偉合控股有限公司

WEE HUR HOLDINGS LTD.
(Company Registration Number 200619510K)
(Incorporated in the Republic of Singapore)

QUESTIONS AND ANSWERS OF THE THIRTEETH ANNUAL GENERAL MEETING TO BE HELD ON 3 JUNE 2020 AT 10.00 A.M. ("AGM")

The Board of Directors of Wee Hur Holdings Ltd (the "**Company**") together with its subsidiaries (the "**Group**") wishes to announce the responses to questions raised by its shareholders relating to the business of the Company's AGM.

The questions raised by the shareholders were answered as follows:

Question 1:	:	How is the covid-19 situation affecting the Australia PBSA operations? Is the occupancy rate affected or will be affected in the future?
Reply to Question 1		Please refer to the annexed AGM presentation slides.
Question 2:		Any possibility of the Tuas view dormitory's lease be extended beyond this year?
Reply to Question 2		Please refer to the annexed AGM presentation slides.
Question 3:		Can the Company consider share buyback? The last was done many years ago.
Reply to Question 3		Given the rapidly evolving COVID-19 situation, it is not realistic for the Company to do share buyback at this moment. The Company needs to conserve its cash for business growth.
Question 4:		Government recently mentioned that construction cost is expected to increase. How hard will this hit Wee Hur?
Reply to Question 4		Please refer to the annexed AGM presentation slides.
Question 5:		Please do a slide presentation during the AGM webcast on the business status and outlook of the Company.
Reply to Question 5		Please refer to the annexed AGM presentation slides.
Question 6:		What's the foreseeable impact on the Group's worker dorm business going forward?

Reply to Question 6		Please refer to the annexed AGM presentation slides.
Question 7:		About PBSA, what is the average room rate/week & number of months not occupied/rented by students per year due to long holiday?
Reply to Question 7		The average room rates per week for the UniLodge Park Central at Brisbane is at approximately A$295 and the UniLodge City Gardens at Adelaide is at approximately A$335. January will be the month with low occupancy rate as some students may choose to go back to their home countries during the long holiday. Occupancy rate will start to pick up from February when the 1st Semester commences.
Question 8:		Are the two opened PBSAs in operation during the current lockdown in Australia? If answer to is yes, what is the current occupancy rate? If no, when can the PBSAs be expected to restart their operation?
Reply to Question 8		Please refer to the annexed AGM presentation slides.

By Order of the Board

Goh Yeow Lian
Executive Chairman and Managing Director

3 June 2020

CONTINUAL GROWTH ON SOLID FOUNDATION

Celebrating 40 Years SINCE 1980

WEE HUR HOLDINGS LTD

THIRTEENTH ANNUAL GENERAL MEETING

3 JUNE 2020

PRESENTATION SLIDES

PRUDENCE IN OUR WAYS; EXCELLENCE IS OUR AIM

OVERVIEW



OVERVIEW

- The outbreak of COVID-19 has made a great negative impact on the Global economy and Singapore is not an exception.
- The Government has implemented a COVID-19 circuit breaker from 7 April to 4 May 2020 in view of the increasing confirmed cases of COVID-19, especially from the workers' dormitories which house foreign workers. The COVID-19 circuit breaker was further extended to 1 June 2020. Most of the businesses have to be shut down temporarily during the circuit breaker except for essential businesses. Most businesses are allowed to resume work on 2 June 2020 with strict compliance to the mandatory measures in place.
- The Government has also announced four massive relief packages of approximately S$100 B within three months to help businesses and individuals pull through the COVID-19 pandemic, along with the bleak economic outlook.
- The COVID-19 pandemic and circuit breaker have impacted our businesses. The severity of the impact varies from business to business and also countries where our businesses are operated.
- Thus, we would like to share how the COVID-19 pandemic has affected our businesses, along with the outlook of our businesses.

UPDATES OF OUR BUSINESSES



LOCAL PROPERTY DEVELOPMENT AND INVESTMENT



FULLY SOLD DEVELOPMENT



PARC BOTANNIA

A HOME WITH NATURE

4 blocks of 22-storey (735 units) private condominium. With carparks at basement level and 1st storey, 1 childcare centre, swimming pool and communal facilities at Fernvale Street/ Fernvale Road.

EXPECTED DATE OF VACANT POSSESSION: **2021**

DEVELOPMENT FOR SALE



MEGA @WOODLANDS

8-storey multiple-user clean, light and general industrial development (512 units) with 2 canteens, clinic, minimart and other ancillary facilities at Woodlands Avenue 12.

TOP: **JAN 2018**
SALES 31 MAY 2020: **70%**
INCLUDING RTO: **85%**

FUTURE LAUNCH



JALAN BUNGA RAMPAI

This 99-year leasehold residential development is located at Jalan Bunga Rampai comprising approximately 115 units mainly 2, 3 and 4-bedded apartments. Developed via a joint venture with the Group holding a 75% stake.

LAUNCH AND COMMENCE CONSTRUCTION WORK:
2021

OVERSEAS PROPERTY DEVELOPMENT AND INVESTMENT



FUTURE LAUNCH



park central

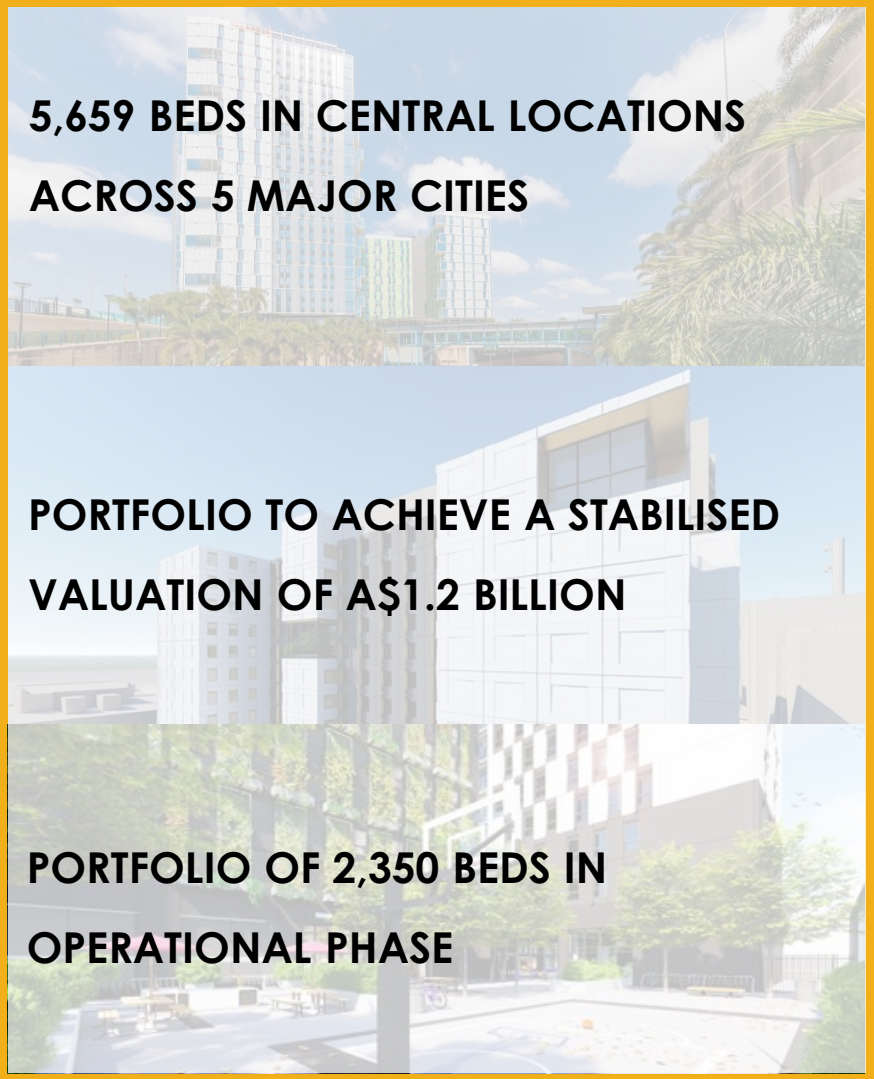
A mixed development comprising mainly residential, retail and commercial units.

STATUS: WE ARE EXPLORING SUITABLE DEVELOPMENT OPTIONS FOR THE LAND PARCEL AND TARGET TO CONCLUDE THE DEVELOPMENT OPTION BY **2020**.

PURPOSE-BUILT STUDENT ACCOMMODATION (PBSA)



OUR PBSA PORTFOLIO

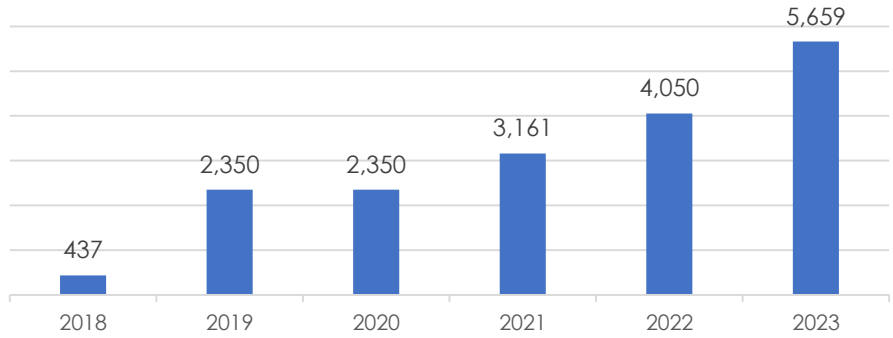


5,659 BEDS IN CENTRAL LOCATIONS ACROSS 5 MAJOR CITIES

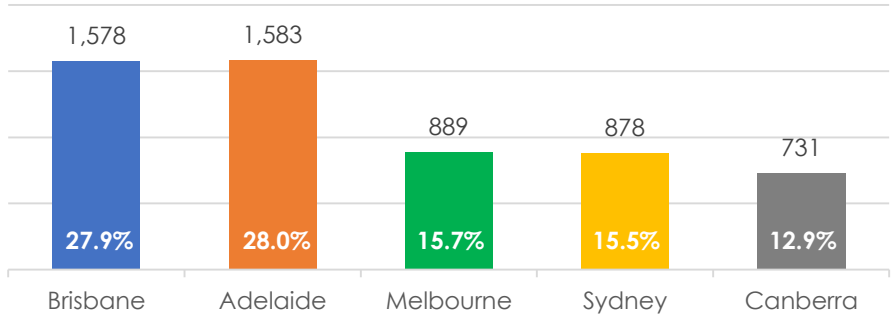
PORTFOLIO TO ACHIEVE A STABILISED VALUATION OF A$1.2 BILLION

PORTFOLIO OF 2,350 BEDS IN OPERATIONAL PHASE

OPERATIONAL BEDS BY YEAR



OPERATIONAL BEDS BY CITY



OUR PBSA PORTFOLIO

OPERATIONAL IN JUL 2019

UNILODGE CITY GARDENS
89-109 GRAY STREET
(772 BEDS)



OPERATIONAL IN JAN 2021

WAYMOUTH STREET
124 WAYMOUTH STREET
(811 BEDS)



OPERATIONAL IN JUL 2018

UNILODGE PARK CENTRAL
8 GILLINGHAM STREET
(1,578 BEDS)



BRISBANE

ADELAIDE

SYDNEY

MELBOURNE

OPERATIONAL IN JUL 2022

A'BECKETT STREET
183-189 A'BECKETT STREET
(889 BEDS)



OPERATIONAL IN JAN 2023

GIBBONS STREET
13-23 GIBBONS STREET
(~419 BEDS)



CANBERRA

OPERATIONAL IN JAN 2023

MOORE STREET
(~731 BEDS)

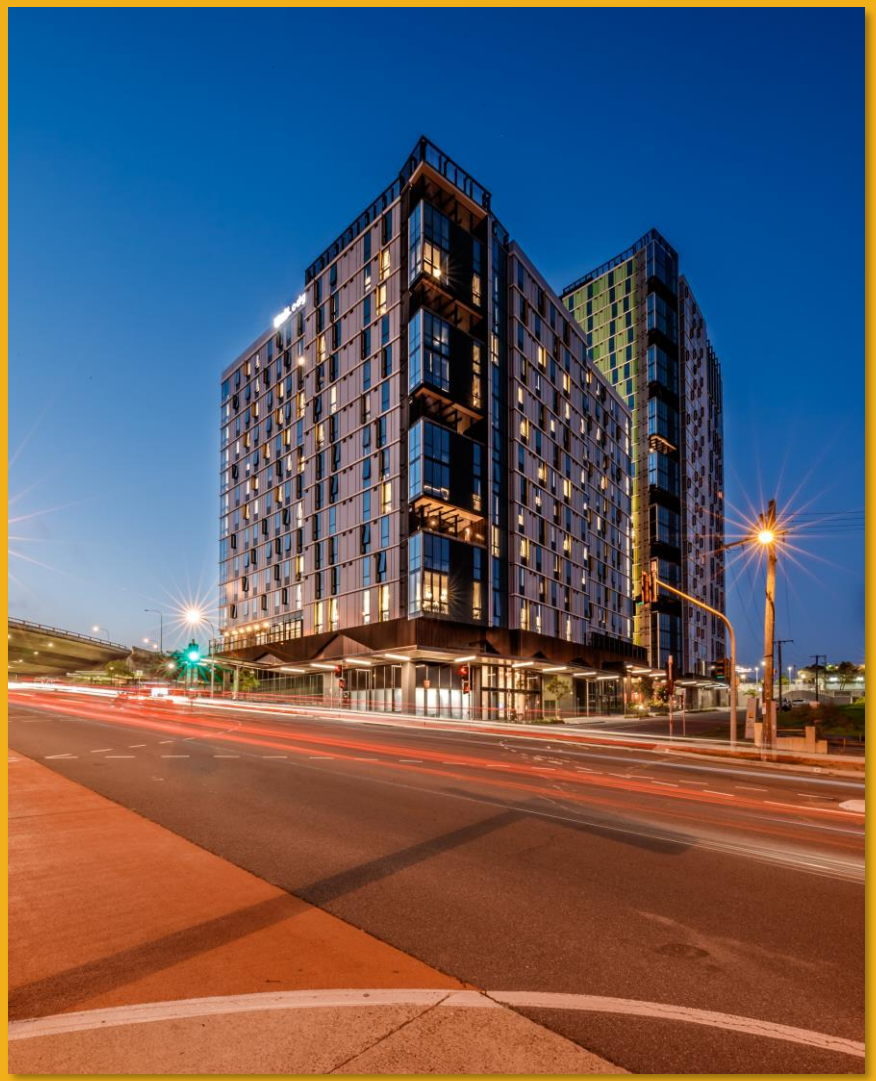


OPERATIONAL IN JUL 2023

REGENT STREET
(~459 BEDS)



PROPERTIES FOR LEASE



UNILODGE PARK CENTRAL, BRISBANE (1ST PBSA)

1,578 beds across two towers

OCCUPANCY RATE 31 MAY 2020: **70%**



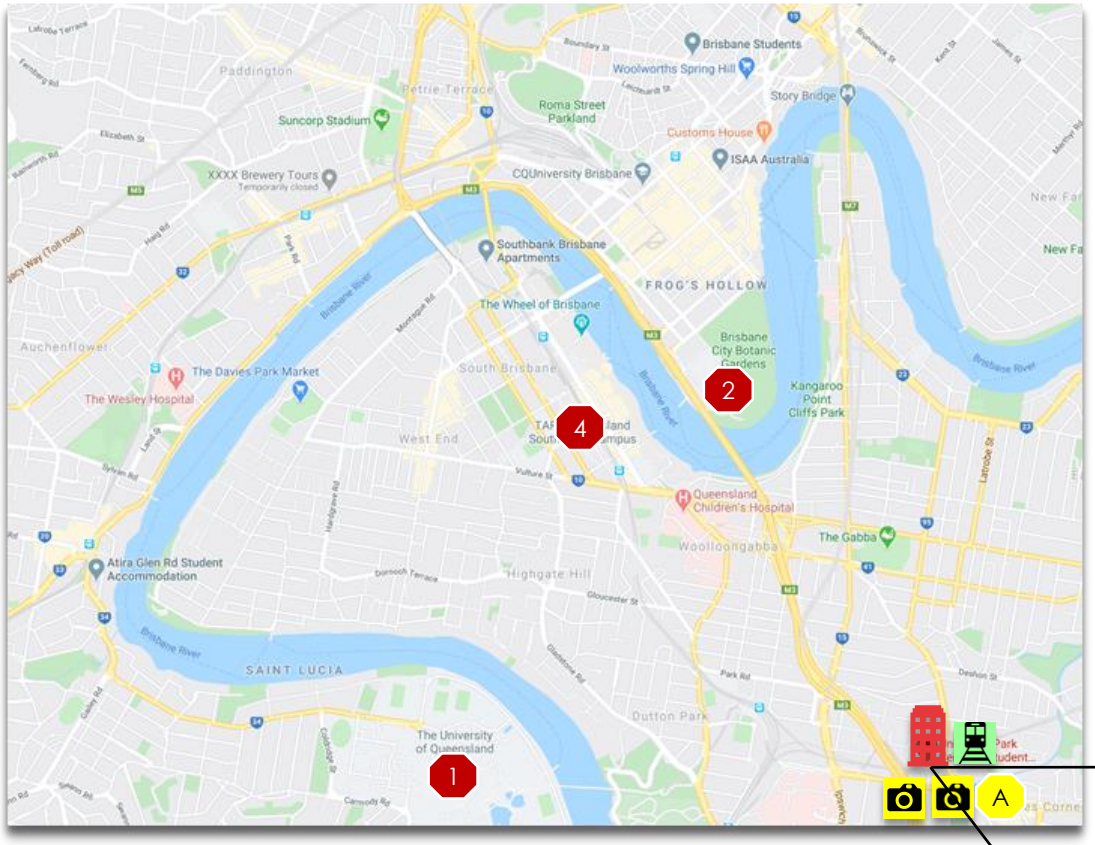
UNILODGE PARK CENTRAL, BRISBANE (1ST PBSA) SITE LOCATION

1 The University of Queensland — 3.0 km

2 Queensland University of Technology — 3.6 km

3 Griffith University — 6.7 km

4 TAFE Queensland — 3.6 km



Next to Buranda Bus & Train Station

A — 0.5 km to Stoners Corner Village & Buranda Village

B — 6.0 km to Westfield Carindale

PROPERTIES FOR LEASE



UNILODGE CITY GARDENS, ADELAIDE (2ND PBSA)

772 beds in a 17-storey building

OCCUPANCY RATE 31 MAY 2020: **65%**



UNILODGE CITY GARDENS,ADELAIDE (2ND PBSA) SITE LOCATION

University of South Australia

1 0.3 km / 1.7 km

tafeSA

2 0.5 km

THE UNIVERSITY of ADELAIDE

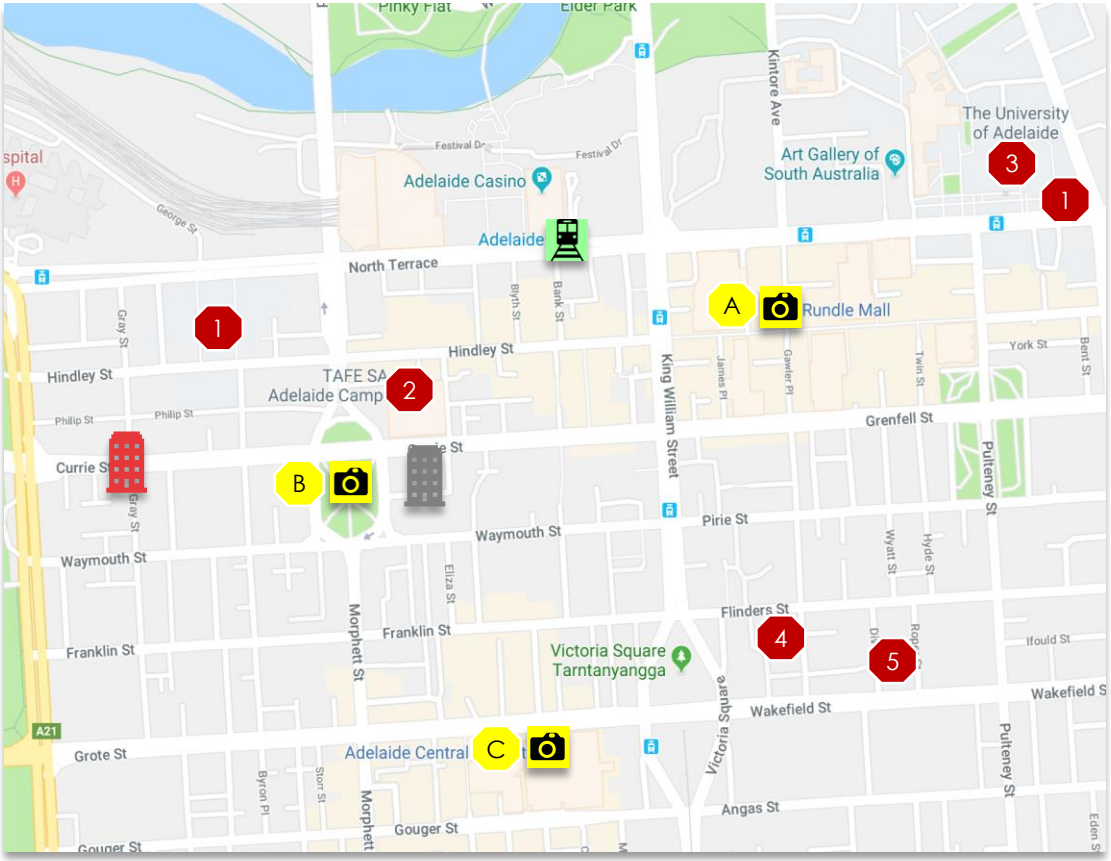
3 1.6 km

Flinders UNIVERSITY

4 1.1 km

TORRENS UNIVERSITY AUSTRALIA

5 1.4 km



0.9 km to Adelaide Railway Station

A 1.0 km to Rundle Mall

B 0.4 km to Light Square

C 0.9 km to Adelaide Central Market

PROPERTIES UNDER DEVELOPMENT



WAYMOUTH STREET, ADELAIDE (3RD PBSA)

811 beds in a 16 storey building

STAUS: **CONSTRUCTION IN PROGRESS**

TARGET COMPLETION: **4TH QUARTER 2020**

TARGET OPERATION: **JANUARY 2021**



PROPERTIES UNDER DEVELOPMENT

WAYMOUTH STREET, ADELAIDE (3RD PBSA) SITE LOCATION

University of South Australia

1 0.5 km / 1.3 km

tafeSA

2 0.2 km

THE UNIVERSITY of ADELAIDE

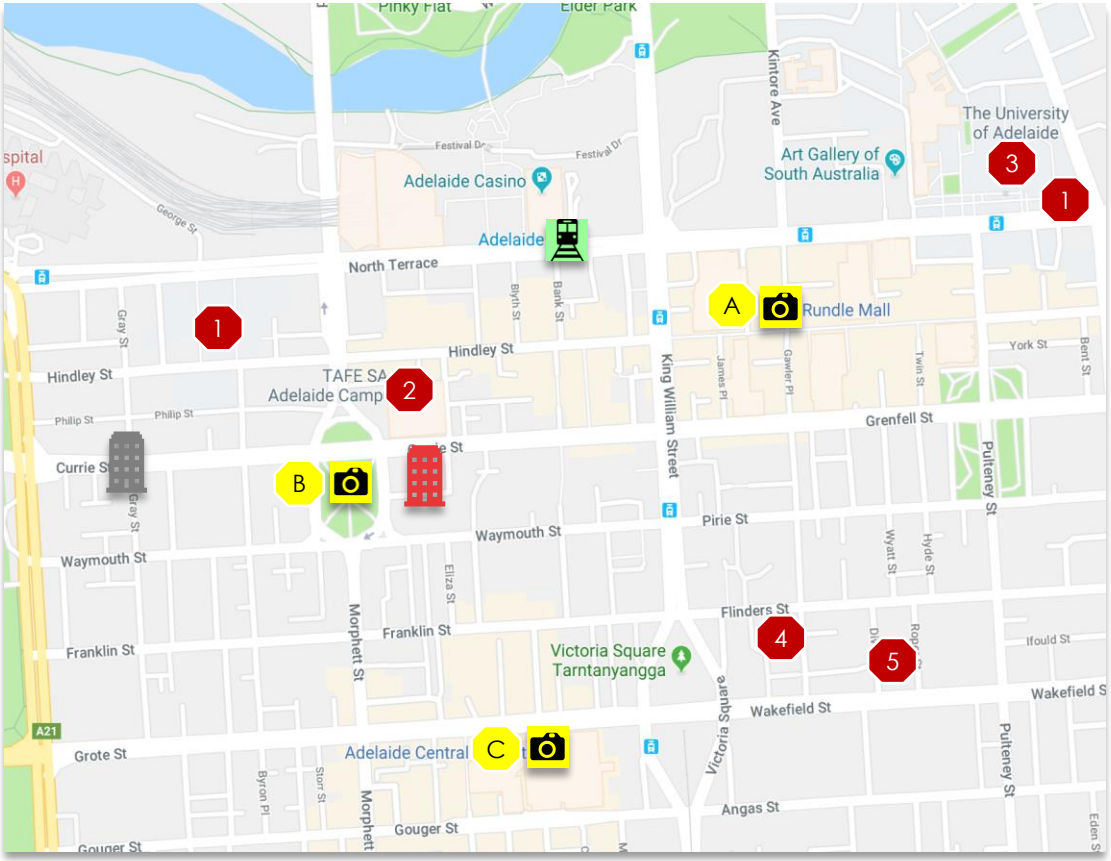
3 1.2 km

Flinders UNIVERSITY

4 0.6 km

TORRENS UNIVERSITY AUSTRALIA

5 0.9 km



0.5 km to Adelaide Railway Station

A 0.7 km to Rundle Mall

B 0.1 km to Light Square

C 0.5 km to Adelaide Central Market

PROPERTIES UNDER DEVELOPMENT



A'BECKETT STREET, MELBOURNE (4TH PBSA)

889 beds in a 47 storey building

STATUS: **CONSTRUCTION IN PROGRESS**

TARGET COMPLETION: **1ST QUARTER 2022**

TARGET OPERATION: **JULY 2022**





A'BECKETT STREET, MELBOURNE (4TH PBSA) SITE LOCATION

MELBOURNE INSTITUTE OF TECHNOLOGY

1 0.3 km

VICTORIA UNIVERSITY

2 0.2 km / 0.6 km

RMIT UNIVERSITY

3 0.5 km

Southern Cross University

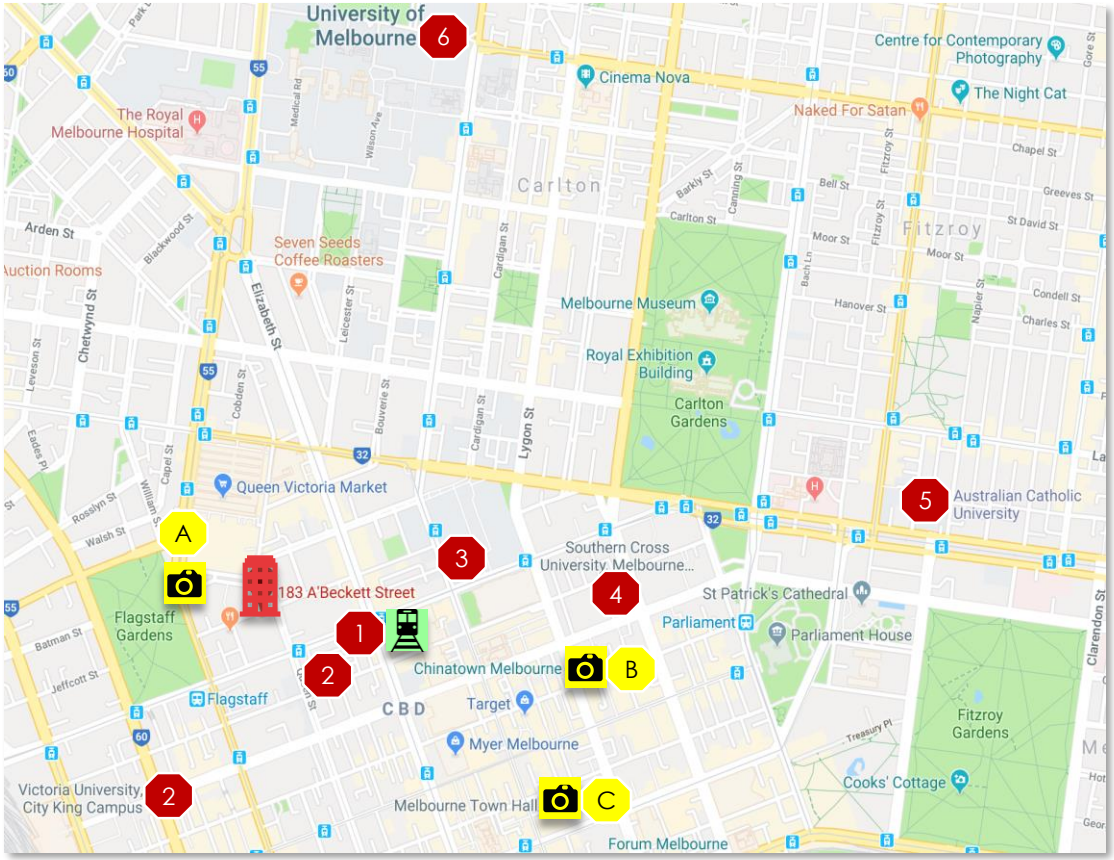
4 0.9 km

ACU AUSTRALIAN CATHOLIC UNIVERSITY

5 1.9 km

THE UNIVERSITY OF MELBOURNE

6 1.3 km



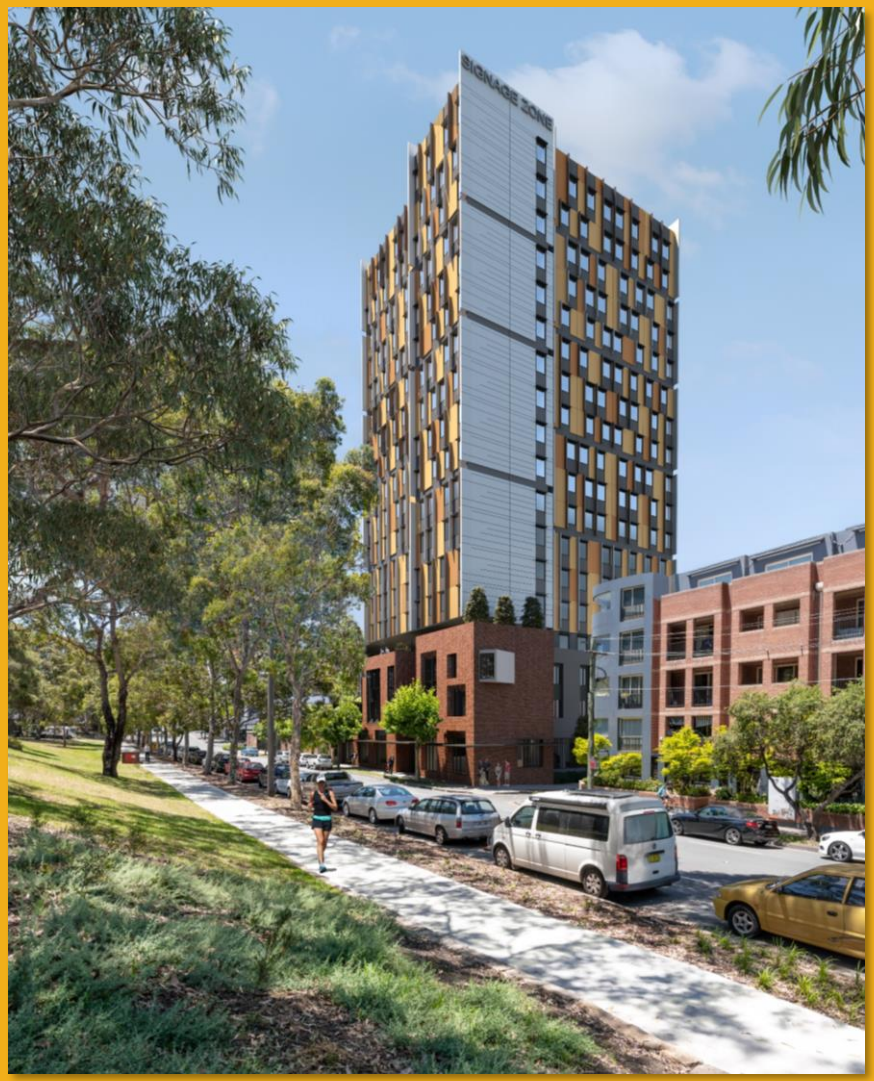
0.6 km to Melbourne Central Station

A Adjacent to Queen Victoria Market And Flagstaff Gardens

B 1.0 km to Chinatown

C 1.2 km to Melbourne Town Hall

PROPERTIES UNDER DESIGN DEVELOPMENT



GIBBONS STREET, SYDNEY (5TH PBSA)

419 beds in a 18 storey building

STATUS: **PENDING DEVELOPMENT APPROVAL FROM THE AUTHORITY**

TARGET OPERATION: **JANUARY 2023**

GIBBONS STREET, SYDNEY (5TH PBSA) SITE LOCATION

1 THE UNIVERSITY OF SYDNEY — 0.7 km

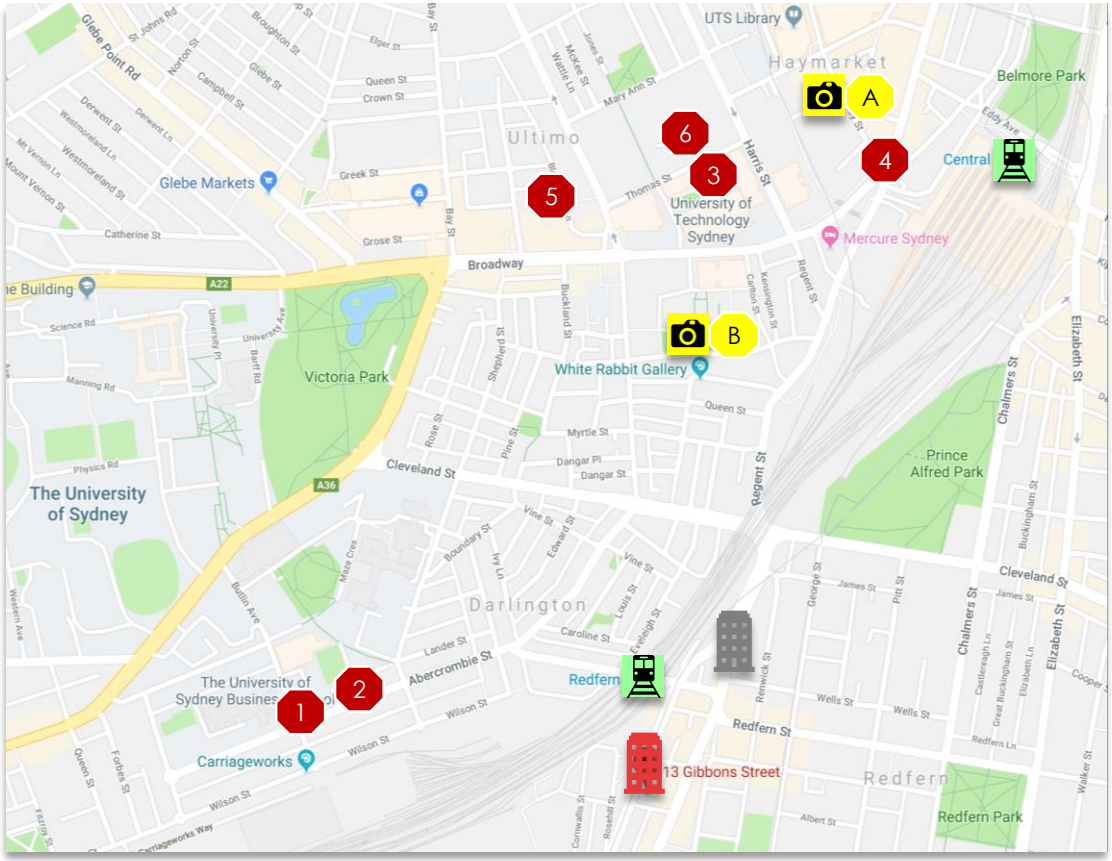
2 Sydney Eora TAFE — 0.6 km

3 UTS UNIVERSITY OF TECHNOLOGY SYDNEY — 1.2 km

4 CHARLES DARWIN UNIVERSITY — 1.3 km

5 TORRENS UNIVERSITY AUSTRALIA — 1.2 km

6 Sydney Ultimo TAFE — 1.2 km

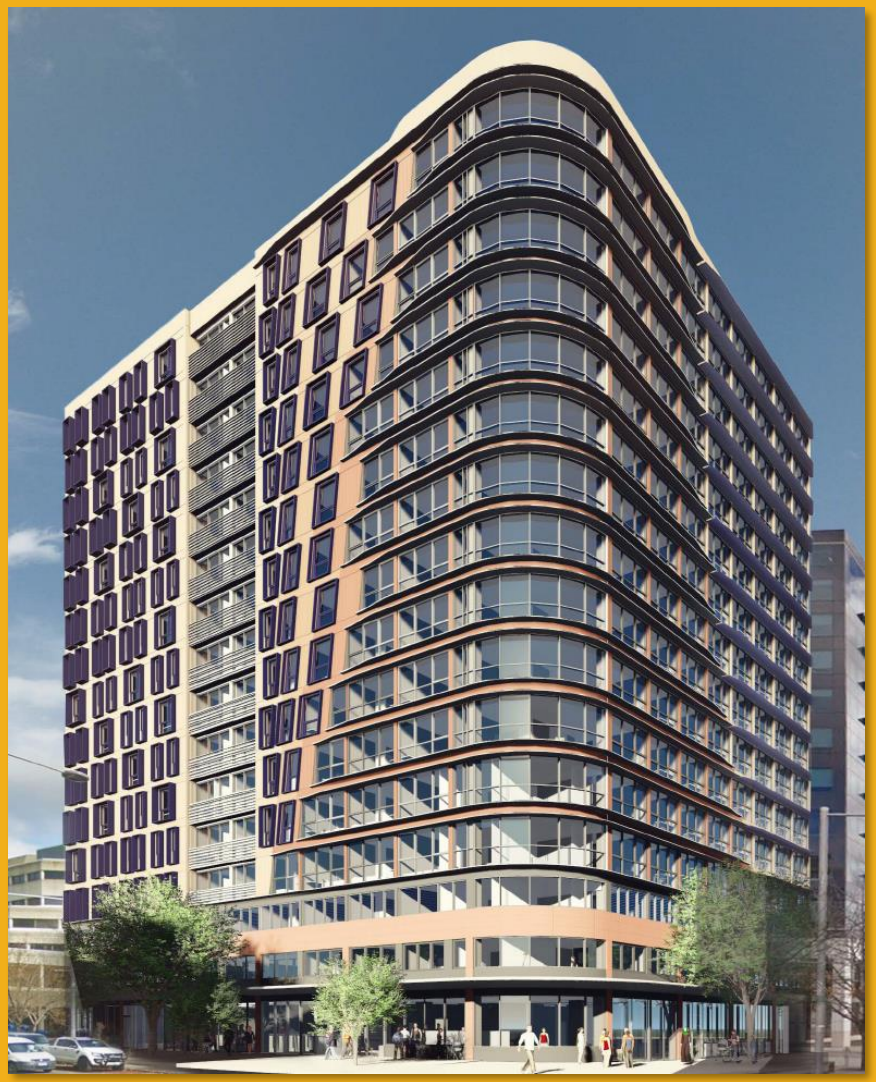


0.2 km to Redfern Station

A — 1.6 km to Haymarket

B — 1.1 km to Central Park Mall

PROPERTIES UNDER DESIGN DEVELOPMENT



MOORE STREET, CANBERRA (6TH PBSA)

731 beds in a 16 storey building

STATUS:

TARGET TO COMPLETE ACQUISITION BY 3RD QUARTER 2020

TARGET OPERATION: **JANUARY 2023**

MOORE STREET, CANBERRA (6TH PBSA) SITE LOCATION

Australian National University

1 0.4 km / 0.8 km

ANU COLLEGE
A pathway provider for ANU

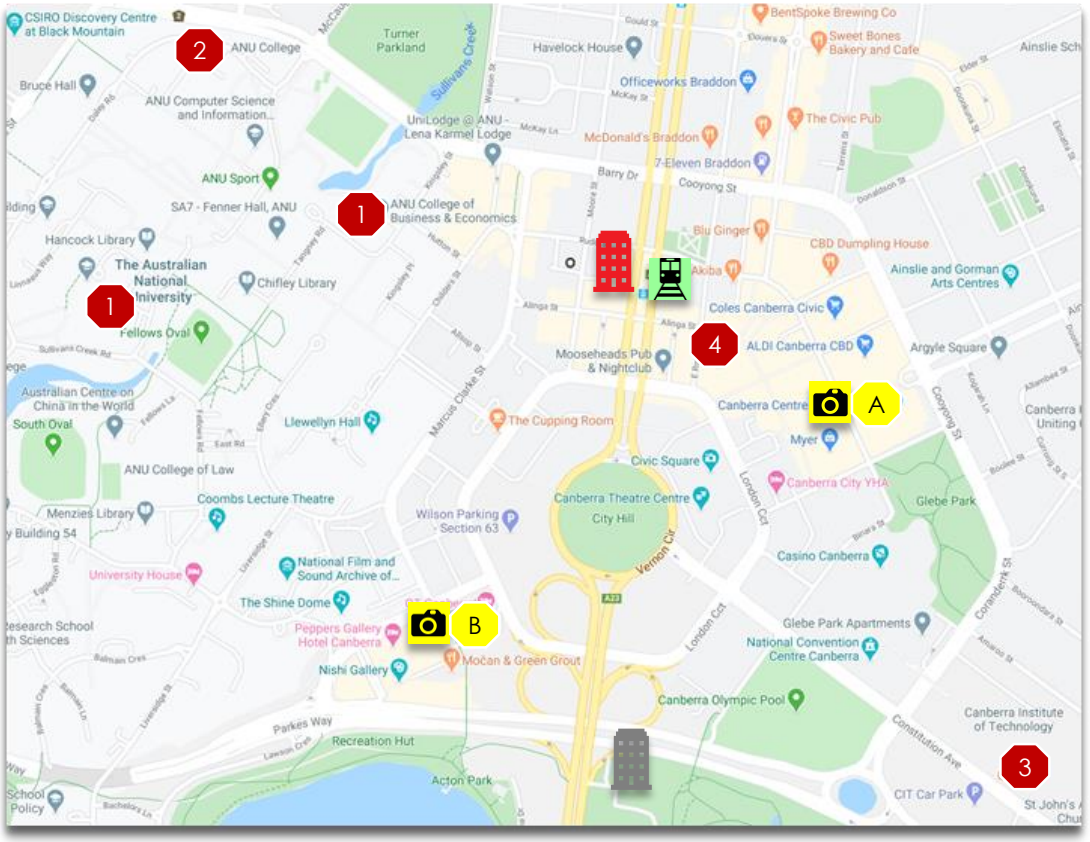
2 1.1 km

CIT Canberra Institute of Technology

3 1.5 km

navitas English

4 0.5 km



0.3 km to Alinga Street Light Rail Station

A 0.5 km to Canberra Centre

B 0.8 km to NewActon

PROPERTIES UNDER DESIGN DEVELOPMENT



REGENT STREET, SYDNEY (7TH PBSA)

459 beds in a 18 storey building

STATUS:

TARGET TO COMPLETE ACQUISITION BY 2ND QUARTER 2020

TARGET OPERATION: **JULY 2023**

REGENT STREET, SYDNEY (7TH PBSA) SITE LOCATION

1 THE UNIVERSITY OF SYDNEY — 0.7 km

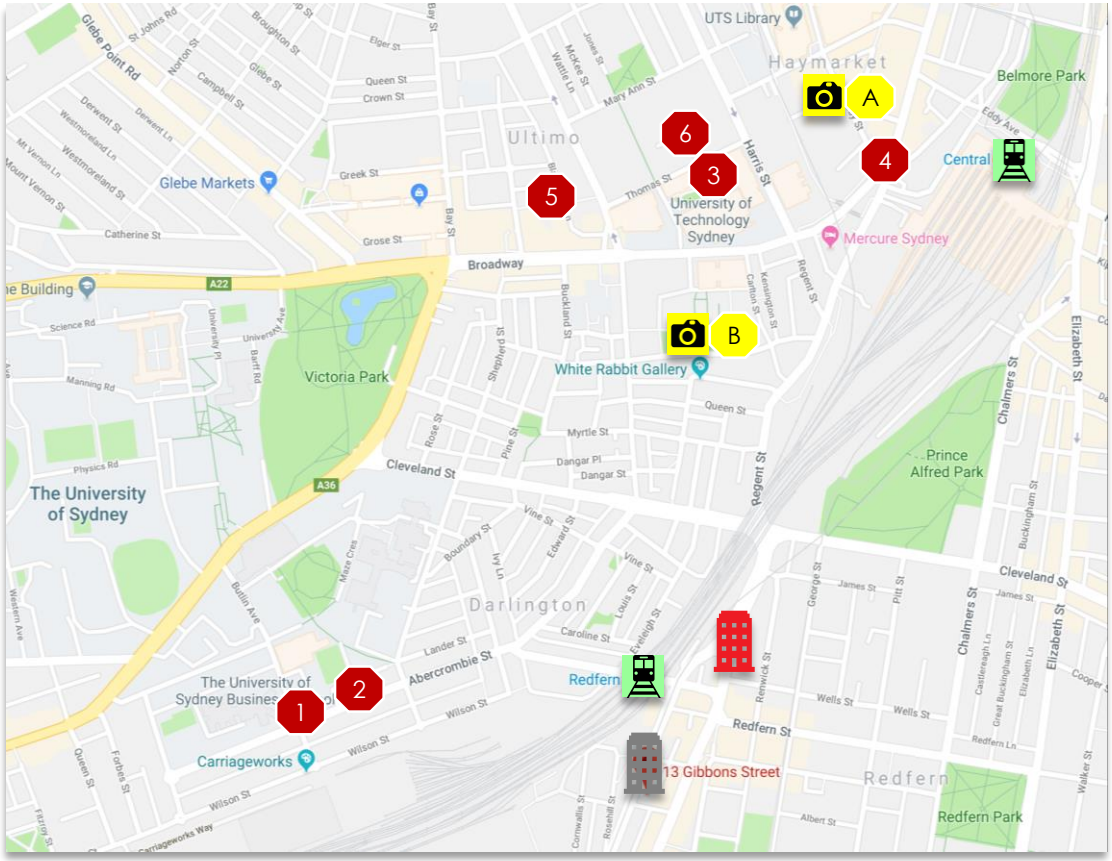
2 Sydney Eora TAFE — 0.7 km

3 UTS UNIVERSITY OF TECHNOLOGY SYDNEY — 1.1 km

4 CHARLES DARWIN UNIVERSITY — 1.2 km

5 TORRENS UNIVERSITY AUSTRALIA — 1.2 km

6 Sydney Ultimo TAFE — 1.2 km



0.2 km to Redfern Station

A — 1.4 km to Haymarket

B — 1.0 km to Central Park Mall

CONSTRUCTION

CURRENT PROJECTS

WITH ORDER BOOK OF S$411 M AS AT 31 DECEMBER 2019




PARC BOTANNIA
A HOME WITH NATURE
EXPECTED COMPLETION:
2021

EUROKAR WORKSHOP
EXPECTED COMPLETION: **2021**



ST JOHN'S-ST MARGARET'S CHURCH EXPECTED COMPLETION: **2020**





POULTRY FARM
EXPECTED COMPLETION: **2020**

Source: Google Images



MACPHERSON BLOSSOM
EXPECTED COMPLETION: **2022**



PIONEER LODGE
EXPECTED COMPLETION: **2021**

DESIGN AND BUILD OF UPGRADING PROJECTS FOR G28 AND CONTIGENCY WORKS
EXPECTED COMPLETION: **2021**

CONFIDENTIAL
WEE HUR HOLDINGS LTD

NURSING HOME AT POTONG PASIR AVE 1
EXPECTED COMPLETION: **2021**



TANGLIN TRUST SCHOOL
EXPECTED COMPLETION: **2021**



WORKERS' DORMITORY



WORKERS' DORMITORY FOR LEASE



TUASVIEW DORMITORY

One of the largest workers' dormitory in Singapore with **16,800** beds.

OCCUPANCY RATE 31 MAY 2020: **90%**

WORKERS' DORMITORY UNDER DEVELOPMENT



PIONEER LODGE

Our second workers' dormitory in Singapore with **10,500** beds.

STATUS: **CONSTRUCTION IN PROGRESS**

TARGET OPERATION: **2021**

IMPACT OF COVID-19 ON OUR BUSINESSES



IMPACT ON LOCAL PROPERTY DEVELOPMENT AND INVESTMENT

- As the **Parc Botannia** project is fully sold, it has not been greatly affected. Due to the COVID-19 circuit breaker, the completion of the project is expected to delay for about six months. Fortunately, it is still within the vacant possession date committed to purchasers.

- Similarly no significant impact on **Mega@Woodlands** as the sale has reached a healthy level of 70%. Although the current sales are slow and may remain so until the end of the year, we expect to increase our sales to 85% by the end of next year substantially through the conversion of RTO (Rent To Own) units and new sales. Currently, 50% of the unsold units are under the RTO scheme.

- As for the newly secured residential site at **Jalan Bunga Rampai**, the sale launch and commencement of construction will be pushed back from 1st half of 2021 to 2nd half of 2021. Despite the oversupply situation and the uncertainty resulted from the COVID-19 pandemic, we remain optimistic to achieve the projected return given its good location, size of the development, and lesser new launches in that region.

IMPACT ON OVERSEAS PROPERTY DEVELOPMENT AND INVESTMENT

No immediate impact to **Park Central**, a mixed development in Brisbane Australia as we are still exploring the suitable option for this development.

IMPACT ON PURPOSE-BUILT STUDENT ACCOMMODATION

PROPERTIES FOR LEASE

- The occupancy rate of our two operational properties, **UniLodge Park Central, Brisbane** (ULPC), and **UniLodge City Gardens, Adelaide** (ULCG) has dropped approximately 20% due to travel ban implemented by the Australia Government since 1 February 2020.
- The current occupancy rate is at 70% and 65% for ULPC and ULCG, respectively.
- The spread of the virus is well controlled in Australia, thus the travel ban is expected to be lifted within 2020.
- Occupancy rate will be improved once the travel ban is lifted.

IMPACT ON PURPOSE-BUILT STUDENT ACCOMMODATION

PROPERTIES UNDER DEVELOPMENT (CONSTRUCTION IN PROGRESS)

- Our 3rd PBSA at **Waymouth Street, Adelaide** will be completed by the end of 2020 as scheduled and will be ready for operation for January 2021.

- The completion of our 4th PBSA at **A'Beckett Street, Melbourne** may be delayed for several months due to the compliance of strict measures to curb transmission of the virus. We will work closely with the builder to catch up with the delay.

IMPACT ON PURPOSE-BUILT STUDENT ACCOMMODATION

PROPERTIES UNDER DEVELOPMENT (DESIGN DEVELOPMENT IN PROGRESS)

- Our 5th PBSA at **Gibbons Street, Sydney**, 6th PBSA at **Moore Street, Canberra**, and **7th** PBSA at **Regent Street, Sydney** are not impacted by COVID-19.

IMPACT ON CONSTRUCTION

- Expect projects to be delayed for about six months due to:
  1. Travel bans from Singapore, China, and Malaysia since January 2020;
  2. Circuit breaker since 7 April 2020 till resumption of work; and
  3. Compliance with stringent measures imposed by the authorities.
- The length of delay will vary based on the size, status as well as complexity of the project.
- Costs to complete the project are expected to increase due to the delay as well as complying with stringent measures when work resumes. The increased cost is additional expenses such as:
  1. Staff costs, worker wages and levy, rental of construction equipment, insurances, the accommodation and transportation of workers.
  2. Possible compensation claims from sub-contractors and suppliers.
- The relief packages announced by the Government will help to cushion some of the additional expenses.
- The Government has indicated that it will provide a support package for the construction industry at a later stage to help the industry players to tide over these difficult times.
- Despite the help from the Government, we expect that the margin for projects will be dampened resulted from the increased cost due to prolonged construction period and stringent measures to comply.

IMPACT ON WORKERS' DORMITORY

TUAS VIEW DORMITORY

- The occupancy rate has improved to 90% currently and is likely to remain the same until the expiry of the lease on 31 October 2020 with Jurong Town Council (JTC).

- Operational costs have been increased due to isolation and compliance of authority requirements.

- Renewal of lease with JTC may be subjected to the compliance of new specification of a high standard for workers' dormitories as announced by the Government on 1 June 2020.

IMPACT ON WORKERS' DORMITORY

PIONEER LODGE

- Construction has been suspended since 7 April 2020.
- There may be a need to change the approved design to comply with the new specification of a high standard for workers' dormitories as announced by the Government on 1 June 2020.

OUTLOOK OF OUR BUSINESSES



OUTLOOK OF LOCAL PROPERTY DEVELOPMENT AND INVESTMENT

- In addition to the oversupply situation, COVID-19 will further affect the buying sentiment as most businesses are heavily affected, creating uncertainty in employment.
- The oversupply situation should taper down after 2023 as the unsold inventory of about 30,000 units excluding executive condominium have to be sold substantially by 2023 in order to avoid paying hefty additional buyer stamp duty
- The transactions of primarily residential units for the past few years vary from 7,000 to 10,000 units annually. So for acquisition, it is prudent to look for a residential site which is able to launch the sale after 2023.
- The Group is in a good position to replenish our land banks in years ahead.
- We have to closely monitor the buying sentiment, unsold inventory, employment situation, the status of economic recovery as well as the construction cost.

OUTLOOK OF PURPOSE-BUILT STUDENT ACCOMMODATION

- The demand for PBSA in Australia remains high as the penetration rate is still low at about 7% to 8% as compared to the matured market in the US at about 15% and the UK at about 25%. Penetration refers to the number of PBSA beds versus the total population of tertiary students.

- The resilience and recession-proof factor which is fundamental to this asset class remains unchanged despite COVID-19.

- The impact is temporary and the occupancy rate shall improve once the travel ban is lifted by the Australian Government.

OUTLOOK OF CONSTRUCTION

- The suspension of construction activities for three months will push back the completion of current projects by about six months.

- New contracts are expected to shrink resulted from COVID-19 as some projects in the pipelines may be postponed or shelved.

- We need to establish realistic costing when bidding for new contracts as stringent requirement need to be complied with at the workplaces which will affect cost significantly.

OUTLOOK OF WORKERS' DORMITORY

- The outbreak of COVID-19 in workers' dormitories has prompted the Government to review the policy on the worker dormitories with the aim to improve the living condition for the foreign workers.

- The workers' dormitory is set for a major overhaul lasting for years as announced by the Government on 1 June 2020. The overhaul program briefly comprises of the followings:

    1. All new workers' dormitories will be built or retrofitted in compliance with a new set of specifications with a high standards which aims to improve the living conditions for foreign workers.
    2. Temporary workers' dormitories will be built and completed by this year to house 60,000 workers who are currently staying at the existing dormitories or temporary facilities provided by the Government.
    3. New Purpose-Built Dormitory (PBD) will be built over the next few years to house 100,000 workers. Workers at those temporary dormitories built this year will be moved to these new PBD when ready.

4. Some workers from the existing dormitories will be decanted to the new PBD and the existing dormitories will be retrofitted in compliance with the new specification.
5. To study the possibility of adopting a new model for operating workers' dormitory to replace the current system where lands are being leased to commercial operators to build and operate the dormitories.

- The demand for dormitories is always there as foreign workers are one of the important workforces to help Singapore progressing and stay competitive.

- The new policy on workers' dormitory may change the landscape of the workers' dormitory. For existing dormitories, no significant impact at the moment until the temporary dormitories are built. The occupancy rate will drop as these temporary dormitories are to house workers who are currently staying at the existing dormitories. As the new policy just being announced, it may take some time for the dormitory operators to react to the changes.

- As for our current dormitories, we will follow up with the JTC and BCA for the action plan.

CONCLUSION



CONCLUSION

- COVID-19 kills and harms human beings as well as businesses. Border control and lockdown of city/town or even the whole country impacted business heavily. It may take several years for a business to recover.
- We may have to work around with COVID-19 for some time until it is completely put down.
- We are fortunate that we have expanded and diversified from one construction business to six current businesses since 2009. This helps us to buffer the impact of this unprecedented pandemic.
- The scientists and medical experts are working hard globally to develop a vaccine and the Government of the most affected countries is offering unprecedented stimulating packages.
- Hope we will be back to normal soon.

THANK YOU

