WEE HUR HOLDINGS LTD

NEW GATEWAYS FOR GROWTH



ANNUAL GENERAL MEETING
PRESENTATION
27 APRIL 2016

OVERVIEW - **HISTORY**

- Wee Hur was founded by Mr **Goh Yeow Lian**, his 3 brothers and 2 brothers-in-law in 1980 as a contractor.

- With hard work and much determination, we have grown strength to strength and became a A1 and reputable contractor.

- Embarked on IPO in July 2007 and **Wee Hur Holdings Ltd** was listed on the Mainboard of the Singapore Exchange on Jan 2008.

OVERVIEW - FINANCIAL PERFORMANCE

- Share Capital as at 31 Dec 2015: $125.73m (2008: $27.56m)
- Profit Generated from 2008 to 2015: $323.58m
- Dividends Pay-out from 2008 to 2015: $125.68m
- Retained Earnings as at 31 Dec 2015: $205.02m (2008: $12.04m)
- Shareholders' Equity as at 31 Dec 2015: $331.65m (2008: $39.49m)
- No. of Shares as at 31 Dec 2015: 919,245,086 (2008: 321,039,000)
- Market Capitalisation as at 25 Apr 2016: $257.39m (2008: $80.26m)*

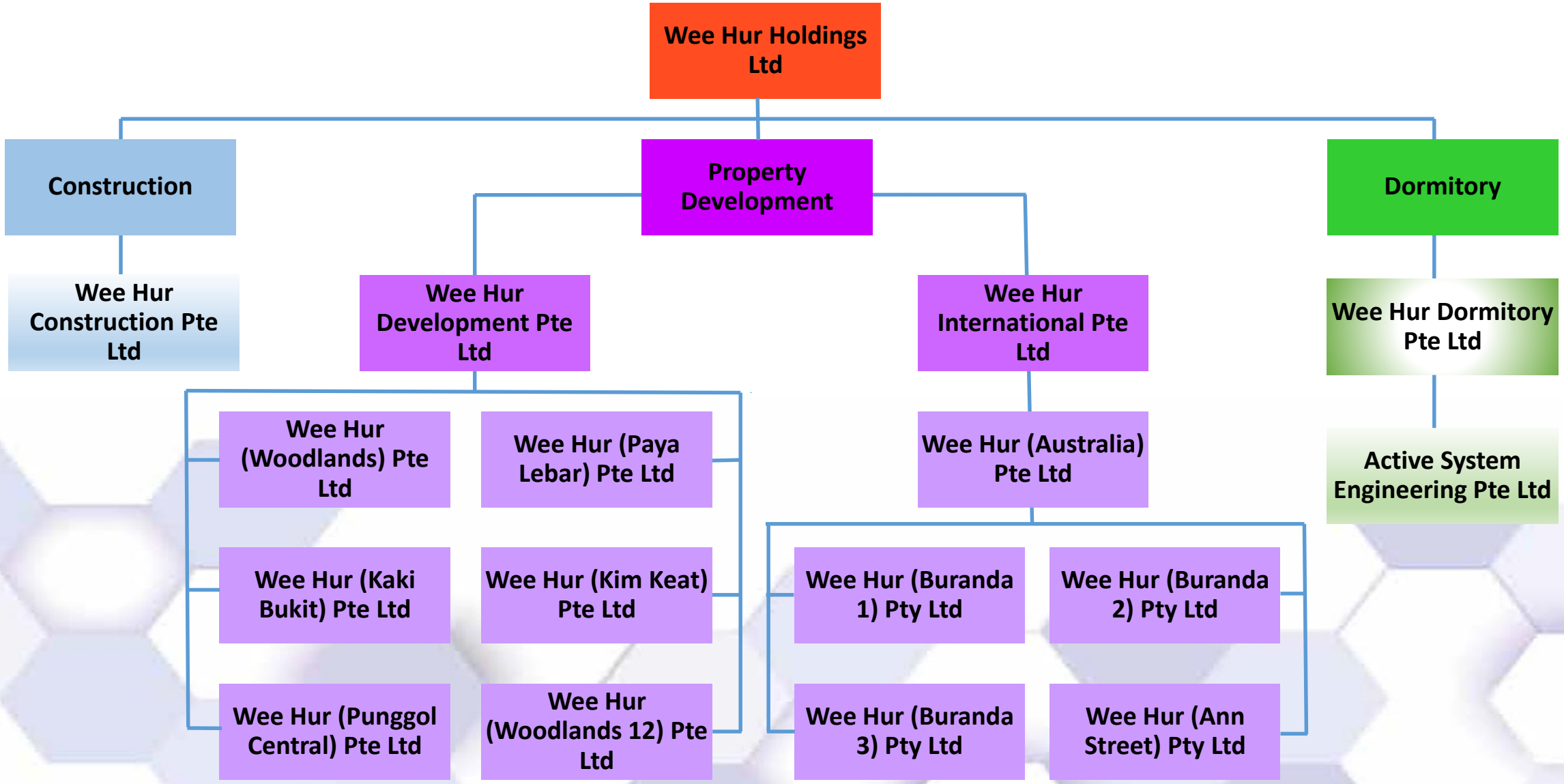
* Market capitalisation has been calculated based on number of shares multiplied by $0.28 and $0.25 per share, respectively.

OVERVIEW - BUSINESS TRANSFORMATION

Since IPO we have transformed from a sole construction company to a more diversified group and also ventured beyond Singapore. Currently, we have 5 businesses:

- Construction: started in 1980
- Property Development: started in 2009
- Workers' Dormitory: started in 2013
- Student Accommodation: currently under construction and will be in operation in 2018
- Investment Property: started in 2016

OVERVIEW - GROUP STRUCTURE

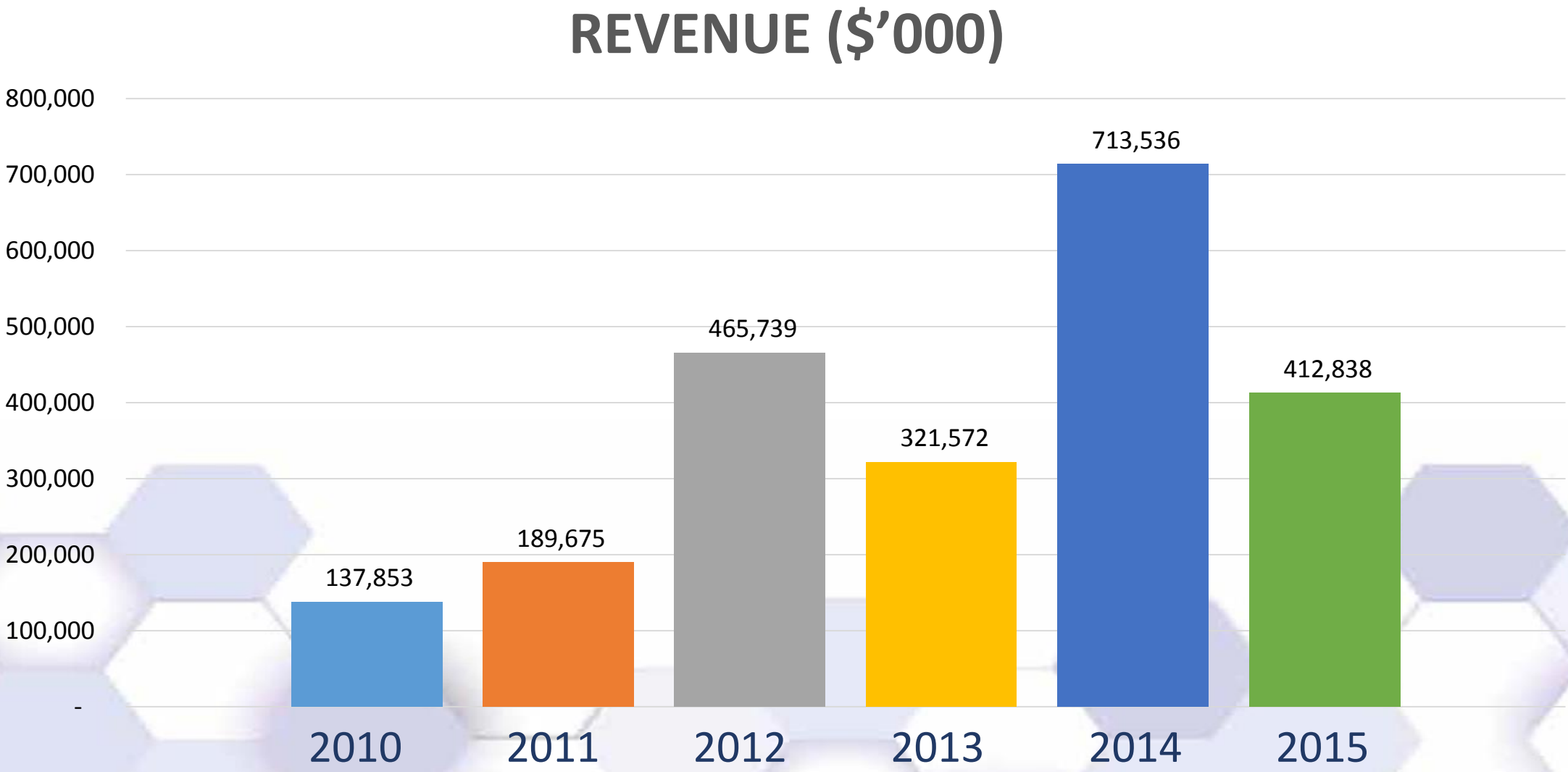


FINANCIAL HIGHLIGHTS - INCOME STATEMENT

$'000	FY2010 Restated*	FY2011	FY2012	FY2013	FY2014	FY2015
Revenue	137,853	189,675	465,739	321,572	713,536	**412,838**
Gross Profit	24,714	26,094	144,256	48,406	255,577	**104,574**
Profit After Tax	13,402	10,878	92,913	25,654	182,366	**65,538**
Net Profit Margin	9.7%	5.7%	19.9%	8.0%	25.6%	**15.9%**
Net Profit Attributable to Shareholders	13,100	11,109	95,660	20,086	112,257	**47,020**
Dividend Payout	10,220	13,266	34,360	18,300	27,577	**13,789**
Dividend Payout Ratio	78.0%	119.4%	35.9%	91.1%	24.6%	**29.3%**
Basic Earnings Per Share (cents)	2.26	1.82	14.01	2.31	12.23	**5.12**

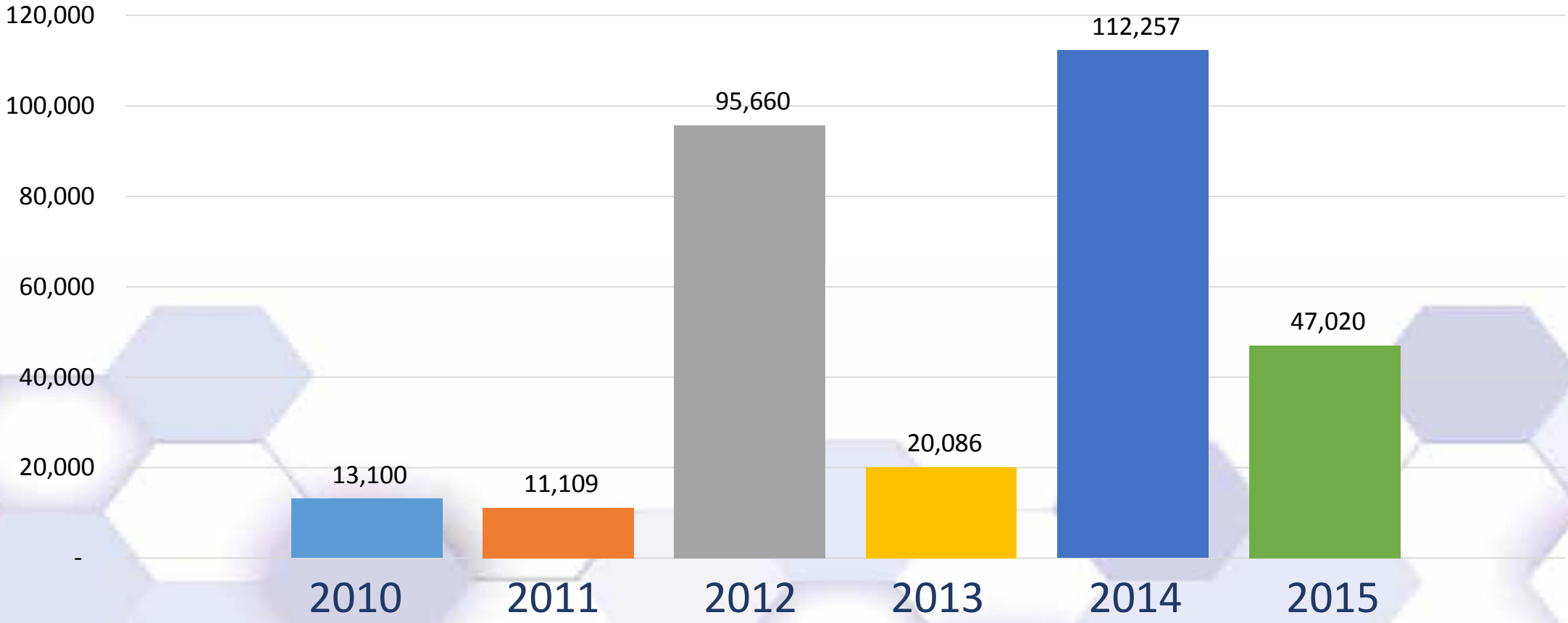
* FY2010 comparative figures have been restated to take into account the retrospective adjustments arising from the adoption of INT FRS 115

FINANCIAL HIGHLIGHTS - INCOME STATEMENT



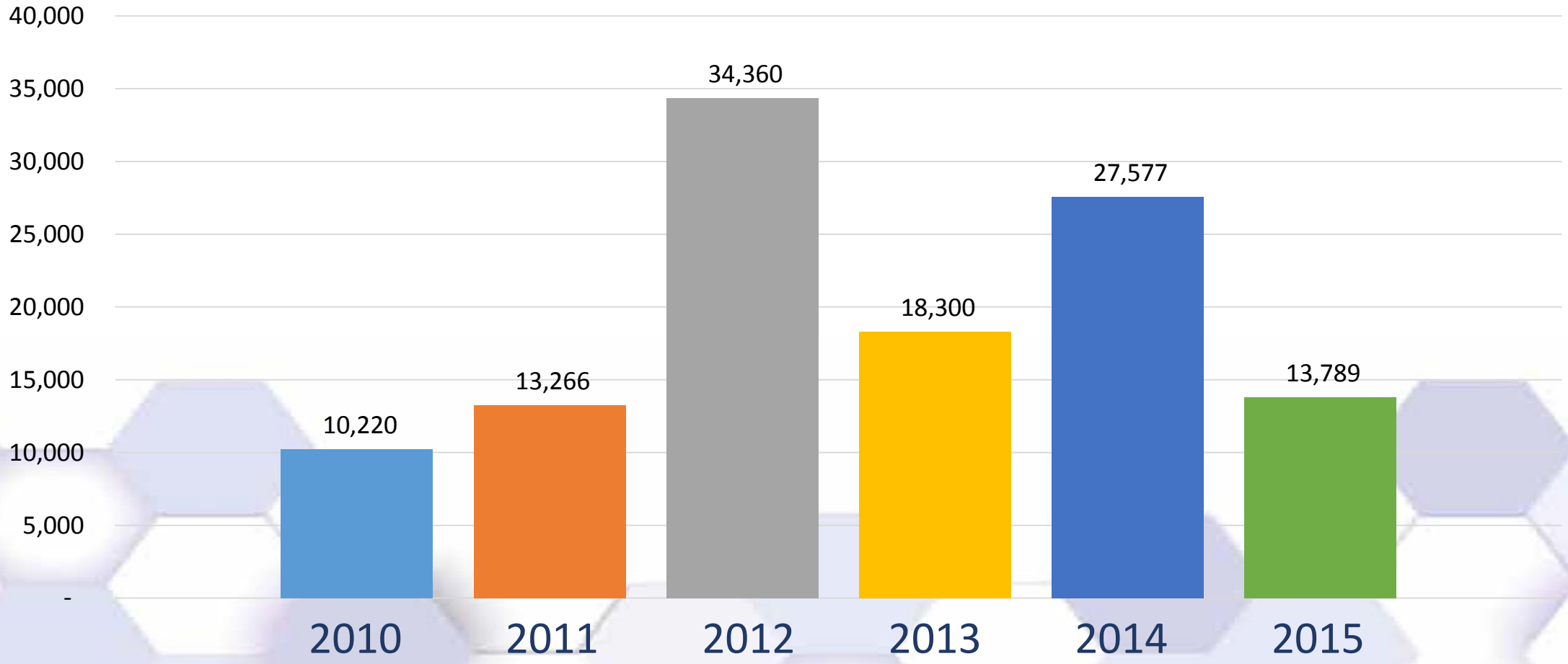
FINANCIAL HIGHLIGHTS - INCOME STATEMENT

NET PROFIT ATTRIBUTABLE TO SHAREHOLDERS ($'000)



FINANCIAL HIGHLIGHTS - INCOME STATEMENT

DIVIDEND PAYOUT ($'000)

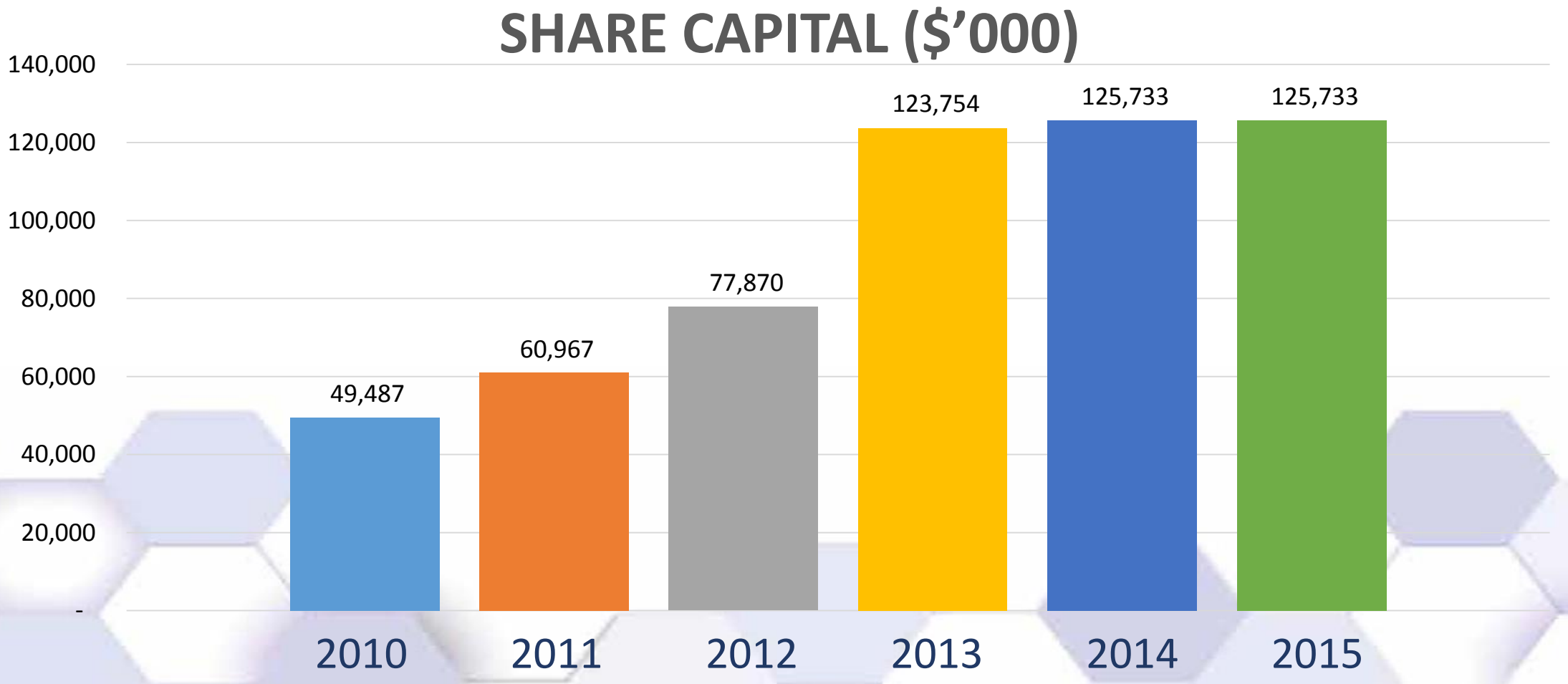


FY2015 included proposed final cash dividends of 0.75 cents per ordinary share, subject to shareholders' approval at AGM

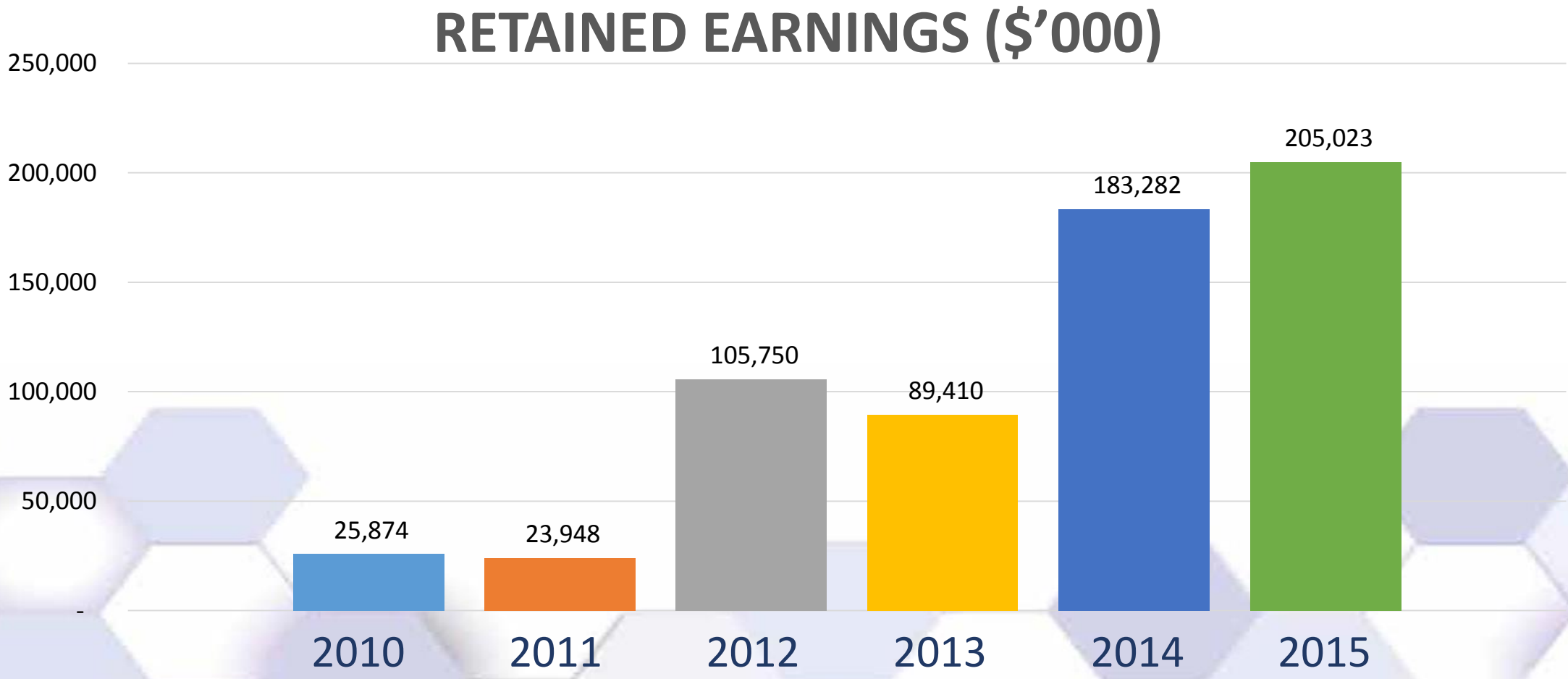
FINANCIAL HIGHLIGHTS - **BALANCE SHEET**

$'000	FY2010 Restated	FY2011	FY2012	FY2013	FY2014	FY2015
Non-Current Assets	10,107	11,466	18,722	15,499	86,908	**84,577**
Current Assets	276,882	380,044	582,585	609,913	654,647	**617,086**
Cash and Cash Equivalents	62,954	115,994	200,982	243,429	259,892	**158,176**
Current Liabilities	193,323	289,909	299,045	319,609	268,074	**198,858**
Net Current Assets	83,559	90,135	283,540	290,304	386,573	**418,228**
Share Capital	49,487	60,967	77,870	123,754	125,733	**125,733**
Retained Earnings	25,874	23,948	105,750	89,410	183,282	**205,023**
Shareholders' Equity	76,042	85,417	183,543	213,159	309,674	**331,653**
Total Equity	80,008	89,152	181,431	216,095	339,107	**373,142**

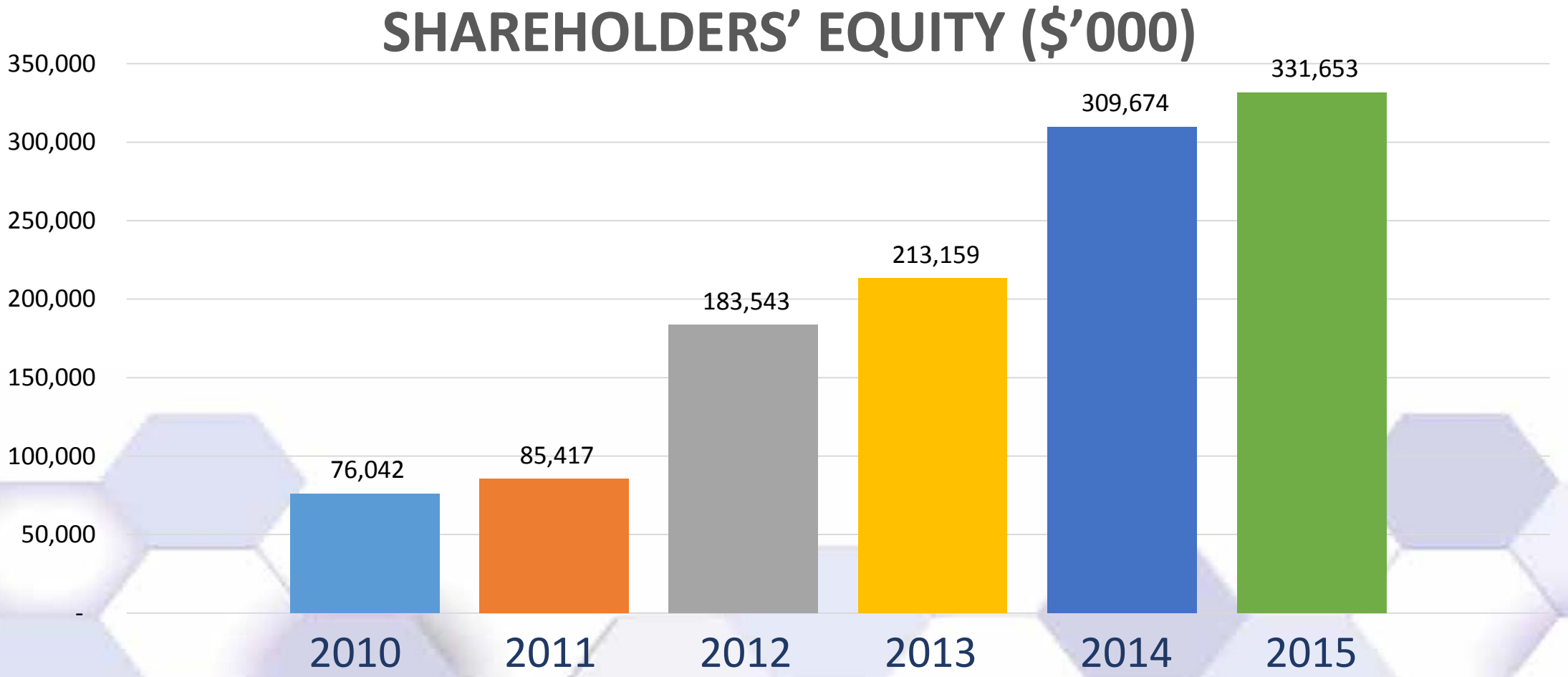
FINANCIAL HIGHLIGHTS - **BALANCE SHEET**



FINANCIAL HIGHLIGHTS - **BALANCE SHEET**



FINANCIAL HIGHLIGHTS - **BALANCE SHEET**



BUSINESS UPDATE - **LOCAL PROPERTY DEVELOPMENT**

CURRENT PROJECT

- Mega@Woodlands

BUSINESS UPDATE - LOCAL PROPERTY DEVELOPMENT

MEGA @WOODLANDS



BUSINESS UPDATE - LOCAL PROPERTY DEVELOPMENT



- No. of Storey: 8-storey
- No. of Block: One
- Type of Use: B1/B2
- Total No. of Units: 517 units
- Construction Started: Apr 2015
- Sales Launched: Jan 2016
- Expected TOP: Jun 2018
- Current Sales Status: 82 units (16%)

BUSINESS UPDATE - LOCAL PROPERTY DEVELOPMENT

MEGA @WOODLANDS

KEY SELLING POINTS:

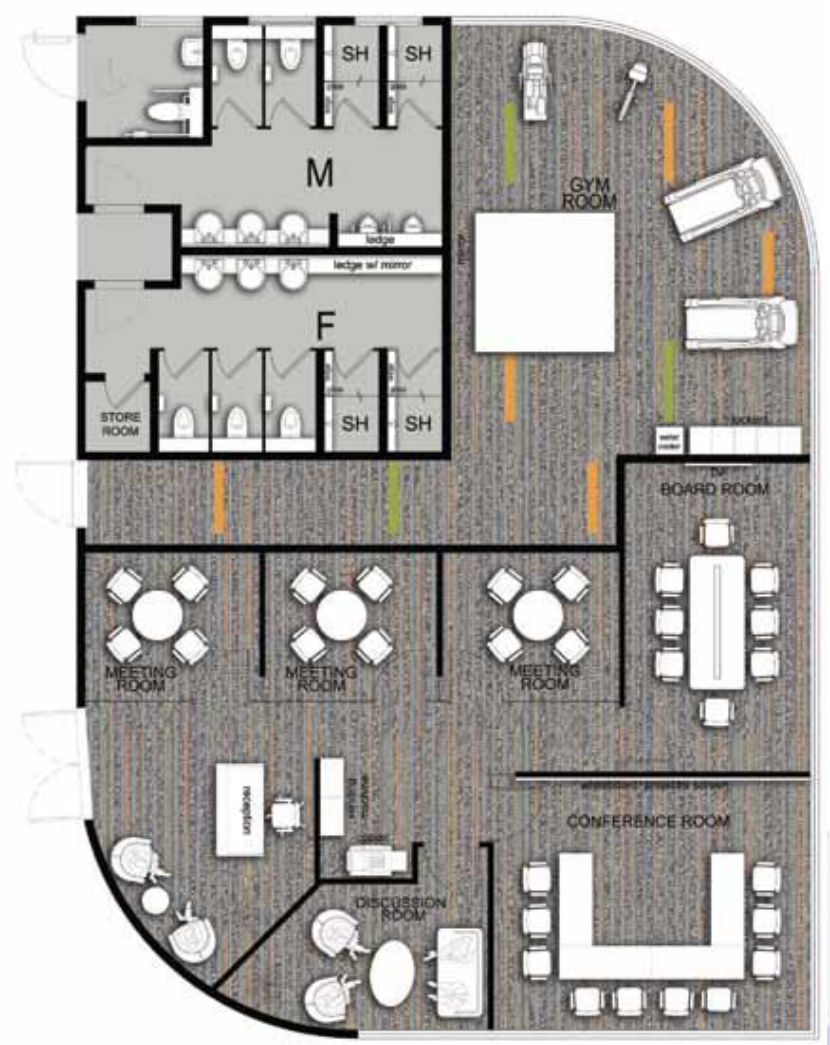
- Woodlands is the Next Regional Centre
- Easily Accessible to Expressway
- Walking Distant to MRT Station
- B1/ B2 Ramped Up/ Flatted Factory Units
- 20/ 40 Ft Container Access
- Ample Carpark and Lorry Lots
- Ample Amenities:
  - Sky Lounge comprises of Business Centre and Gym
  - BBQ Pits
  - Jogging Trail
  - Outdoor Fitness Stations
  - Minimart & Clinic
  - Canteens
  - Sky Garden Rooftop
- Others:
  - Fibre Optic Ready
  - Greenmark Gold

BUSINESS UPDATE - LOCAL PROPERTY DEVELOPMENT

MEGA @WOODLANDS



BUSINESS UPDATE - LOCAL PROPERTY DEVELOPMENT





MEGA @WOODLANDS

Sky Lounge

Business Centre, Gym





BUSINESS UPDATE - LOCAL PROPERTY DEVELOPMENT

MEGA@WOODLANDS - SITE PROGRESS





BUSINESS UPDATE - LOCAL PROPERTY DEVELOPMENT

MEGA@WOODLANDS - SITE PROGRESS





BUSINESS UPDATE - OVERSEAS PROPERTY DEVELOPMENT & INVESTMENT



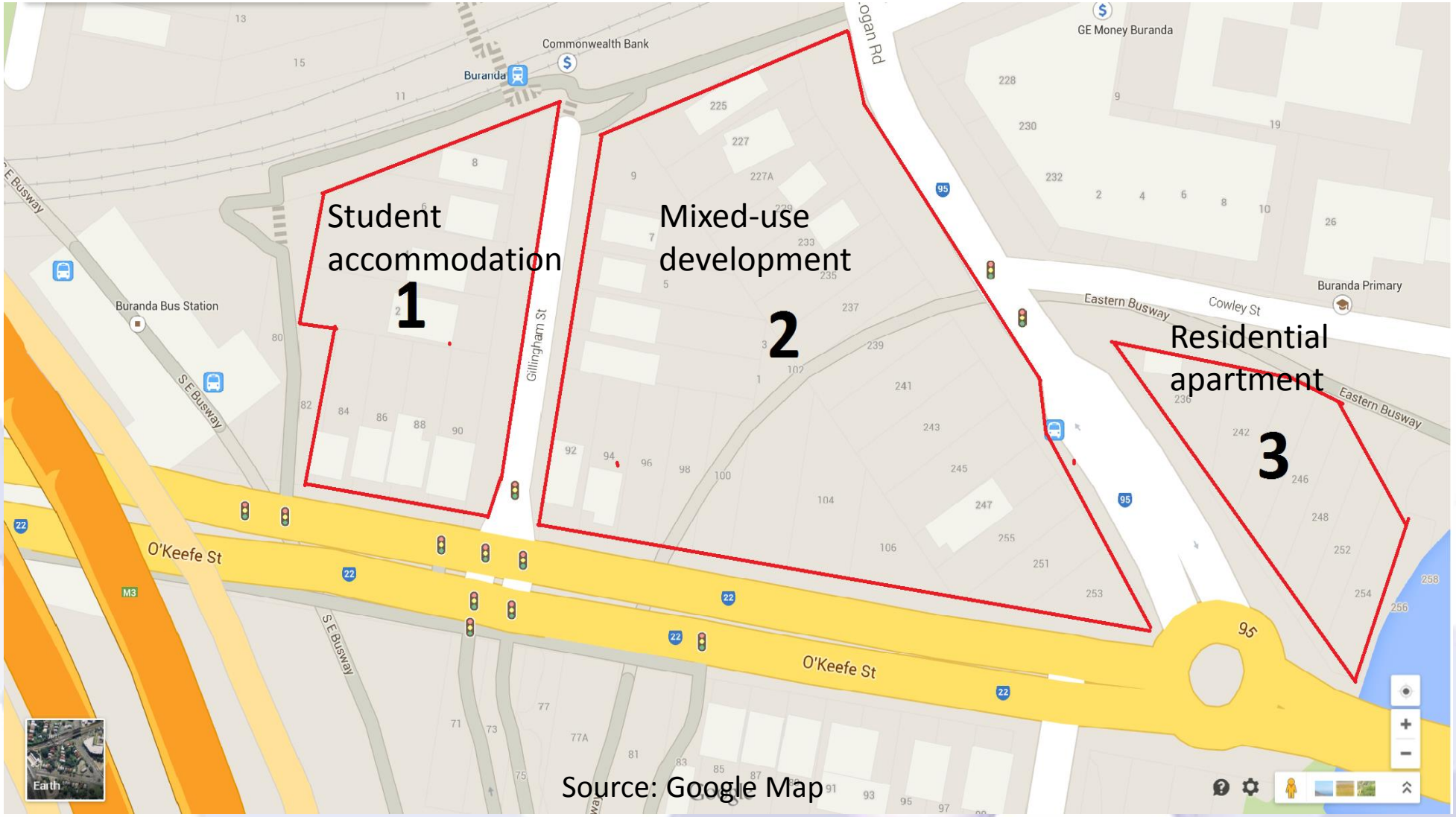
BUSINESS UPDATE - OVERSEAS PROPERTY DEVELOPMENT & INVESTMENT

- Acquired three plots of lands at Buranda, Brisbane, Australia in 2014
- Buranda Plot 1: Student Accommodation
- Buranda Plot 2: Mixed-use Development comprises mainly residential apartments and commercial spaces at lower floor
- Buranda Plot 3: Residential Apartments with commercial spaces at ground level

Plot 2 & 3 are at planning stage and target to obtain approval from the relevant authority by end-2016

- Acquired Ann Street - 13,851 sqm Commercial Office Building for recurring rental income purpose in Dec 2015

BUSINESS UPDATE - OVERSEAS PROPERTY DEVELOPMENT & INVESTMENT



Source: Google Map

BURANDA TOD

- Next the train station and bus station.
- 3. 5 KM from CBD

BUSINESS UPDATE - OVERSEAS PROPERTY DEVELOPMENT & INVESTMENT

PLOT 1: STUDENT ACCOMMODATION









- 2 blocks, 14 and 22 storey each with 5 levels of basement carparks
- 1,578 rooms
- Ground floor retail with cross block link
- Common student amenities at podium level for reading, dinning, movies, relaxation, interaction etc.

Expected Completion:
2017

BUSINESS UPDATE - OVERSEAS PROPERTY DEVELOPMENT & INVESTMENT

PLOT 1: STUDENT ACCOMMODATION - SITE PROGRESS





BUSINESS UPDATE - OVERSEAS PROPERTY DEVELOPMENT & INVESTMENT

PLOT 1: STUDENT ACCOMMODATION - SITE PROGRESS





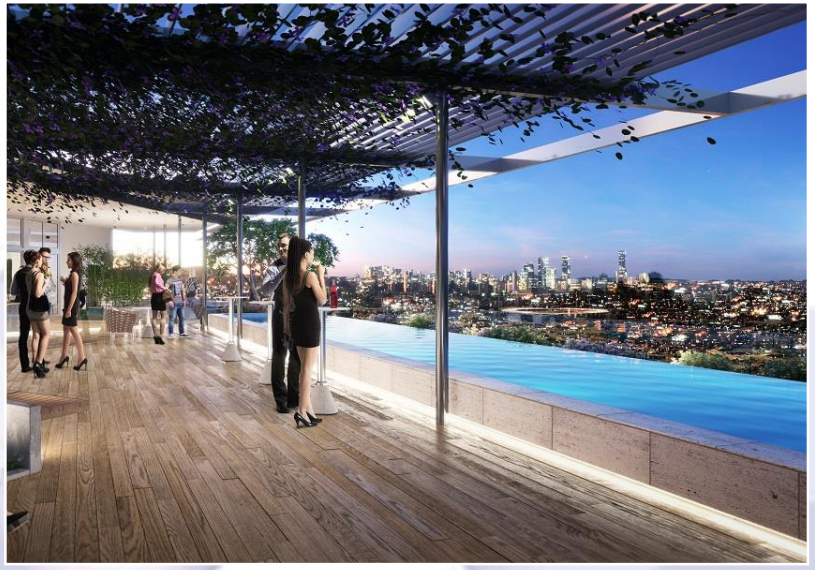
BUSINESS UPDATE - OVERSEAS PROPERTY DEVELOPMENT & INVESTMENT

PLOT 3: RESIDENTIAL APARTMENT









- 168 units
- Commercial spaces at ground floor

BUSINESS UPDATE - OVERSEAS PROPERTY DEVELOPMENT & INVESTMENT

PLOT 2: MIXED-USE DEVELOPMENT



Artist's Impression

BUSINESS UPDATE - OVERSEAS PROPERTY DEVELOPMENT & INVESTMENT

ANN STREET - OFFICE BUILDING



- 9-level
- Located at CBD North Quarter precinct of Brisbane, Australia
- Net Lettable Area: 14,000 sqm
- 4 stars NABERS rating
- Fully leased to a Queensland State Government
- Excellent redevelopment potential

BUSINESS UPDATE - CONSTRUCTION

CURRENT PROJECTS

- MEGA@Woodlands
- Pioneer Road
- Fernvale Riverwalk
- Matilda Court
- Church of Our Saviour

BUSINESS UPDATE - **CONSTRUCTION**

MEGA@WOODLANDS
8-storey B1/B2 industrial development (512 units)

Client: Wee Hur (Woodlands 12) Pte Ltd

Contract Sum: $129.5m

Expected Completion: 2017



BUSINESS UPDATE - **CONSTRUCTION**

PIONEER ROAD

5-storey warehouse development complete with industrial canteen

Client: Mapletree Logistics Trust

Contract Sum: $82.2m

Expected Completion: 2017



BUSINESS UPDATE - **CONSTRUCTION**

FERNVALE RIVERWALK

Public housing at Sengkang Neighbourhood 4

Client: Housing and Development Board

Contract Sum: $103.6m

Expected Completion: 2017



BUSINESS UPDATE - **CONSTRUCTION**

MATILDA COURT

Public housing at Punggol West

Client: Housing and Development Board

Contract Sum: $157.7m

Expected Completion: 2017



BUSINESS UPDATE - **CONSTRUCTION**

CHURCH OF OUR SAVIOUR

Additions, alterations and extension to existing 3-storey church building

Client: Church of Our Saviour

Contract Sum: $19.9m

Expected Completion: 2018



BUSINESS UPDATE - **DORMITORY**

TUASVIEW DORMITORY

Welcome to the largest housing complex for foreign workers in Singapore!



BUSINESS UPDATE - **DORMITORY**

TUASVIEW DORMITORY

At a capacity of 16,800 beds



BUSINESS UPDATE - DORMITORY

LIVING DOMAIN

TUASVIEW DORMITORY


Room


Premium Room


Sick Bay


Security


Centralised Laundry


Cooking Facilities

BUSINESS UPDATE - DORMITORY

RECREATIONAL AMENTITIES

TUASVIEW DORMITORY


Gymnasium


Pool


TV Room


Outdoor Cinema


Outdoor Fitness Area


Multi-purpose Hall

BUSINESS UPDATE - DORMITORY
COMMERCIAL AMENTITIES

TUASVIEW DORMITORY


Canteen



Minimart



Clinic


Cinema Theatre



Remittance Shop



Barber Shop

BUSINESS UPDATE - DORMITORY

TUASVIEW DORMITORY

- Total No. of Beds: 16,800 beds
- Tenure: 6 years till 31 Oct 2019
- Date of Operation

  Phase 1 (8,400 beds): Aug-2014

  Phase 2 (8,400 beds): Feb-2015
- Occupancy Rate Achieved To-date: 86%

GOING FORWARD

OUTLOOK

- Subdued Outlook
- Growing Uncertainty in Global Economic Outlook
- More Challenging Business Environment

OUR STRATEGY

"Prudence in our ways;
Excellence is our aim"



Q & A

THANK YOU