



First Sponsor Group Limited Investor Presentation 25 October 2019



Poortgebouw Hoog Catharijne at Utrecht, the Netherlands
which houses the Group's Hampton by Hilton Hotel (in operation) and Crowne Plaza Hotel (under development)

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Section 1

Key Message

Key Message

1. The Group achieved a net profit of S\$33.3 million in 3Q2019, a 30.3% quarter on quarter growth. This is the 19th quarterly growth out of 22 quarters of results reporting since the Group's IPO in July 2014.
2. In Dongguan, the Star of East River and Emerald of the Orient projects continue to generate good cash flows through strong pre-sales performance. The residential units of The Pinnacle and Wanjiang Victory Land projects are expected to be launched for pre-sale in late 2019/early 2020 and late 2020 respectively. The Group's various Dongguan projects are expected to be handed over in phases over the next few years.
3. The Group has launched 781 out of a total of 807 loft SOHO units at Plot F of the Chengdu Millennium Waterfront project for pre-sales in August 2019 and sales performance for these launched units has been satisfactory. The development at Plot F is expected to be completed around early 2021. The Group is considering its development options for Plot E, the last development plot of the Chengdu Millennium Waterfront project.

Key Message

4. The 193-room Hampton by Hilton hotel in Utrecht, the Netherlands has traded well. Encouraged by the stellar performance of its first owner managed hotel in the Netherlands, the Group looks forward to the completion of the 144-room Crowne Plaza hotel in April 2020 which will also be owner managed and is within the same building.
5. The Group has received the conditional building permits to (i) redevelop the Dreeftoren Amsterdam office building by increasing its net lettable area by approximately 74% to 15,272 sqm; and (ii) develop a new 312-unit residential tower next to the office building. The Group expects both building permits to be irrevocable by late 2019. As construction costs in the Netherlands remain high, the Group will monitor the construction market and will only commence construction if it is able to secure a construction contract for the developments at a reasonable contract price.
6. The Group has successfully recovered the entire RMB170.0 million loan principal in respect of the Case 1 defaulted loan in October 2019. After working with the Shanghai court and due to the public interest arising from the criminal cases involving the legal representative of the borrower, the Group has accepted a lower interest of RMB24.2 million, being interest accrued at 4.75% per annum, with the remaining auction proceeds to be distributed to the victims of the criminal cases. This marks the conclusion of the litigation in relation to the Case 1 defaulted loan. Since the commencement of the Group's property financing ("PF") business in 2012, the Group has experienced defaults on only two PF loans and has not suffered any bad debt loss.

Key Message

7. The PRC PF loan book stood at approximately RMB2.0 billion as at 30 September 2019. The Group is working towards the disbursement of additional PRC PF loans before the end of 2019. The Group expects 2019 to be a record year for the PRC PF business.
8. Following the Group's maiden entry into Australia in late 2018, the Group is keen to increase its business footprint in the key cities of Australia which may be by way of equity participation in, and financing of, property development projects. Given the ongoing tightening of the credit market in Australia, the Group is upbeat that it will be able to expand its Australia property financing portfolio and/or participate in property holding opportunities for prime real estate properties or developments under the current favourable macro-economic conditions.
9. Armed with a strong balance sheet, the Group is ready to capitalise on good business opportunities in the Netherlands, Germany, the PRC and Australia for further growth and expansion.

Section 2 **Financial Highlights**

2.1 Statement of Profit or Loss - Highlights

Statement of Profit or Loss - Highlights

In S\$'000	3Q2019	3Q2018	Change %	YTD Sep 2019	YTD Sep 2018	Change %
Revenue	44,596	53,493	(16.6%)	169,371	145,409	16.5%
Gross profit	28,448	32,974	(13.7%)	114,807	91,508	25.5%
Profit before tax	37,321	33,362	11.9%	99,164	70,918	39.8%
Attributable profit ⁽¹⁾	33,321	25,575	30.3%	72,178	54,770	31.8%
Basic EPS (cents)	4.00	3.69	8.4%	9.45	7.99	18.3%
Diluted EPS (cents) ⁽²⁾	3.03	3.21	(5.6%)	7.73	7.42	4.2%
Interest cover ⁽³⁾	43.9x	70.6x	n.a.	49.0x	n.m ⁽⁴⁾	n.a.

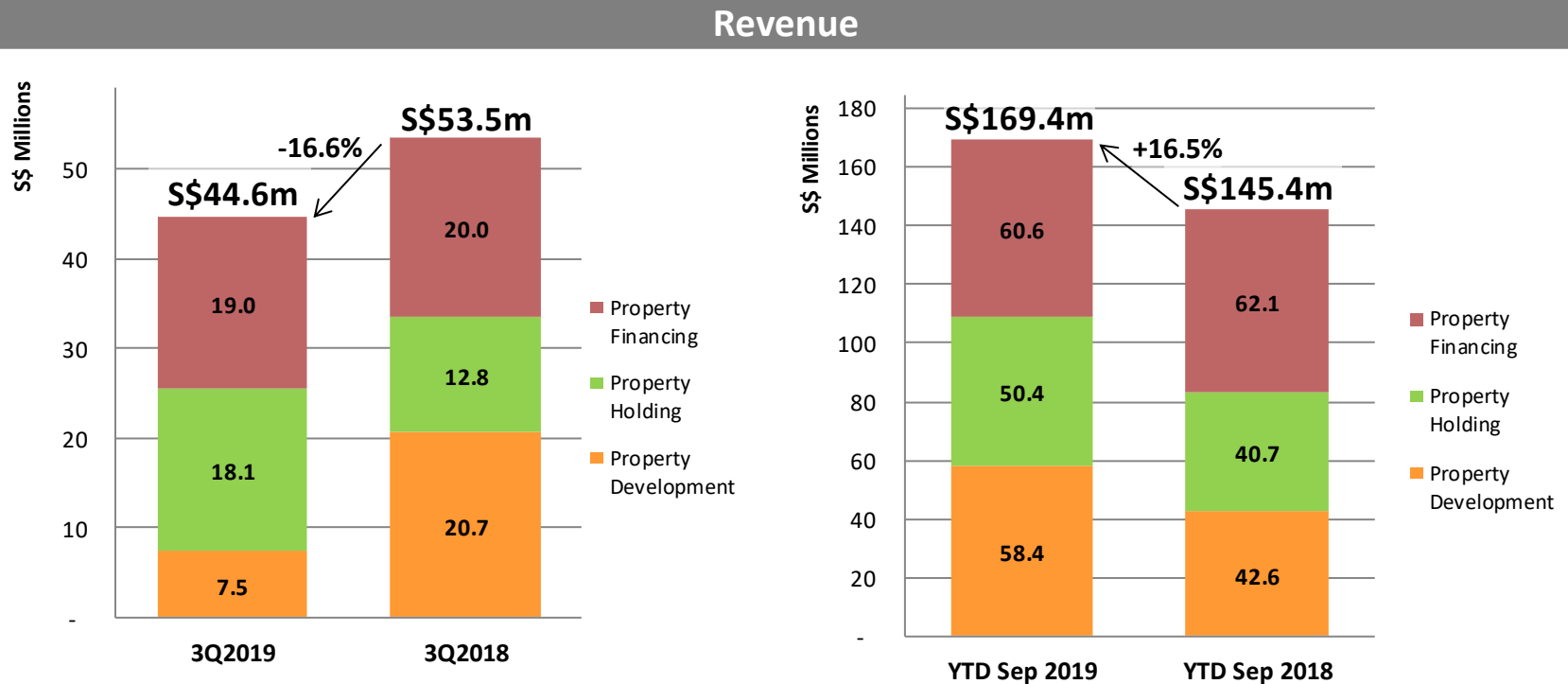
(1) "Attributable profit" refers to profit attributable to equity holders of the Company.

(2) Dilutive effect arising from assumed conversion of all perpetual convertible capital securities and exercise of all warrants.

(3) Interest cover = PBT (excluding accounting interest due to or from financial institutions) ÷ net accounting interest expense due to or from financial institutions.

(4) The Group has net interest income from financial institutions.

2.2 Statement of Profit or Loss – Revenue



Property Development

The decrease was due mainly to lower number of residential units of the Millennium Waterfront project being handed over (3Q2019: 1 unit vs 3Q2018: 83 units).

Property Holding

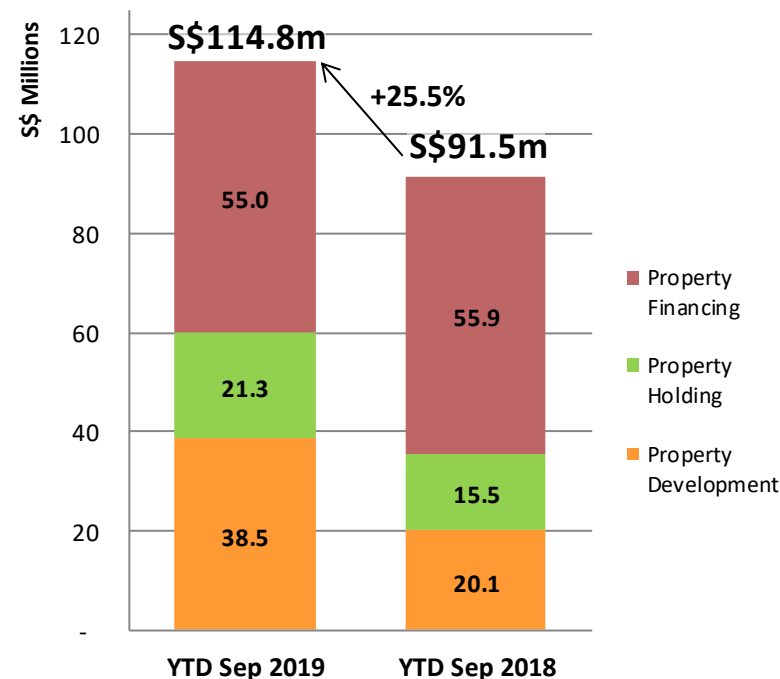
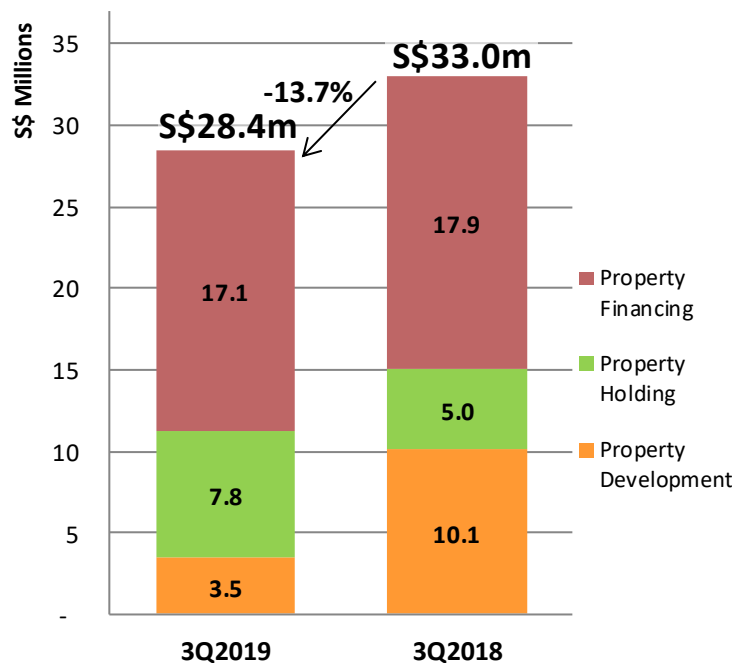
The increase in 3Q2019 was due mainly to full quarter's revenue contribution from the newly acquired Westin Bellevue Dresden Hotel.

Property Financing

The decrease in 3Q2019 was due to the absence of one-off penalty and consultancy revenue of S\$1.4m which were recognised in 3Q2018 and partially offset by income from a higher average loan portfolio in 3Q2019.

2.3 Statement of Profit or Loss – Gross Profit

Gross Profit



Property Development

The decrease was due mainly to lower number of residential units of the Millennium Waterfront project being handed over (3Q2019: 1 unit vs 3Q2018: 83 units).

Property Holding

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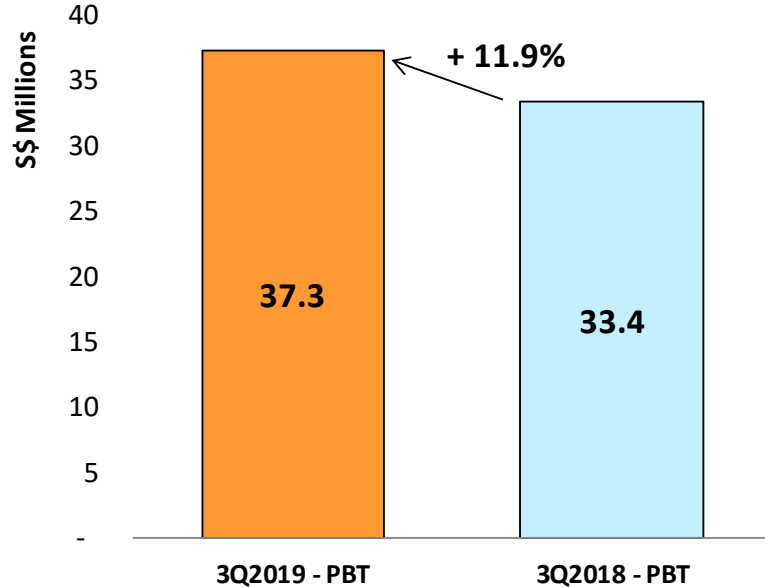
2.4 European Property Portfolio Performance

In S\$'000	3Q2019	3Q2018	Change %	YTD Sep 2019	YTD Sep 2018	Change %
Dutch office income	6,674	4,692	42.2% ⁽³⁾	17,184	15,546	10.5%
European hotel income	12,994	11,640	11.6%	29,555	28,856	2.4%
- Operating hotels ⁽¹⁾	10,191	8,695	17.2% ⁽⁴⁾	21,031	20,067	4.8%
- Leased hotels ⁽²⁾	2,803	2,945	(4.8%) ⁽⁵⁾	8,525	8,789	(3.0%)
Total	19,668	16,332	20.4%	46,739	44,402	5.3%

- (1) Includes the Bilderberg Portfolio, Hilton Rotterdam hotel, Westin Bellevue Dresden hotel and Hampton by Hilton Utrecht hotel.
- (2) Includes the Le Méridien Frankfurt hotel and Arena Towers Amsterdam (Holiday Inn/Holiday Inn Express).
- (3) Due mainly to the income contribution from the Munthof Amsterdam and Oliphant Amsterdam which have completed their redevelopment in 2019, and higher rent contribution arising from higher occupancy of the Mondriaan Tower Amsterdam.
- (4) Due mainly to the additional income contribution from (i) Westin Bellevue Dresden Hotel which was acquired in late March 2019; and (ii) the owner managed Hampton by Hilton Utrecht hotel which commenced its operations in mid-June 2019, offset by disposal of 5 hotels in the Bilderberg hotel portfolio.
- (5) Due to the weakening of EUR against S\$.

Excluding Dreeftoren Amsterdam, the Dutch office portfolio and European leased hotels (LFA: 147,000 sqm, occupancy of 90%) have a WALT of approximately 9.5 years.

2.5 Statement of Profit or Loss – 3Q2019 vs 3Q2018

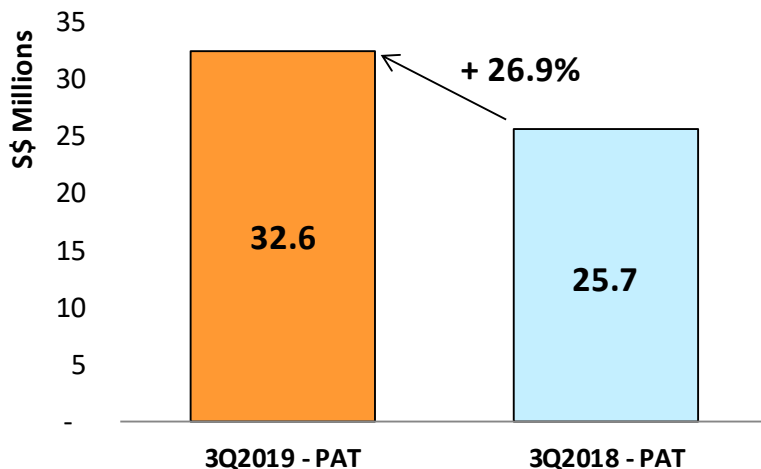


The increase in profit before tax was due mainly to:

- Higher gross profit contribution from the property holding business segment [S\$2.8m increase]
- Higher share of after-tax profit from associates and joint ventures [S\$14.0m increase]

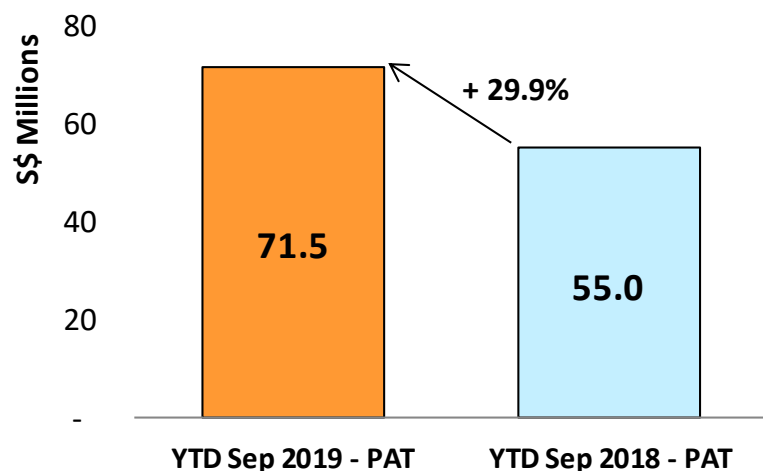
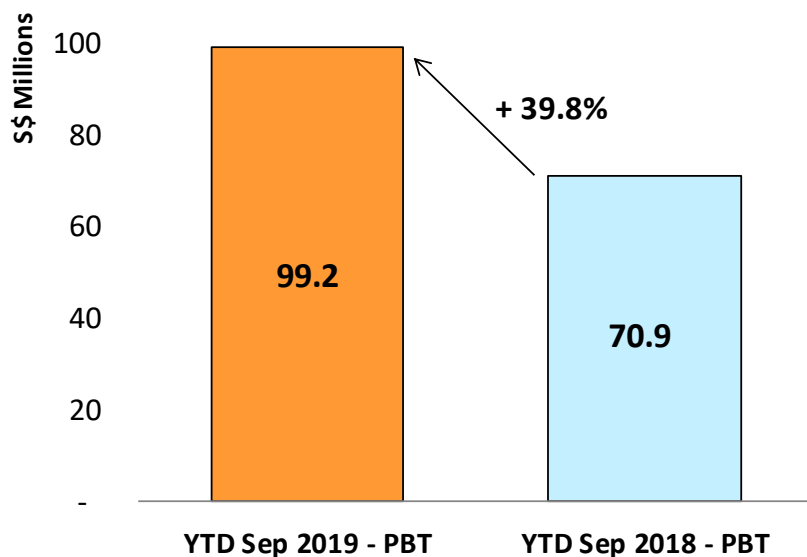
The increase was partially offset by:

- Lower gross profit contribution from the property development and property financing business segments [S\$7.4m decrease]
- Higher administrative and selling expenses [S\$3.0m increase]
- Lower net finance income [S\$1.0m decrease]
- Lower fair value gain on cross currency swaps net of foreign exchange loss [S\$0.7m increase]



The adjusted effective tax rate was 23.6% for 3Q2019.

2.6 Statement of Profit or Loss – YTD Sep 2019 vs YTD Sep 2018



The increase in profit before tax was due mainly to:

- Higher gross profit contribution from the property development and property holding business segments [S\$24.2m increase]
- Higher share of after-tax profit from associates and joint ventures [S\$23.0m increase]
- Higher fair value gain on cross-currency swaps [S\$10.7m increase]
- Gain on disposal of certain commercial spaces of the Chengdu Cityspring project [S\$4.5m increase]

The increase was partially offset by:

- Higher foreign exchange loss [S\$17.7m increase]
- Lower gross profit contribution from the property financing business segment [S\$0.8m decrease]
- One-off professional fees in relation to the acquisition of Westin Bellevue Dresden Hotel [S\$1.3m increase]
- Higher operating costs due to the newly acquired Westin Bellevue Dresden Hotel and newly opened Hampton by Hilton Hotel [S\$3.3m increase]
- One-off hotel pre-opening expenses and hotel base stock costs written off [S\$1.3m increase]
- Lower net finance income [S\$4.8m decrease]

The adjusted effective tax rate was 24.2% for YTD Sep 2019. ¹²

2.7 Statement of Financial Position – Highlights

Statement of Financial Position - Highlights			
In S\$'000	30-Sep-19	30-Jun-19	Change %
Total assets	2,845,006	2,780,108	2.3%
Cash and structured deposits ⁽¹⁾	328,856	257,875	27.5%
Contract liabilities	124,217	115,647	7.4%
Total debt ⁽²⁾	740,097	737,935	0.3%
Net asset value (NAV) ⁽³⁾	1,477,705	1,471,230	0.4%
NAV per share (cents)	185.86	185.04	0.4%
Adjusted NAV per share (cents) ⁽⁴⁾	156.92	156.33	0.4%
Gearing ratio ⁽⁵⁾	0.28x	0.32x	n.a.

(1) Relates to principal-guaranteed structured deposits placed with financial institutions classified as other investments (current).

(2) Comprises gross borrowings of S\$748.5m net of unamortised upfront fee of S\$8.4m and S\$745.5m net of unamortised upfront fee of S\$7.6m as at 30 September 2019 and 30 June 2019 respectively.

(3) NAV includes Series-2 perpetual convertible capital securities ("Series-2 PCCS") of S\$146.5m and translation loss of S\$17.4m (Jun 2019: translation gain of S\$0.7m), and excludes non-controlling interests.

(4) Represents NAV per share adjusted for the full conversion of Series-2 PCCS and exercise of all warrants to ordinary shares.

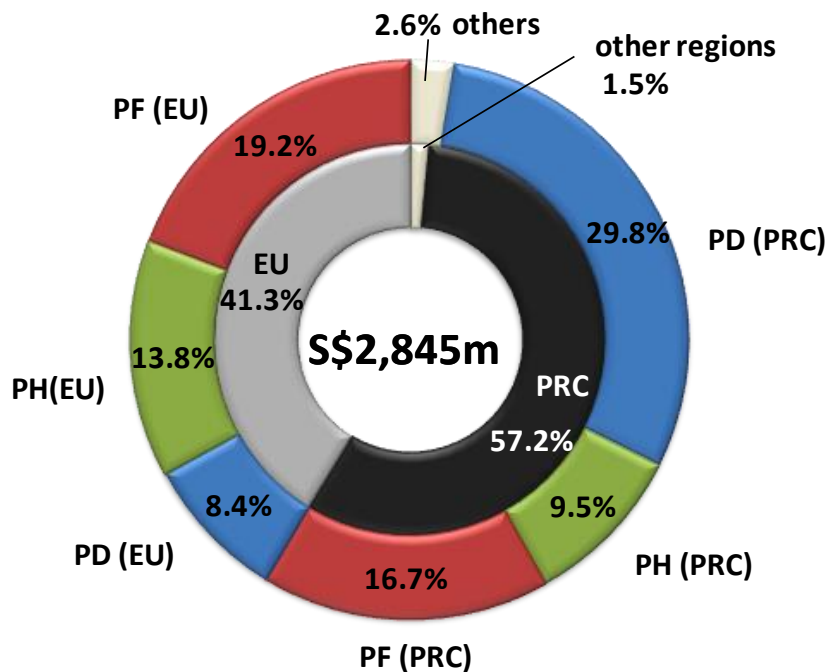
(5) Computed as net debt ÷ total equity including non-controlling interests.
Net debt = gross borrowings – cash and structured deposits.

2.8 Statement of Financial Position - Total Assets

Total Assets – by business and geographic segments

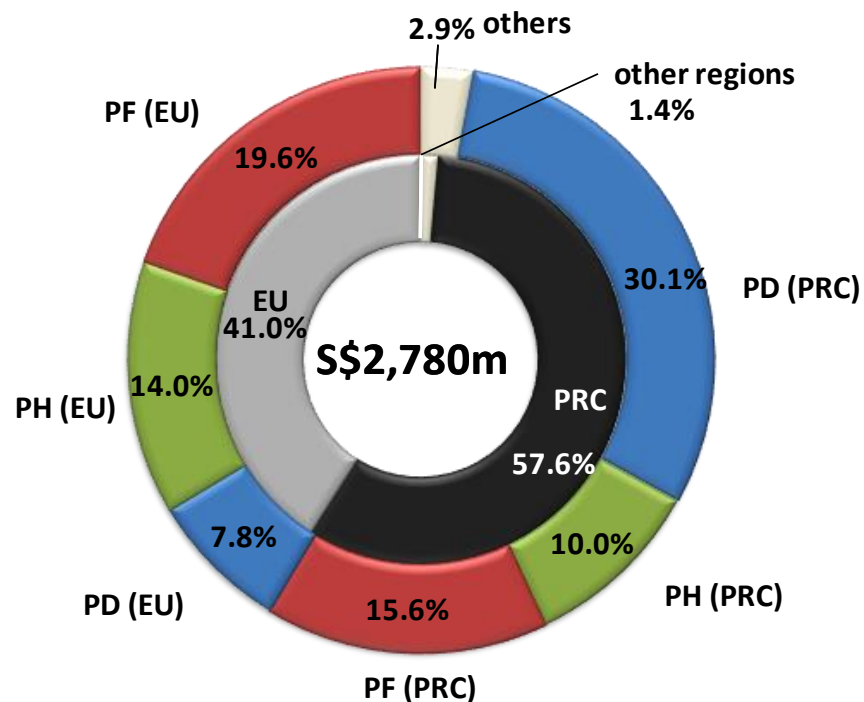
As at 30 September 2019

Total assets: S\$2,845m



As at 30 June 2019

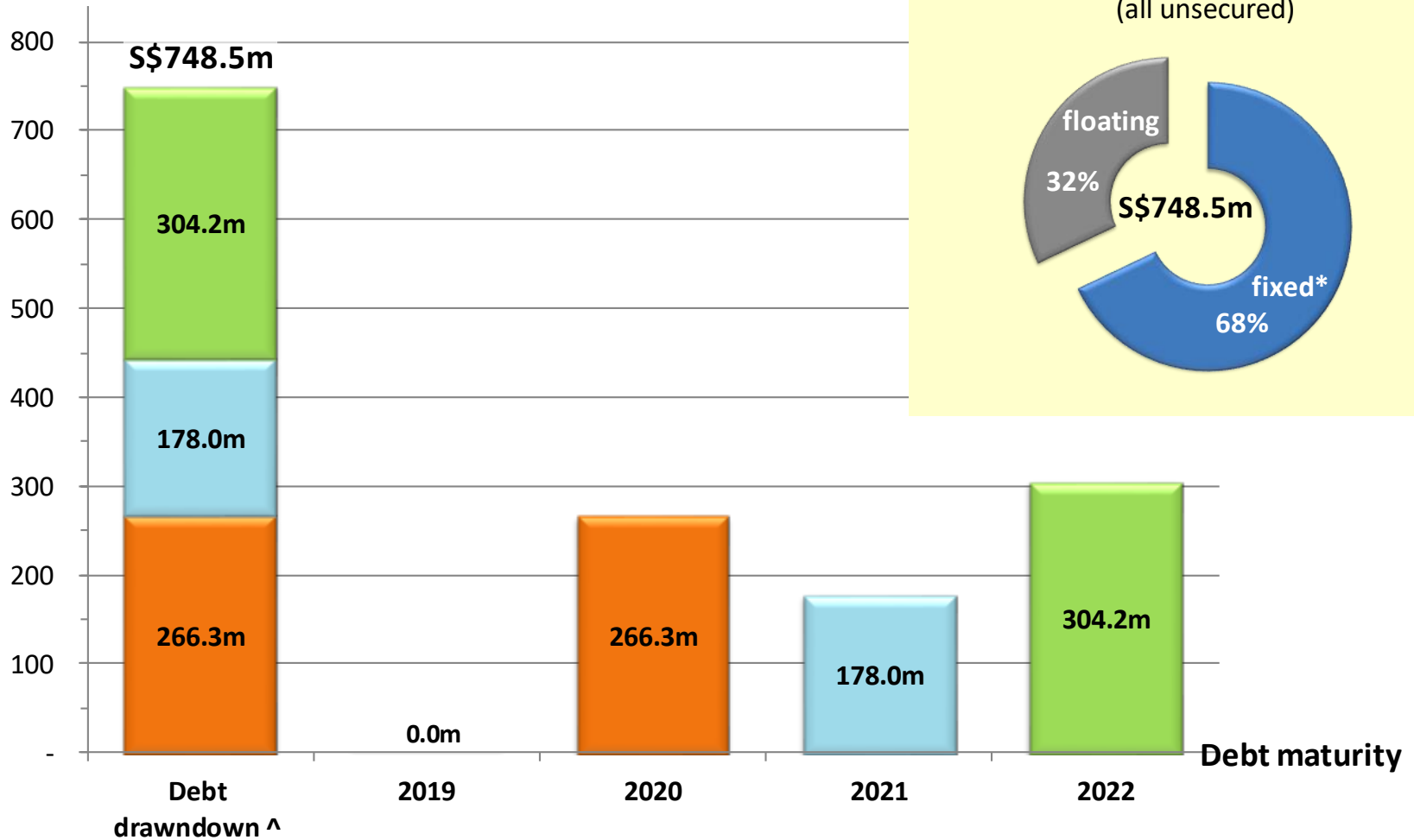
Total assets: S\$2,780m



- EU = The Netherlands + Germany + Italy
- PRC = The People's Republic of China
- PD = Property Development
- PH = Property Holding
- PF = Property Financing

2.9 Debt Maturity and Composition as at 30 September 2019

S\$ Millions



* Done via cross currency swaps.

^ Remaining headroom of S\$244.1m comprises mainly committed credit facilities.

Section 3

Key Business Review 3Q2019 – Property Development

3.1 Property Development – Plot F, Millennium Waterfront Project, Chengdu

- The Group has launched 781 out of a total of 807 loft SOHO units for pre-sales in August 2019 and sales performance for these launched units has been satisfactory.
- The development is expected to be completed around early 2021.



SOHO units

- Comprises 15 floors of 807 loft SOHO units (49,350 sqm)
- % of 46,547 sqm saleable GFA launched for sale sold³: 36.9%

Retail and commercial space

- 5 floors of over 25,000 sqm of saleable retail and commercial space including F&B/restaurants, cinema and supermarket, as well as 806 car park lots

Notes:

1. This diagram is not drawn to scale.
2. Based on artist's impression which may not be fully representative of the actual development.
3. As at 30 September 2019 and includes sales under option agreements or sale and purchase agreements, as the case may be.

3.1 Property Development – Plot E, Millennium Waterfront Project, Chengdu

- The Group is considering its development options for Plot E, the last development plot of the Chengdu Millennium Waterfront project.



Expected to comprise:

- Three blocks of approx. 2,900 SOHO units and an elder care centre of total 304,300 sqm including a hospital building (69,500 sqm)
- 91,800 sqm of commercial/retail space
- 3,200 car park lots

Based on artist's impression which may not be fully representative of the actual development.

3.2 Property Development – Star of East River Project, Dongguan

Residential Blocks

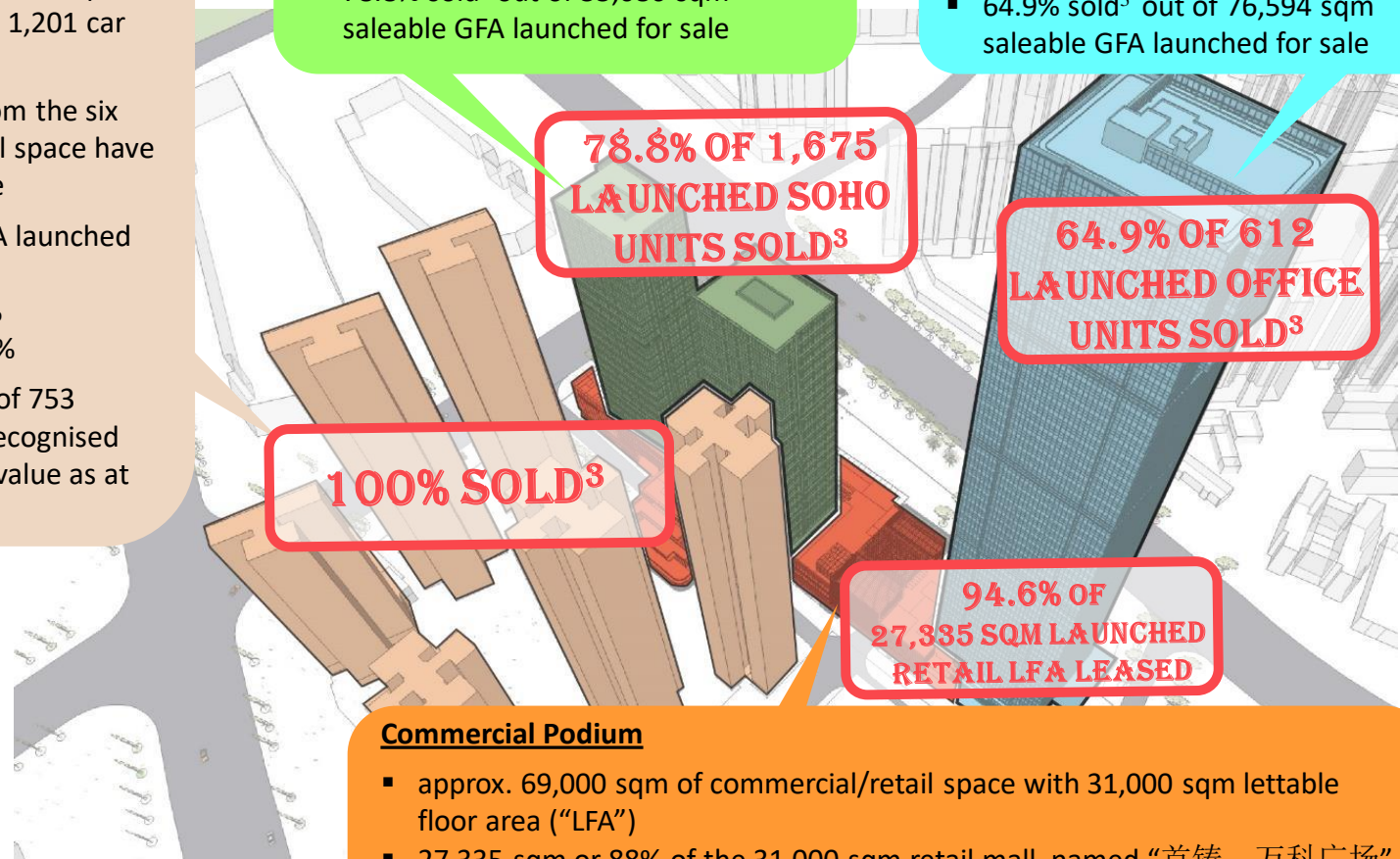
- Six blocks of 1,221 residential units (132,000 sqm), 1,961 sqm of commercial space and 1,201 car park lots
- All residential units from the six blocks and commercial space have been launched for sale
- % of total saleable GFA launched for sale sold³:
 - Residential : 100%
 - Commercial : 100%
- Cumulative handover of 753 residential units and recognised S\$388.3m gross sales value as at 30 September 2019

SOHO Blocks

- Two blocks of 2,328 SOHO units (75,000 sqm)
- 78.8% sold³ out of 55,086 sqm saleable GFA launched for sale

Office Block

- 250m high office tower block with 778 office units (102,000 sqm)
- 64.9% sold³ out of 76,594 sqm saleable GFA launched for sale



Commercial Podium

- approx. 69,000 sqm of commercial/retail space with 31,000 sqm lettable floor area (“LFA”)
- 27,335 sqm or 88% of the 31,000 sqm retail mall, named “首铸。万科广场”, has commenced operations in late September 2019, of which 94.6% of these spaces are leased out
- 35.4% of leased LFA is from 3 anchor tenants with WALT of >12 years

Notes:

1. This diagram is not drawn to scale.
2. Based on artist’s impression which may not be fully representative of the actual development.
3. As at 30 September 2019 and includes sales under option agreements or sale and purchase agreements, as the case may be.

3.3 Property Development – Emerald of the Orient, Dongguan

High-rise Residential Blocks

- Six blocks of 1,076 residential units (120,300 sqm), including 222 units to be kept for a minimum holding period of 5 years as per land tender conditions, and 973 car park lots
- The fourth residential block which was launched for pre-sale in the last week of September 2019 achieved 49.1% sales for its launched units
- The saleable units for the remaining two blocks will be launched for pre-sale upon obtaining the pre-sale permits in 4Q2019
- Sold apartments are expected to be handed over from late 2020/early 2021

Residential Villa Cluster

- 168 residential villas (24,700 sqm), including 31 villas to be kept for a minimum holding period of 5 years as per land tender conditions
- All 137 saleable villas are fully sold, and expected to be handed over from late 2020

Others

- Approx. 89,500 sqm to be built for the municipal comprising office, residential, kindergarten and other general amenities as per the land tender conditions



100% SOLD³

1. This diagram is not drawn to scale.
2. Based on artist's impression which may not be fully representative of the actual development.
3. As at 30 September 2019 and includes sales under option agreements or sale and purchase agreements, as the case may be. % sold excludes units to be kept for minimum holding period of 5 years after the housing title certificates have been obtained.

3.4 Property Development – The Pinnacle, Dongguan

- The Group is working towards obtaining pre-sale permits for the residential blocks by late 2019 / early 2020 and the development project is expected to be self funding thereafter through pre-sale proceeds.

High-rise Residential Blocks

- Eight blocks of 607 residential units (63,500 sqm) and approx. 412 car park lots
- Expected to launch for pre-sale in phases from late 2019 / early 2020



SOHO Cluster

- Comprises 226 SOHO units (8,900 sqm)
- Expected to launch for pre-sale in 2Q2020

Ground Level Retail:

- Approx. 3,000 sqm of retail space located at ground level of residential and SOHO blocks

Based on artist's impression which may not be fully representative of the actual development.
This diagram is not drawn to scale.

3.5 Property Development – Wanjiang Victory Land, Dongguan

- In June 2019, the Group acquired a 27% equity stake in the Wanjiang Victory Land which has a total GFA of approximately 214,700 sqm comprising approximately 134,000 sqm of residential GFA and 80,700 sqm of commercial GFA.



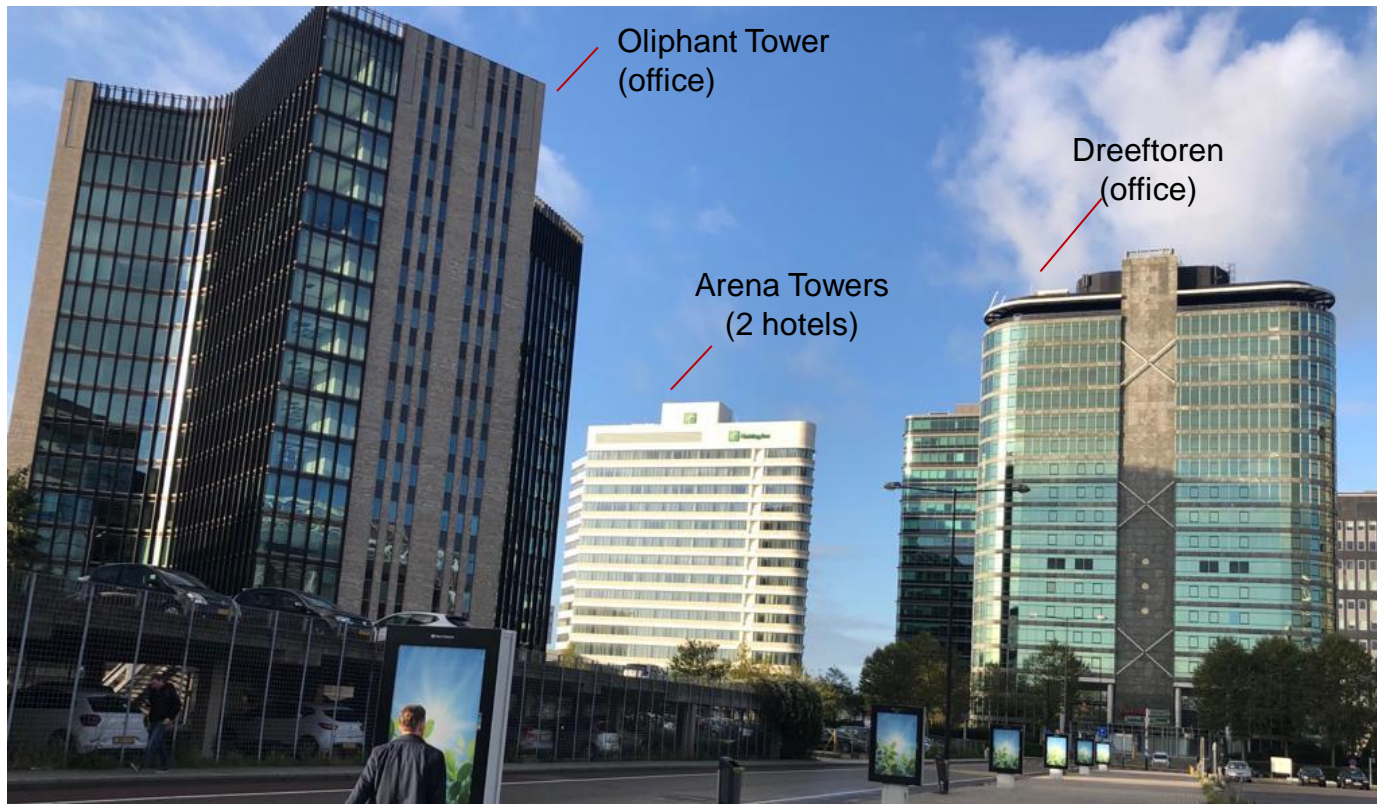
Preliminary design based on artist's impression which may not be fully representative of the actual development.

- Development of the project is on track and pre-sale of the residential component is expected to commence from late 2020.

- A mixed used development site adjacent to the Wanjiang Victory Land was recently sold via a public tender at a land cost of approximately RMB1.1 billion which translates into approximately RMB18,500 psm, a premium of more than 28% over Wanjiang Victory Land cost of approximately RMB14,400 psm. In addition to the higher land cost, the winning bidder has to build and return 5% of the residential GFA to the Dongguan municipal as part of the competitive bid terms.

3.6 Property Development – Dreeftoren, Amsterdam Southeast

- The Group has received the following conditional building permits:
 - to redevelop the office building by increasing its net lettable area by approximately 74% to 15,272 sqm; and
 - to develop a new 312-unit residential tower next to the office building.



The Group's 3 properties at Amsterdam Southeast, the Netherlands

3.6 Property Development – Dreeftoren, Amsterdam Southeast

- The Group expects both building permits to be irrevocable by late 2019. As construction costs in the Netherlands remain high, the Group will monitor the construction market and will only commence construction if it is able to secure a construction contract for the developments at a reasonable contract price.
- While the current housing regulations require new residential developments to be built based on the development composition of 40% social housing, 40% mid rent residential and 20% free market residential, the Dreeftoren residential tower had obtained the approval to build a higher volume of free market residential component (40%) and corresponding lower volume of social housing component (20%).
- The social housing and mid rent residential components are subject to rental control thereby restricting capital value appreciation. However, such limitation will be lifted after 15 years and 25 years from completion of construction respectively. As such, other than the free market residential apartments which will be developed for sale, the Group is considering holding the remaining social housing and mid rent residential apartments for recurring rental yield with a good capital gain potential in the future.

Section 4

Key Business Review 3Q2019 – Property Holding

4.1 Property Holding – Chengdu Wenjiang hotels and Utrecht hotel



Crowne Plaza Chengdu Wenjiang and Holiday Inn Express Chengdu Wenjiang Hotspring Hotels, PRC

- The Wenjiang hotels continue to display strong performance with a 28% increase in GOP for 3Q2019 over 3Q2018 underpinned by profitability growth in both rooms and F&B business segment.



Hampton by Hilton Utrecht Central Station, the Netherlands

- The 193-room Hampton by Hilton hotel has traded well with an average occupancy rate of 72.7% since its opening on 17 June 2019 to 30 September 2019. The hotel achieved an EBITDA of €1.0 million in its first 3.5 months of operation.
- Encouraged by the stellar performance of its first owner managed hotel in the Netherlands, the Group looks forward to the completion of the 144-room Crowne Plaza hotel in April 2020 which will also be owner managed and is within the same building.

4.2 Property Holding – Hilton Rotterdam and Westin Bellevue Dresden hotels



Hilton Rotterdam, the Netherlands

- The hotel achieved an increase in occupancy and average daily rate that resulted in 10% growth in room revenue and an overall 16.3% GOP growth for 3Q2019.



Westin Bellevue Dresden, Germany

- An extensive capital expenditure program for the 340-room Westin Bellevue Dresden Hotel which was acquired in March 2019 has begun. Phase 1 which entails the renovation of 113 rooms has been completed. Phase 2 which covers the renovation of an additional 111 rooms will be completed before the end of 2019. Another 102 rooms will also be renovated in early 2020. New conference rooms may be added in due course.
- While ongoing capital expenditure works are expected to cause a short term negative impact on hotel trading, the Group is confident that the substantial makeover of the hotel will have a long term positive impact on performance.

4.3 Property Holding – Bilderberg Hotel Portfolio in The Netherlands



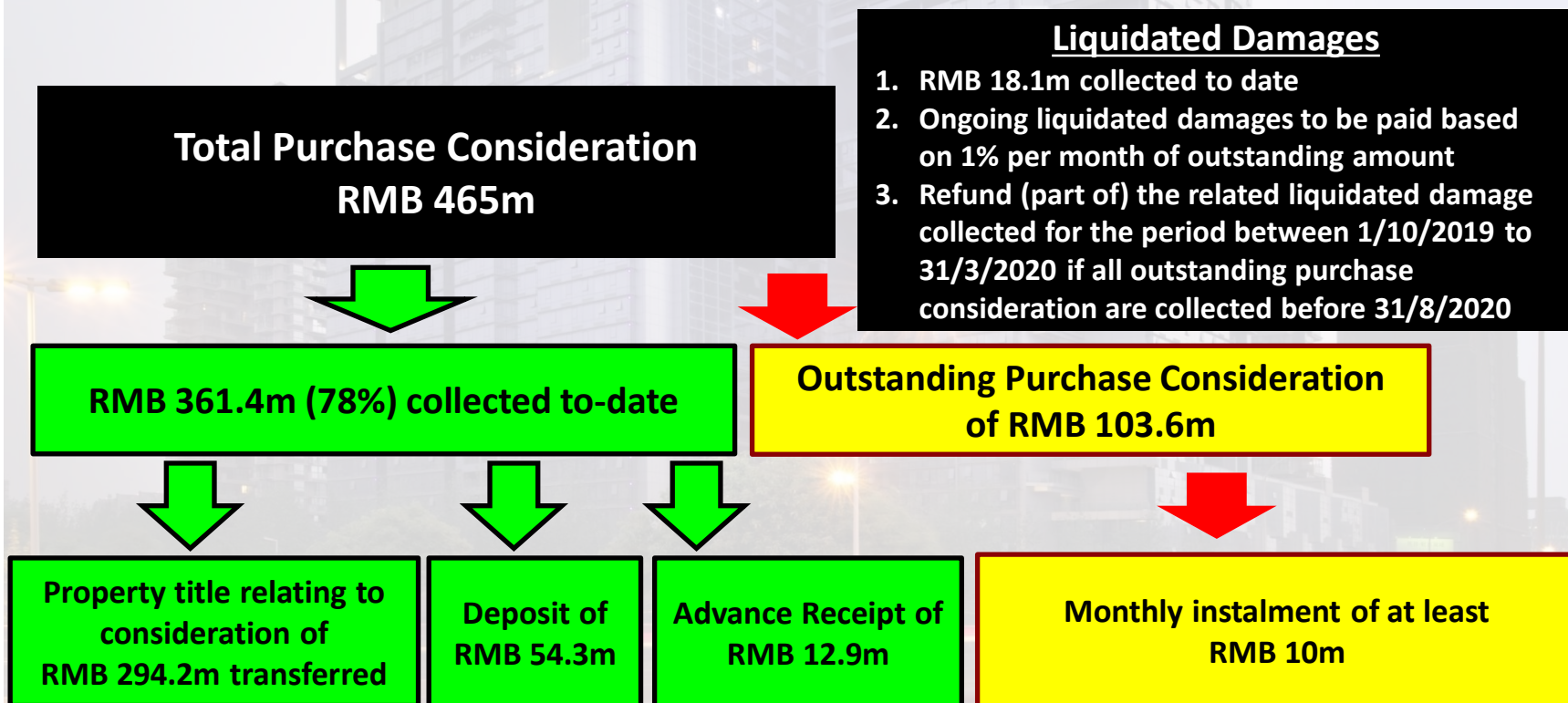
Bilderberg Hotel Portfolio ⁽¹⁾	3Q2019	3Q2018 (restated)	Change	YTD Sep 2019	YTD Sep 2018 (restated)	Change
Occupancy	77.8%	79.3%	(1.5%)	70.1%	72.0%	(1.8%)
ADR	€ 110	€ 104	5.6%	€ 108	€ 106	2.4%
RevPAR	€ 86	€ 83	3.6%	€ 76	€ 76	(0.2%)
TRevPAR	€ 153	€ 149	2.5%	€ 139	€ 140	(0.6%)

(1) The trading results of Bilderberg Hotel Portfolio comprises 11 owned hotels and one leased hotel. The prior period comparatives have been restated to conform with such presentation.

- The Bilderberg Portfolio managed to achieved a modest revenue growth in 3Q2019 which is a turnaround from the first two quarters where it recorded a decrease in revenue due mainly to an overall softening of the Dutch hospitality market partly attributable to the increase in VAT rate from 6% to 9% for hotel rooms and F&B business since 1 January 2019.
- EBITDA of the portfolio further increased by 18.3% for 3Q2019 due mainly to significant saving resulting from the absorption of part of the head office operations by the Event hotel management platform.

4.4 Property Holding – Update on Sale of Certain Parts of Chengdu Cityspring

- The Group had entered into a sale and purchase agreement on 30 May 2018 and subsequent various supplemental agreements¹ in relation to the disposal of certain parts of Chengdu Cityspring, including the 196-room M Hotel Chengdu, bare shell commercial spaces and basement car park lots, for a total cash consideration of approximately RMB465.0 million (approx. S\$93.3 million).



¹ Reference is made to the announcements dated 30-May-18, 12-Jul-18, 25-Sept-18, 23-Nov-18, 28-Jan-19, 22-May-19 and 26-Aug-19.

Section 5

Key Business Review 3Q2019 – Property Financing

5.1 Property Financing - Overview of Financial Performance

In S\$'000	3Q2019	3Q2018	Change %	YTD Sep 2019	YTD Sep 2018	Change %
Secured PRC PF loans to third parties						
- interest	9,720	5,092	90.9%	29,893	8,827	238.7%
- penalty interest	-	338	n.m.	-	13,067	n.m.
Unsecured PF loans to the Group's members						
- European associates and JV ⁽¹⁾	9,137	9,131	0.1%	25,864	26,130	(1.0%)
- Star of East River Project Co ⁽²⁾	-	3,725	n.m.	3,096	11,279	(72.6%)
- Dongguan East Sun Limited ⁽³⁾	-	379	n.m.	-	1,148	n.m.
Others	102	1,320	n.m.	1,777	1,654	7.4%
Total Revenue from PF	18,959	19,985	(5.1%)	60,630	62,105	(2.4%)
Share of interest income from secured Australian PF loan to 3rd parties ^{(1),(4)}	297	-	n.m.	892	-	n.m.

(1) Relates to non-PRC property financing business

(2) Repaid in March 2019

(3) Repaid in October 2018

(4) Income recognised through share of joint venture's profit

5.2 Property Financing - PRC PF Loan Book

	Average PRC PF loan book ⁽¹⁾ for the quarter ended	Average PRC PF loan book ⁽¹⁾ for the year to date ended	PRC PF loan book ⁽¹⁾ as at
30 September 2019	RMB2,059.6m (S\$409.4m)	RMB2,245.8m (S\$446.5m)	RMB2,030.0m (S\$393.0m)
30 June 2019	RMB1,880.4m (S\$376.6m)	RMB2,340.4m (S\$468.8m)	RMB2,052.5m (S\$403.9m)

(1) Includes the Case 1 RMB170.0 million defaulted loan which was subsequently recovered on 14 October 2019.

- The PRC PF loan book stood at approximately RMB2.0 billion as at 30 September 2019. The Group is working towards the disbursement of additional PRC PF loans before the end of 2019. The Group expects 2019 to be a record year for the PRC PF business.

5.3 Status of Case 1 Problematic Loan

- The Group has successfully recovered the entire RMB170.0 million loan principal in respect of the Case 1 defaulted loan in October 2019.
- After working with the Shanghai court and due to the public interest arising from the criminal cases involving the legal representative of the borrower, the Group has accepted a lower interest of RMB24.2 million, being interest accrued at 4.75% per annum, with the remaining auction proceeds to be distributed to the victims of the criminal cases.
- The Group has not recognized any interest income in its books up to 30 September 2019 since the borrower's default in December 2015.
- This marks the conclusion of the litigation in relation to the Case 1 defaulted loan. Since the commencement of the Group's PF business in 2012, the Group has experienced defaults on only two PF loans and has not suffered any bad debt loss.

Thank You

Disclaimer

This document may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, customers and partners, expected levels of occupancy rate, property rental income, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.