

Annual General Meeting

26 July 2019



Agenda

- Opening Speech
- Presentation on Doors Business
- Presentation on Property Business
- **AGM** Resolutions



Opening Speech

Gloria Wong

Executive Director

What Has Transpired Under Current Board & Management

10 July 2019: Announces sale of Vietnam subsidiary holding land and factory for US\$7.02m (expected gain of S\$2.10m)

13 May 2019: Completes land acquisition in Jakarta

April 2019: Secures planning permit for Melbourne property Lincoln Square Carlton, a 5-storey freehold office building acquired in 2015

Ongoing...

2017 to early 2018: Upgrading of factories in Johor and Dongguan

21 Aug 2017: Ambertree Indonesia Ventures forms JV with PT Codefin to acquire land in South Jakarta for a mixed-use development

- March 2017: Forms Ambertree Indonesia Ventures as part of diversification into property business
- **28 Dec 2016:** Announces sale of Melbourne property, 301 Flinders Lane, for A\$34.20m. Sale completed on 21 April 2017, yielding A\$5.63m gain

- Recovered S\$3.82m of \$\$7m paid out as commitment fee to Michael Chan. Remaining S\$4.05m expected to be received by end-2019
 - ☐ Feasibility studies to determine best commercial option for Lincoln Square Carlton in Melbourne
- ☐ Planning development milestones for Jakarta property project
 - ☐ Seeking to grow doors business



Presentation on Doors Business



Factory in Johor, Malaysia

- 60-year leasehold factory owned by KLW
- ❖ ISO-certified since April 2015
- Upgraded in 2017 and early 2018, with opening ceremony in March 2018
- Production capacity of up to 30,000 doors a month
- Products targeted at mass market



Factory in Johor, Malaysia

- Use of high-frequency machines, which require fewer workers to operate
- From the time raw materials reach the factory to the completion of the final product, production takes about a week
- All products earmarked for sale in USA will be made in Johor factory to avoid tariffs from trade war
- Upgraded factory better positioned to meet requirements of potential customers





Factory in Dongguan, China

Doors made in Dongguan factory still in demand despite higher raw material costs stemming from tradewar tariffs

Well placed to meet stricter environmental regulations in China after being upgraded in recent years





Revenue by Geographical Market

	FY2019 (S\$)	FY2018 (S\$)
Singapore	1,083,627	305,569
United Kingdom	26,068,457	29,981,625
Brunei	24,171	563,802
Ireland	2,918,699	2,232,621
USA	199,995	130,997
	30,294,949	33,214,614*

^{*}Excludes revenue of S\$93,034 generated from Australia which comprised only rental income

Growth Plans & Outlook

Expand Product Range

Fire-rated doors for UK market

Expand Geographical Reach

Deepen reach in existing markets like USA and Ireland, while looking to penetrate new markets like France and Kuwait

Focus on Returning to Profitability in FY2020

FY2019 segmental loss of S\$1.25m substantially smaller than FY2018 segmental loss of S\$3.41m



Presentation on Property Business

Property in Jakarta



What Has Transpired?

❖ Completed in May 2019 the third and final tranche of the acquisition of 15 adjacent land parcels with combined area of 7,913m² in South Jakarta

What's the Plan?

Land to be turned into a residential development with retail and commercial spaces

Property in Jakarta



What's the Buzz?

- ✓ Prime location:
 - ❖ Next to Jakarta MRT station
 - 30-minute drive from Jakarta international airport

Property in Jakarta



What's the Buzz?

- ✓ Federal government committed to boosting property market and home ownership:
 - Higher price threshold at which luxury sales tax of 20% is applied to high-end properties
 - Launch of zero down-payment housing scheme

(video)

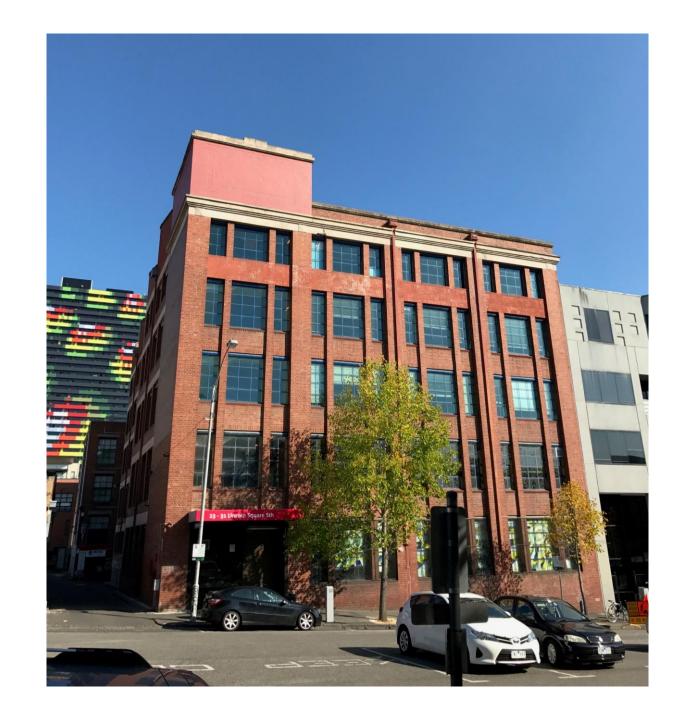
Property in Melbourne

What Has Transpired?

❖ Planning permit granted for proposed redevelopment of Lincoln Square Carlton, a 5-storey freehold office building with land area of 906m² acquired in March 2015

What's the Plan?

Feasibility study to determine best commercial option for this property



Property in Melbourne

What's the Buzz?

- ✓ Prime location:
 - Located on city fringe, less than 500m north of CBD and flanked by Melbourne University and RMIT
 - Major attractions nearby include Carlton Gardens, Melbourne Museum, Royal Exhibition Building



Property in Melbourne

What's the Buzz?

- ✓ Various options available:
 - * Refurbishment and leasing
 - Multi-level residential apartments
 - Student accommodation
 - Boutique hotel
 - ❖ Sell it





AGM Resolutions