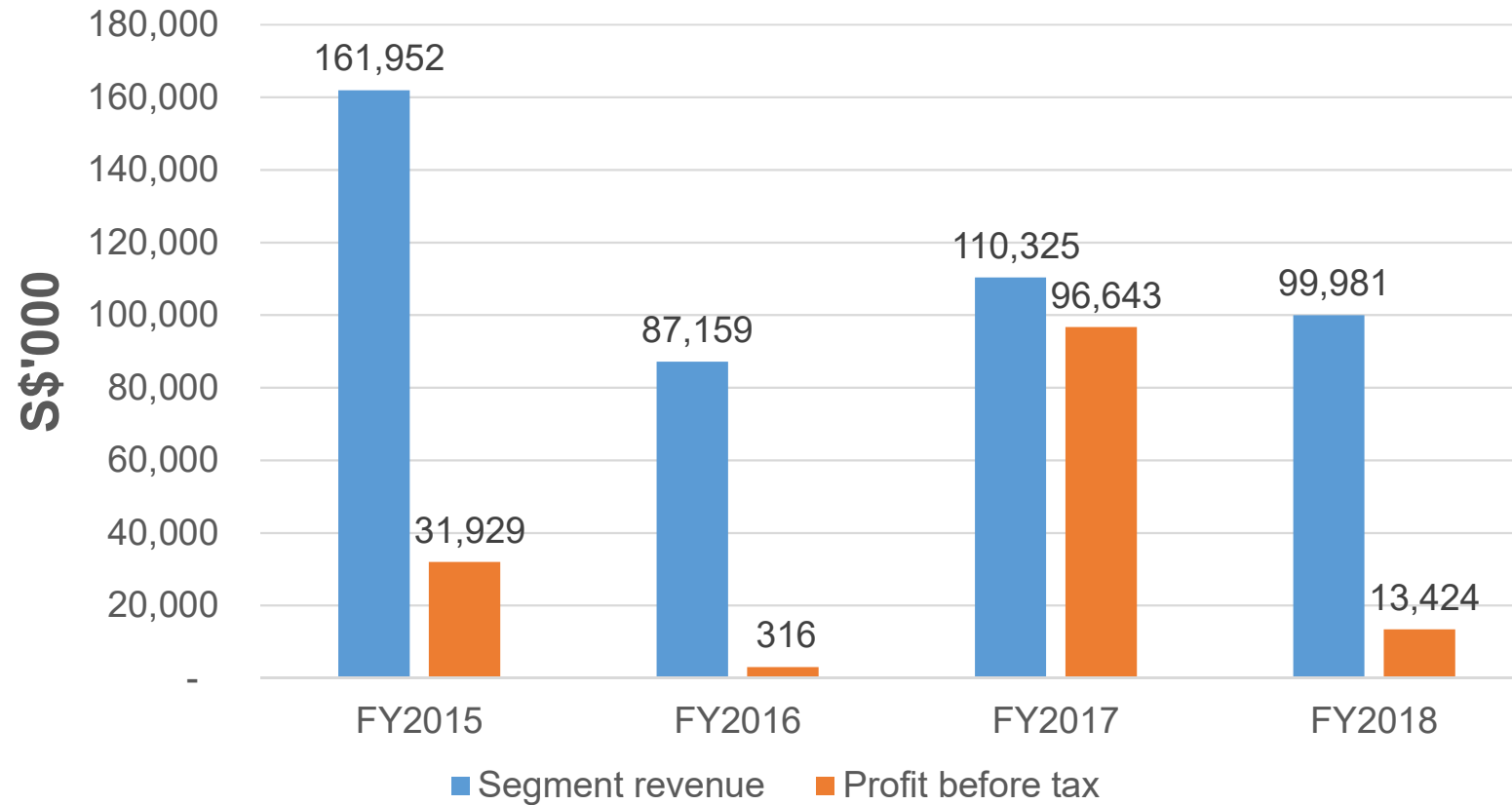
ANNUAL GENERAL MEETING - 29 APRIL 2019

Agenda

- Financial Highlights
- Updates on Petaling Street Residences
- Acquisition of Mantanani Island Resort in Sabah

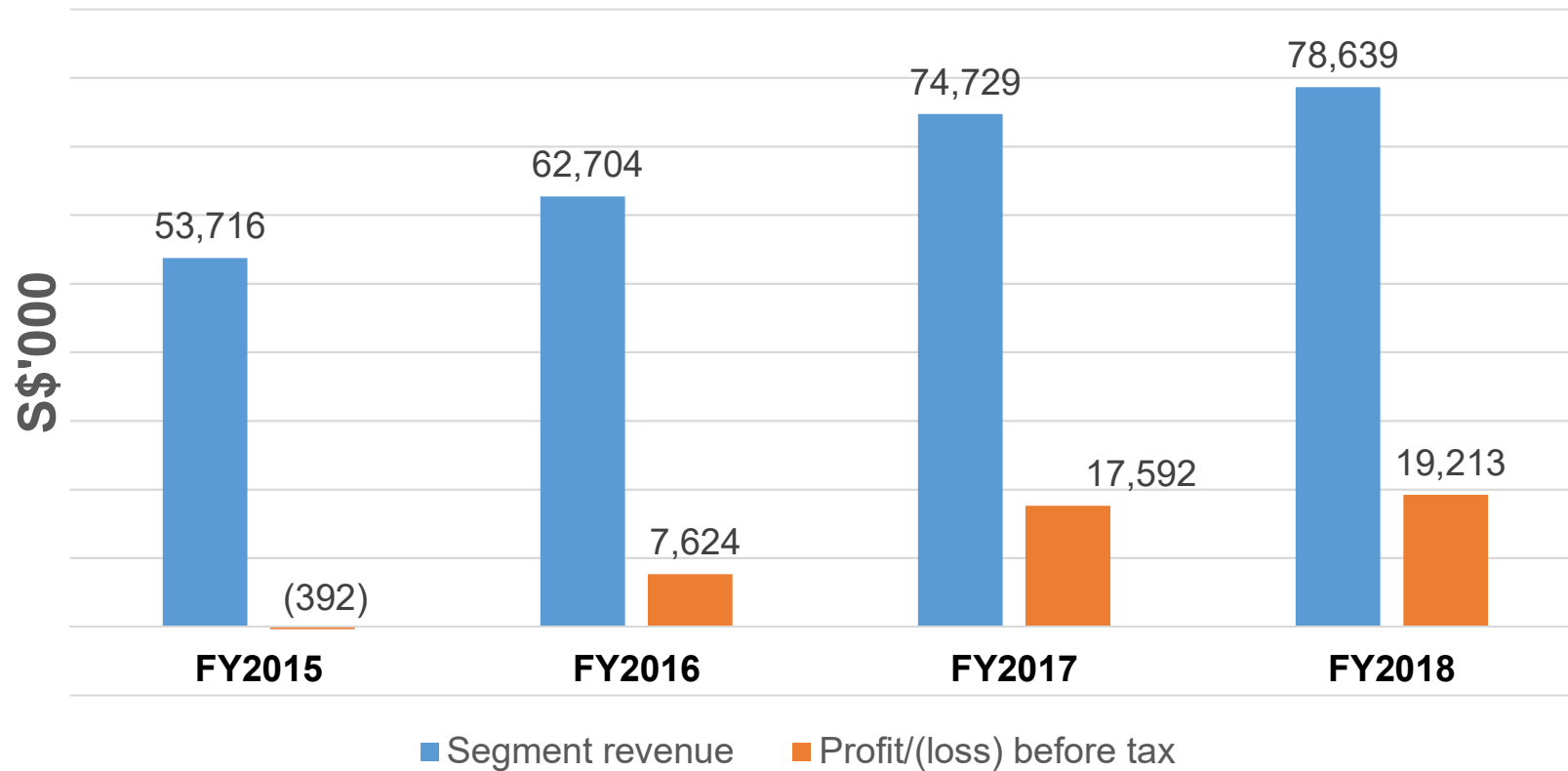
Financial Highlights

Overall Performance



Financial Highlights

Hospitality Business Performance



Hospitality Business Performance

- Pacific Sutera Hotel and Magellan Sutera Resort achieved higher average room rates and improvement in banqueting business in FY2018
- Despite increased competition from new hotels in Kota Kinabalu, the hotels continued to achieve record revenue of S\$79M and PBT of S\$19.2 million for the third year running (FY2016 to FY2018)



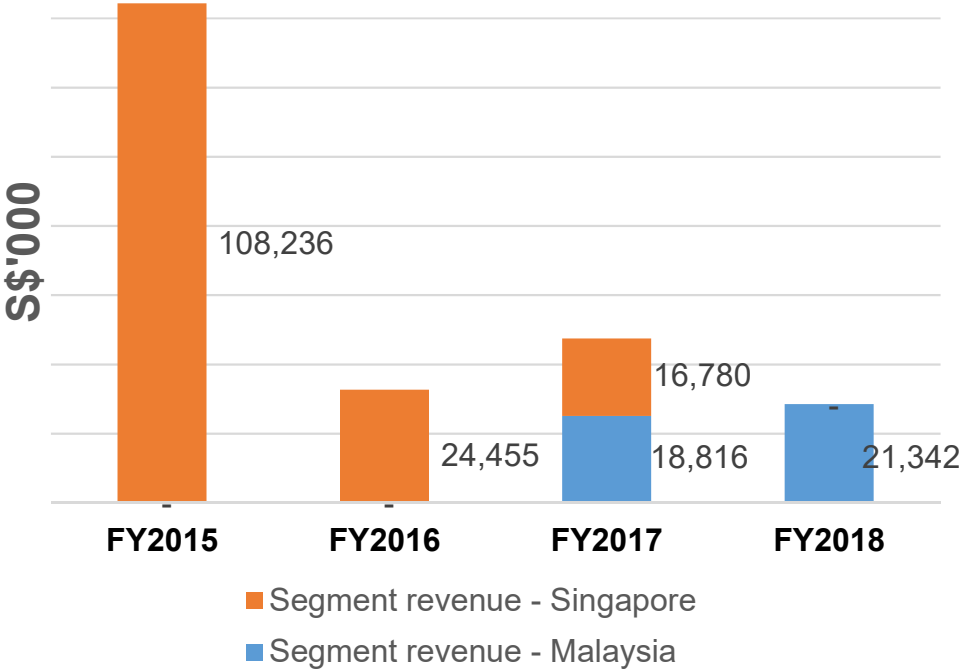
S\$'000	FY2016	FY2017	FY2018
Revenue	62,704	74,729	78,639
PBT	7,624	17,592	19,213

Recent Awards & Achievements

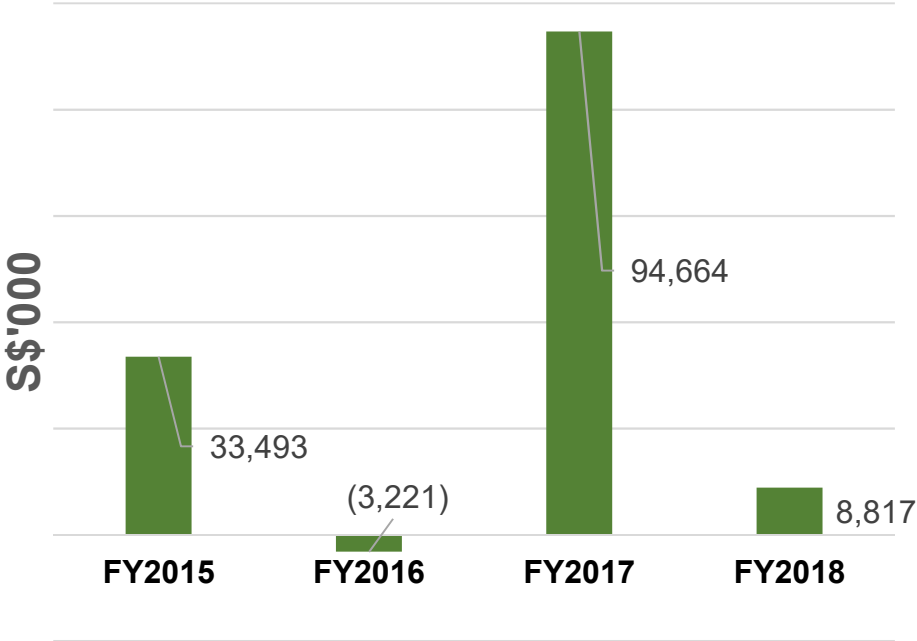
	Description of award	Recipient(s)
April 2019	Asia Pacific Travel & Tourism Federation (APTTF Annual Awards 2019) <ul style="list-style-type: none"> - The Best Luxury Family Retreat Resort Award - The Best Family Retreat Destination Award - The Best Golf Resort in Malaysia 	The Magellan Sutera Resort The Pacific Sutera Hotel Sutera Harbour Marina & Country Club
April 2019	Industry Excellence in Hospitality (Sabah Top Achievers Award 2019)	Sutera Harbour Resort
March 2019	HotelsCombined 2018 Recognition of Excellence	The Pacific Sutera Hotel
June 2018	Malaysia Best Employer Brand Award 2018	Sutera Harbour Resort
March 2018	2018 Global Marina Accreditation by Marina Industries Association, Australia	Sutera Harbour Marina & Country Club
March 2018	2017 Golf Circle Award Winner	The Magellan Sutera Resort
February 2018	CTRIIP Travelers' Top Spots 2017 Best Food & Beverage Hotel	The Magellan Sutera Resort
November 2017	CTRIIP Best Supporting Hotel Award 2017	The Pacific Sutera Hotel and The Magellan Sutera Resort
October 2017	7 th Asian Lifestyle Tourism Awards 2017 Beach Resorts	The Magellan Sutera Resort and Sutera Harbour Marina & Country Club
July 2017	Sabah Emergency Response Team Competition 2017 by Fire & Rescue Department of Malaysia-Sabah/Bomba Sabah 2017	The Pacific Sutera Hotel and The Magellan Sutera Resort
April 2017	Malaysia Best Employer Brand Awards 2017	Sutera Harbour Resort

Property Business

Revenue



Profit/ (Loss) Before Tax



Property Business

- FY2018 revenue of S\$21.3 million (compared to S\$35.6 million in FY2017)
- Sales from Coral Bay will be progressively recognised over the development period of the project, possibly from FY2019.
- Generated PBT of S\$8.8 million, as compared to S\$94.7 million in FY2017, in the absence of the disposal gain of S\$74.5 million from the sale of its entire investment in Plaza Ventures Pte Ltd

Revenue and PBT from Malaysia up 13.3% (from S\$18.8mil to S\$21.3mil) and 52% (from S\$2.4mil in S\$3.6mil) in FY2018



Henan Zhongyuan

- In FY2018, our associated company in China, which owns and operates one fo the largest food logistics and warehousing hubs in Zhengzhou in Henan Province, continued to reap good returns for the Group, amounting to PBT contribution of S\$6.7 million.





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UPDATES ON PETALING STREET RESIDENCES

Petaling Street Residences



Birds eye view of building

Content

- Development Data
- Project Timeline
- Design & Floor Plan

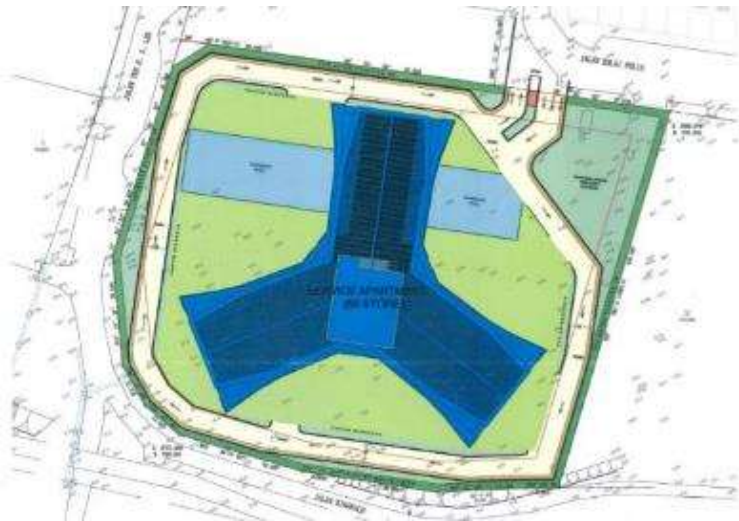
Development Data

Project Data | Planning Perimeters

Site Area : 3.44 acres/ 13,938 m²

Allowable Plot Ratio : 14

Maximum Allowable GFA : 195,132 m²



	Based on Approved DO	
Total GFA (B)	194, 890. 95 m ² / 2, 097, 788.73 ft ²	
Total SFA (A)	167, 831.16 m ² / 1,805, 005.30 ft ²	
Efficiency (A/B)	86.06 %	
Number of floors	70 Floors + 1 Basement + 1 Lower Ground	
Number of Units	1889 units	
Units/Floor	35 units	
Number of lifts	14 nos + 2 bomba lift + 1 service lift	
Building Height	243.15 m	
Carpark Count	Requirement: 2120	Available: 2131

Development Data

Unit Mix

Type	Size	nos.	%		
Type A (1 BR)	58 - 61 m2 (624 – 657 ft2)	534	28.3	46.7	% SMALL UNIT
Type B (1 BR)	61.1 - 72 m2 (657 – 775 ft2)	348	18.4		
Type C (2 BR)	84 - 88 m2 (904 - 947 ft2)	631	33.4	53.3	% BIG UNIT
Type D (2 BR + Study/ 3 BR)	106 - 157 m2 (1,141 - 1,690 ft2)	164	8.7		
Type D (Dual-key)	156 m2 (1,681 ft2)	159	8.4		
Duplex	116 - 293 m2 (1,248 - 3,154 ft2)	35	1.8		
Penthouse	158 - 408 m2 (1,700 - 4,392 ft2)	18	1.0		

- 6 numbers of Duplex units to be Dual-Key units.
- 159 units of Type D3 to be Dual-Key units.

Unique Selling Points (USP)

Site Location :

1. Located at the Heart of Chinatown, Jalan Petaling
2. Chinatown earmarked for major redevelopment and heritage conservation
3. Major developments nearby such as Merdeka 118 & KL Tower acts as a growth catalyst for the development
4. Excellent accessibility to LRT/ MRT (200m away)
5. A place of entertainment, culture, food and shopping

Design :

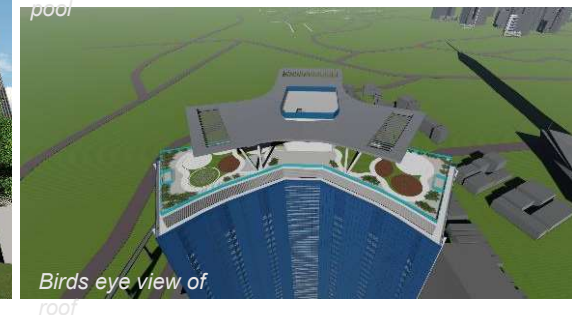
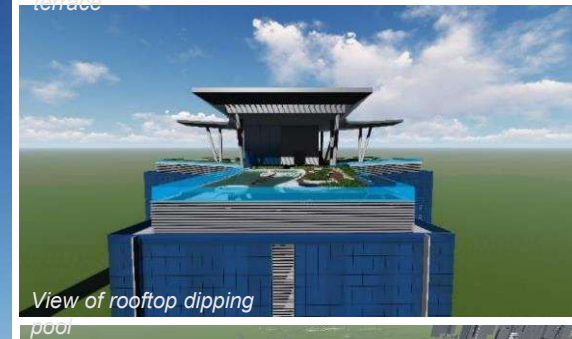
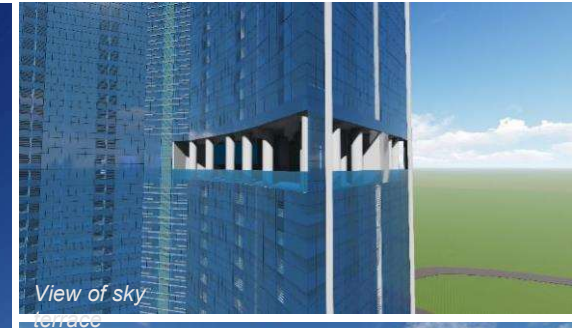
1. Tallest residential building in the area
2. Design with 360 degrees KL city view
3. 50m length Olympic size swimming pool at Podium Level 8
4. Rooftop Dipping pool with views to KLCC
5. Rooftop viewing deck and Sky Lounge
6. A variety of facilities
7. Full height curtain wall design



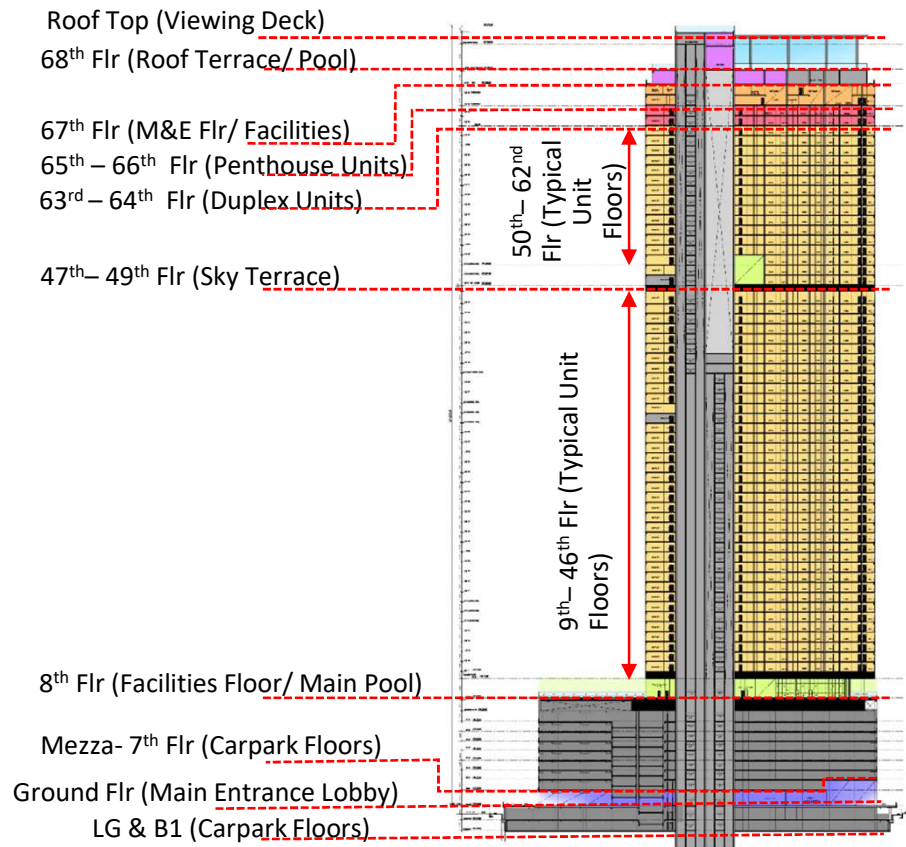
Project Timeline

Description	Targeted Timeline
Targeted Sales Launch	Q1 2020
Targeted Construction Commencement	Q3 2019
Targeted Construction Completion	2025

Façade Design



Overall Section



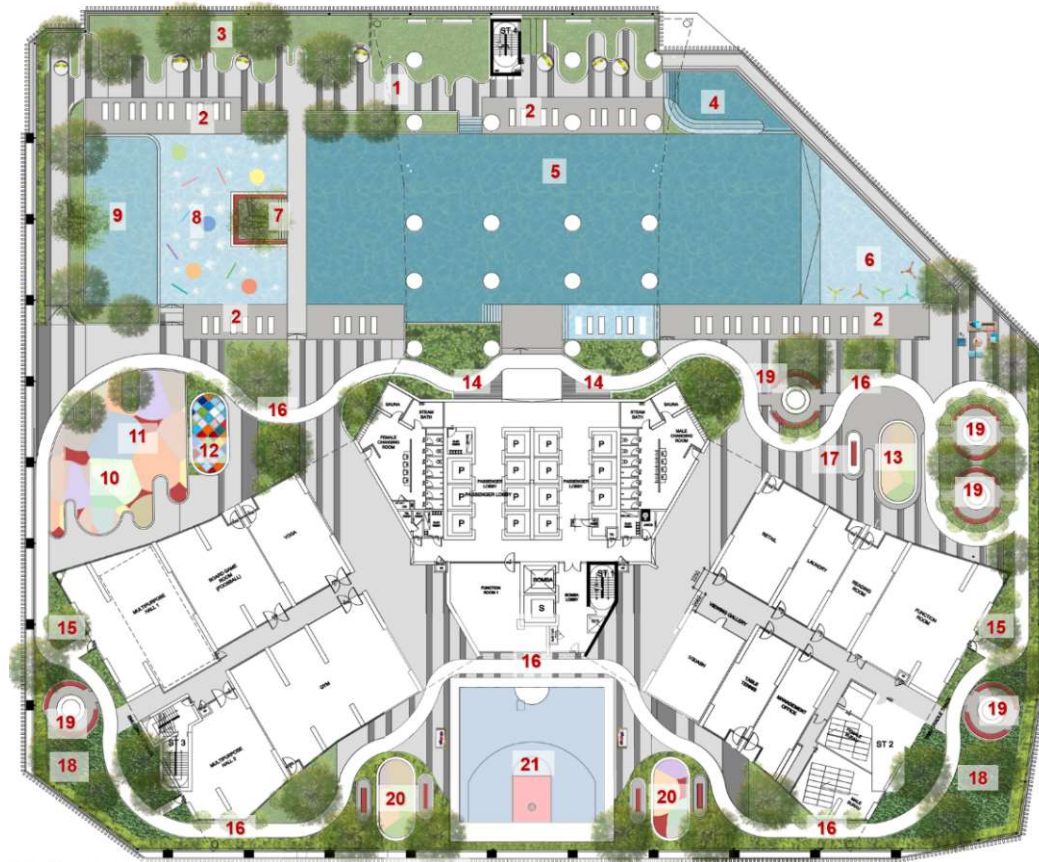
Floor Plan



- 1. Organic Water Cascades
- 2. Circle Green Buffer
- 3. Greeting Drop off
- 4. Canopy Feature Trees
- 5. Fitness Stations
- 6. Dry Garden
- 7. Reflexology Walk
- 8. Zen and Fern Gardens
- 9. Swings Garden
- 10. WiFi Lounges

Ground Floor Plan

Floor Plan

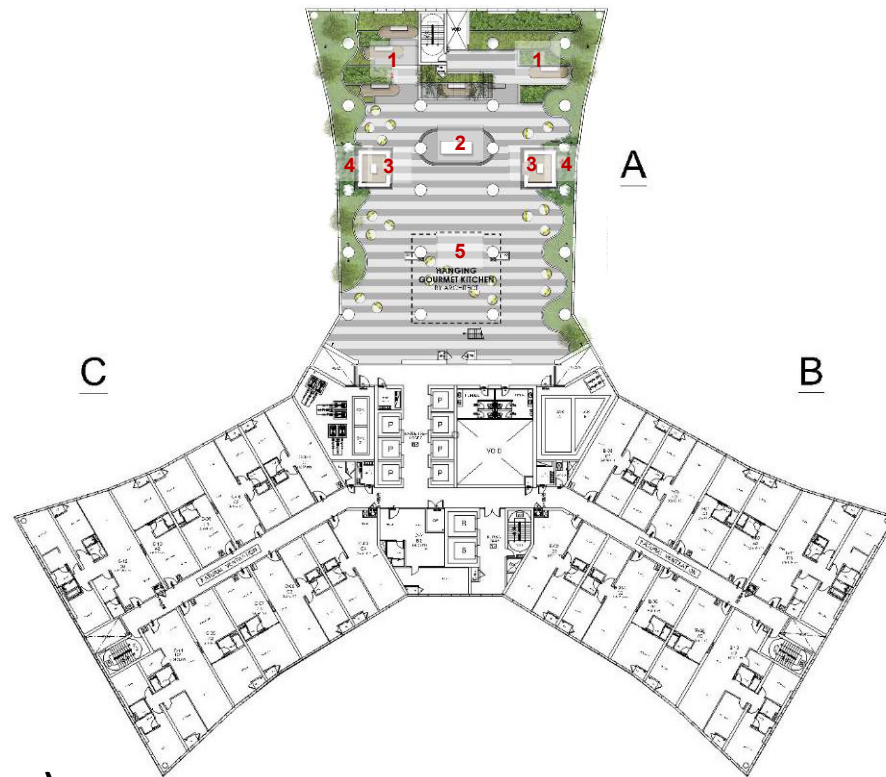


1. Poolside Lounge
2. Pool Deck
3. Monet Garden
4. Bubbly Jacuzzi
5. Starry Night Pool (50m)
6. Aqua Gym
7. Sunken Lounge
8. Water Play
9. Splash Kids Pool
10. Vivid Playground
11. Trampoline
12. Seurat Pavilion
13. Picasso Tree House
14. Pool Showers
15. Fern Garden
16. Garden Trail
17. Rest Seating
18. Herbs & Spice Garden
19. BBQ Place
20. Parcouses
21. Half Court Basketball

Level 8- Facilities floor

Floor Plan

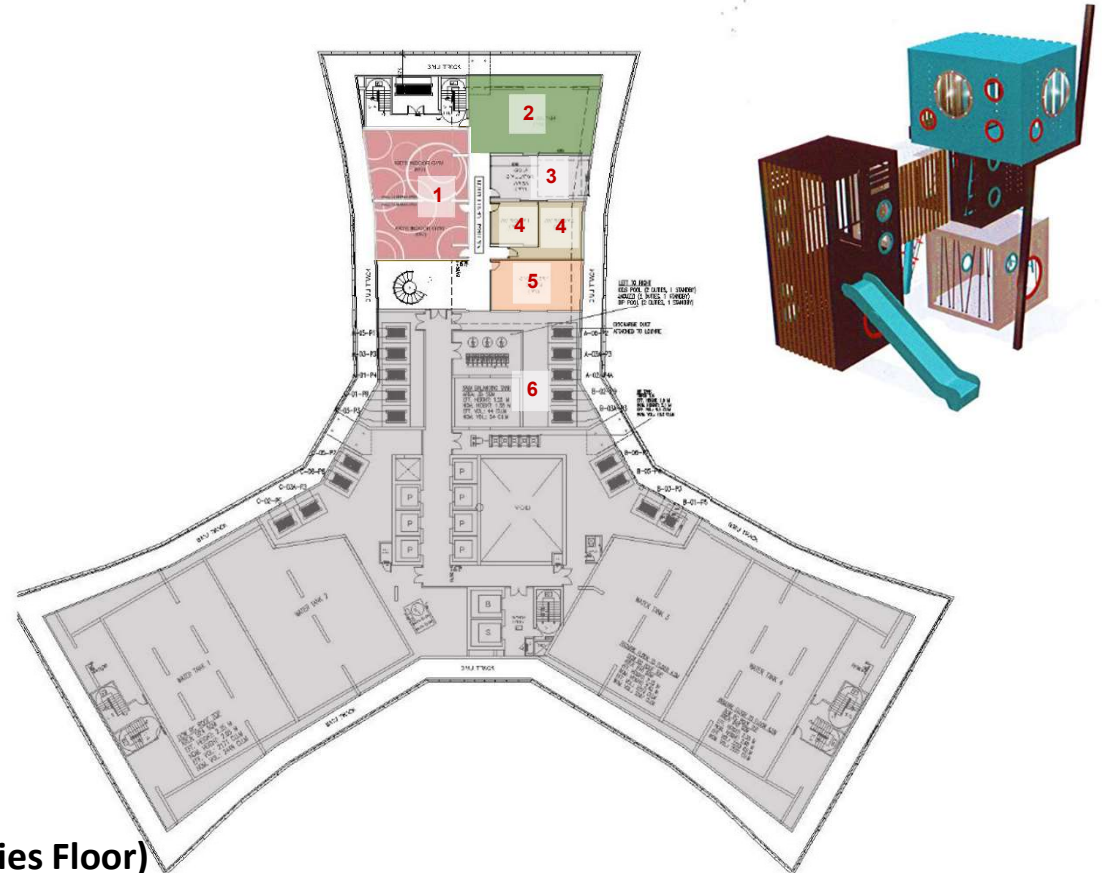
- 1. Salad Garden
- 2. Outdoor Dining
- 3. Tea Pod
- 4. Bamboo Garden
- 5. Hanging Gourmet Kitchen (48th floor)



47th Floor (Sky Lounge)

Floor Plan

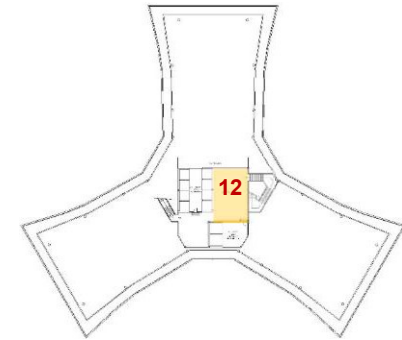
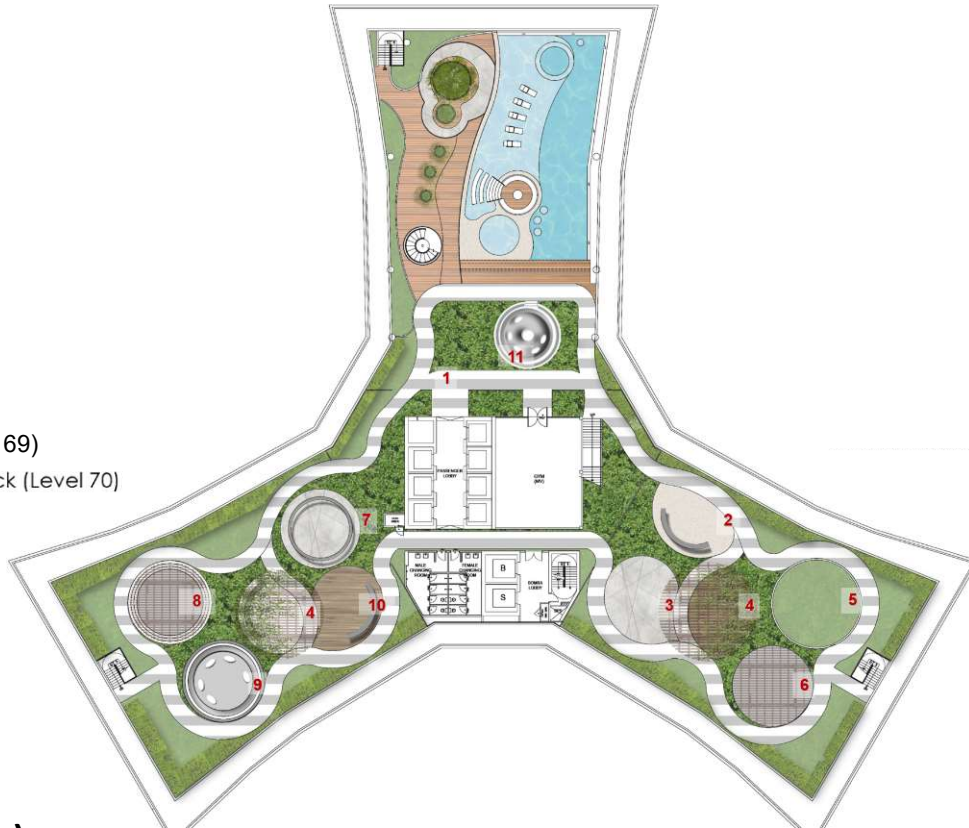
- 1. Kids Indoor Gym
- 2. Sky Lounge
- 3. Golf Simulator Area
- 4. AV Room
- 5. Snooker/ Darts
- 6. M&E Area



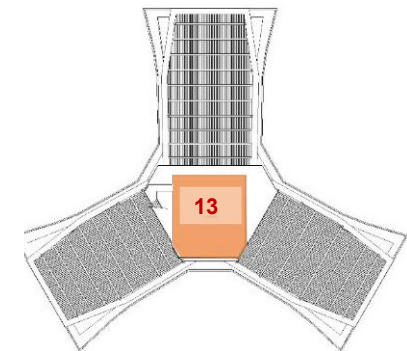
67th Floor (M&E and Facilities Floor)

Floor Plan

- 1. Jogging Trail
- 2. Workout Corner
- 3. Activity Plaza
- 4. Trellis Garden
- 5. Green Yoga Deck
- 6. Dance Deck
- 7. Social Lounge
- 8. Meditation Deck
- 9. Reading Hideout
- 10. Hammock Cove
- 11. Wine Enclave
- 12. Sky Lounge (Level 69)
- 13. Rooftop Viewing Deck (Level 70)



69th Floor (Sky Lounge)



70th Floor (Viewing Deck)

68th Floor (Rooftop)

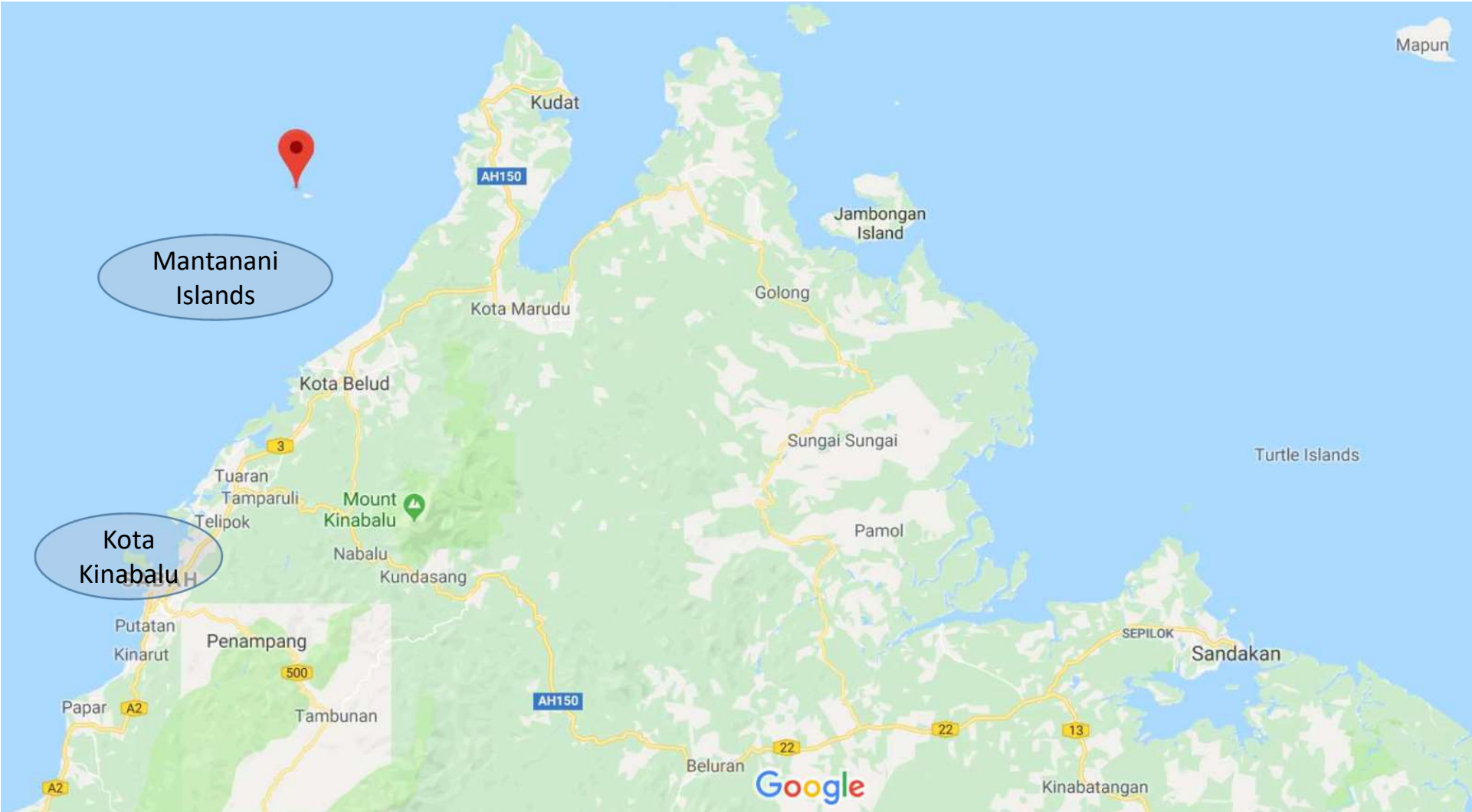


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ACQUISITION OF MANTANANI ISLAND RESORT

Location



Mantanani Island Resort



Jetty Facing Sea View

Mantanani's Lobby And Chalets



Exciting Activities



Mantanani Island Resort

- Acquired the former Viva Mantanani Island in Kota Belud, Sabah, Malaysia in December 2018
- Rebranded as Sutera@Mantanani Island Resort & Spa
- Located about 40km northwest from Kota Belud, a town just 80km from Kota Kinabalu.
- From the city, it is about one and half hours by car to Kota Belud, and a 30-minute boat ride from Kota Belud jetty.



Mantanani Island Resort



- Coveted for its powdery white beaches and crystal clear and turquoise waters, as well as breath-taking views of Mount Kinabalu.
- 30 well-appointed rustic chalets.
- Excellent diving and snorkelling waters.
- On certain full-moon nights, bioluminescent plankton lights up the sea with its magical bluish glow.