



Building Cities Building Dreams

**KOH BROTHERS
GROUP LIMITED**

**ANNUAL GENERAL
MEETING**
26 April 2022

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1 Business Overview

2 Business Strategies

3 Financial Highlights



BUSINESS OVERVIEW

Real Estate - Recent Completed Project

Nonhyeon I'Park (Gangnam, Seoul)



Group's Stake (%)	45
Location	Gangnam District in Seoul
Project Brief	• Nonhyeon I'PARK, comprises 99 apartment units, 194 "OfficeTel" SoHo units and 53 retail units within a land area of 4,611 sqm and gross floor area of 30,816 sqm. • The development is located near the core business districts of COEX and Teheran-ro. • Offering doorstep integrated lifestyle amenities to its residents in the prime Gangnam district of Seoul.
Completed	2020
Units Sold (%)	100

Real Estate – On-going Project

Van Holland



Group's Stake	100%
Location	Holland Road
Tenure	Freehold
Expected Completion	2H 2023
Project Brief	- The development's sheltered link-bridge directly connects Van Holland to Holland Village; upcoming One Holland Village mixed-use development, with Chip Bee Garden and Holland Village MRT at its doorstep. 69-unit residential development comprising one block of 4-storey with attic and two blocks of 5-storey residential units, a 2-storey waterfall, a 26-meter infinity lap pool and a rooftop clubhouse. - Each unit's flooring will be outfitted with Arabescato Altissimo marble from Italy; other luxury finishes include Miele kitchen appliances, Italian bathroom fittings by Fratelli Frattini and a pull-down garment rail system; master bathrooms will be fitted with Swarovski crystal-encrusted fixtures, while 16 of its 69 units will have private lift access.

Van Holland



Sales Status – 31 March 2022

Total Units	69
Units Sold	26
% Sold	38



Awards / Recognition

PropertyGuru Asia Awards

- Best Luxury Boutique Condo Development
- Best Boutique Condo Architectural Design

Real Estate - Investment Properties



Sun Plaza

– located in Sembawang and connected to the MRT Station. Comprising 131 of retail and commercial units over a lettable area of 14,573 sqm.



Alocassia

– located in prime district along Bukit Timah Road and proximity to Stevens MRT Station.



First City Complex

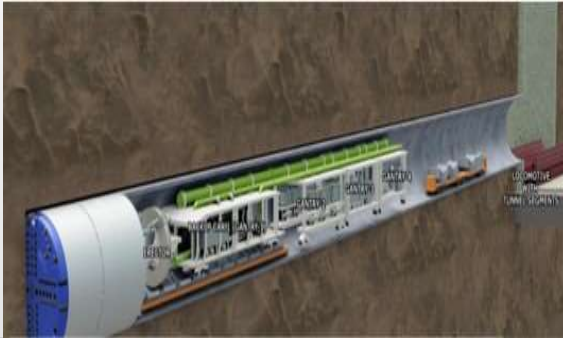
– located in Batam, Indonesia. Comprising commercial and office units, as well as apartments.



Nonhyeon I'Park

– located in Gangnam district in Seoul, South Korea. Comprising 5 units of officetel.

Engineering and Construction – On-going Projects



	Deep Tunnel Sewerage System (Phase 2)	Circle Line 6	Tuas Water Reclamation Plant Contract 2A – Influent Pumping Solutions
Contract Value	S\$520.0m	S\$225.4m	S\$668.2m
Client	PUB	LTA	PUB
Project Brief	• Section from South Tunnel at Tuas Road and Industrial Tunnel at Pioneer Road to the Tuas Water Reclamation Plant (10km) • Design and construction of the tunnels, shafts and other features	• All civil, structural, architectural, electrical & mechanical and system works relating to the construction of cut-and-cover tunnels and other structures from the east of the planned Prince Edward Station to the existing Marina Bay Station	• Provision of Influent Pumping Stations, Coarse Screen Shafts • 66/22kV Electrical Main Substation A and B

Engineering and Construction – On-going Projects



	Van Holland Luxury Residence	Tuas Water Reclamation Plant Contract 3B1 – Industrial Liquids Module 1 MEICA Part 1 & 2	Woodlands Health Campus
Contract Value	S\$29.4m	S\$200.7m	S\$960.1m
Client	KBD Holland	PUB	MOH
Project Brief	• Construction of freehold residential development at Holland Village • 69-unit residential development comprising one block of 4-storey and two blocks of 5-storey residential units, 26-metre infinity lap pool and clubhouse	• To carry out mechanical, electrical and instrumentation control and automation works for Industrial Liquids Module 1 at Tuas Reclamation Plant • World's largest industrial used water treatment facility using ceramic membrane technology to reclaim industrial used water • Treatment capacity of 75,000 m³	• Development of Woodlands Health Campus • Singapore's first smart hospital campus comprising an acute hospital, a community hospital, specialist outpatient clinics and nursing home • First project where all facilities are conceptualised and built simultaneously

Bio-Refinery and Renewable Energy



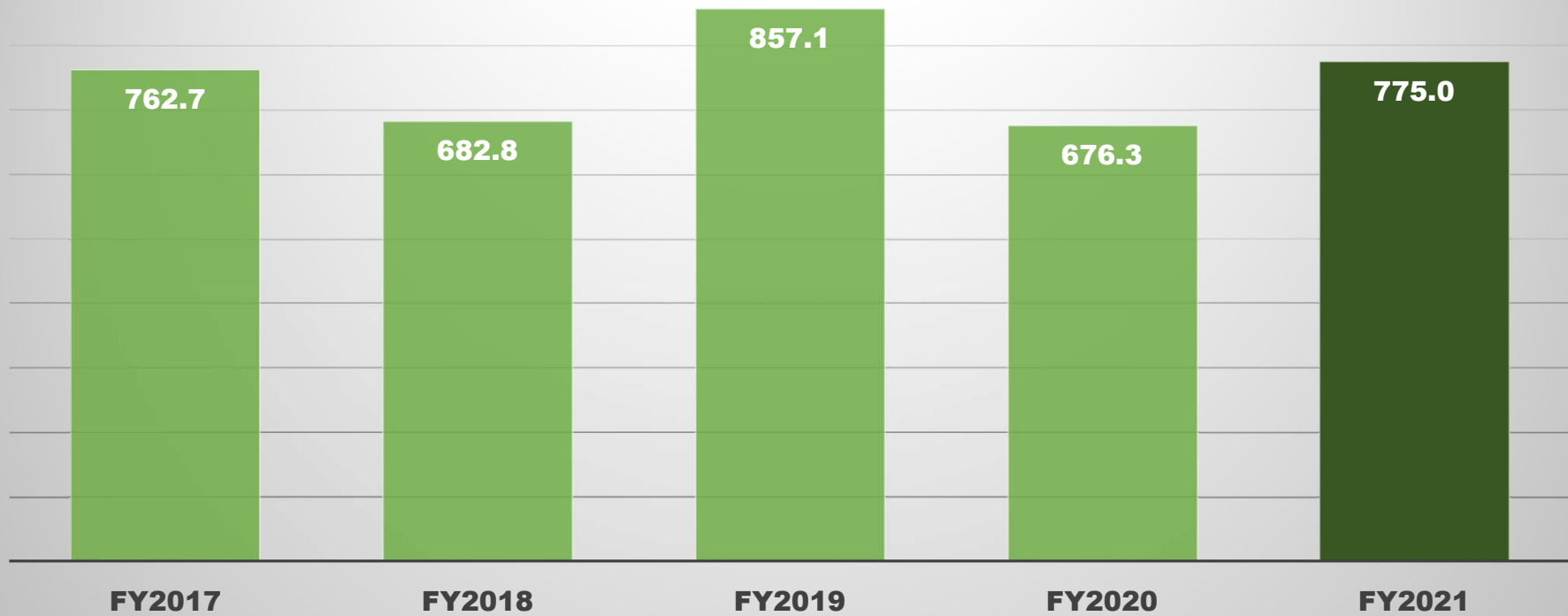
- Our Catalyst-listed subsidiary, Oiltek International Limited (“Oiltek”), was officially listed on 2 March 2022.
- Oiltek is a process technology innovator.
- Edible & Non-Edible Oil Refinery Segment
 - Engineering, procurement, designing, construction and commissioning (“EPCC”) of edible and non-edible oil refining plants, downstream specialty products and processing plants
- Renewable Energy Segment -
 - EPCC of multi-feedstock biodiesel, enzymatic biodiesel, winter fuel, and palm oil mill effluent biogas methane recovery plants
- Product Sales and Trading Segment



Healthy Order Book



Order Book (S\$'m)



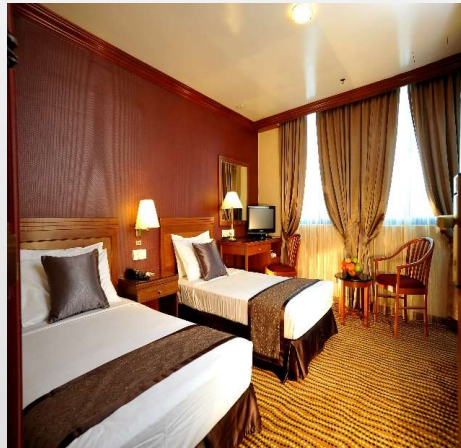
Building Materials (G&W Group)



- The Building Materials division established in 1980 is a renowned one-stop quality provider of concrete solutions to the construction industry
- Supply chain includes cement, ready-mix concrete, pre-cast concrete products such as facades, household shelters, pre-fabricated bathroom units, columns and planks
- Implemented a central truck-mixer dispatch system to facilitate the efficient dispatch of trucks to meet the demands of clients around Singapore so as to achieve greater efficiency
- Operates precast plants at Tuas in Singapore and in Senai within Iskandar, Malaysia
 - Total land area: approximately 49,300 sqm



Leisure & Hospitality – Oxford Hotel



Freehold 130-room hotel strategically located in Singapore's CBD (Queen Street)

Easy connectivity: Near Bras Basah MRT station

Meanwhile, the Group will continue to seek investment opportunities in hotel properties locally and overseas



BUSINESS STRATEGIES

Competitive Strengths



**Established
Track Record;
Strong Brand**

**Synergistic
Businesses;
Complementary
Expertise**

**Inventory of
Civil
Engineering
Equipment and
Machineries**

**Diversified
Revenue
Streams**

**Quality Assets
& Strategic
Location**

**Experienced &
Stable
Management**

Diversified & Synergistic Business Portfolio



Real Estate
(Development & Investment)

- Residential Developments
- Investment Properties

Construction

- Infrastructure
- Building
- Water & Wastewater Treatment
- Hydro-Engineering
- Bio-Refinery & Renewal-Energy



Building Materials

- Ready-Mixed Concrete
- Precast Concrete Products

Leisure & Hospitality

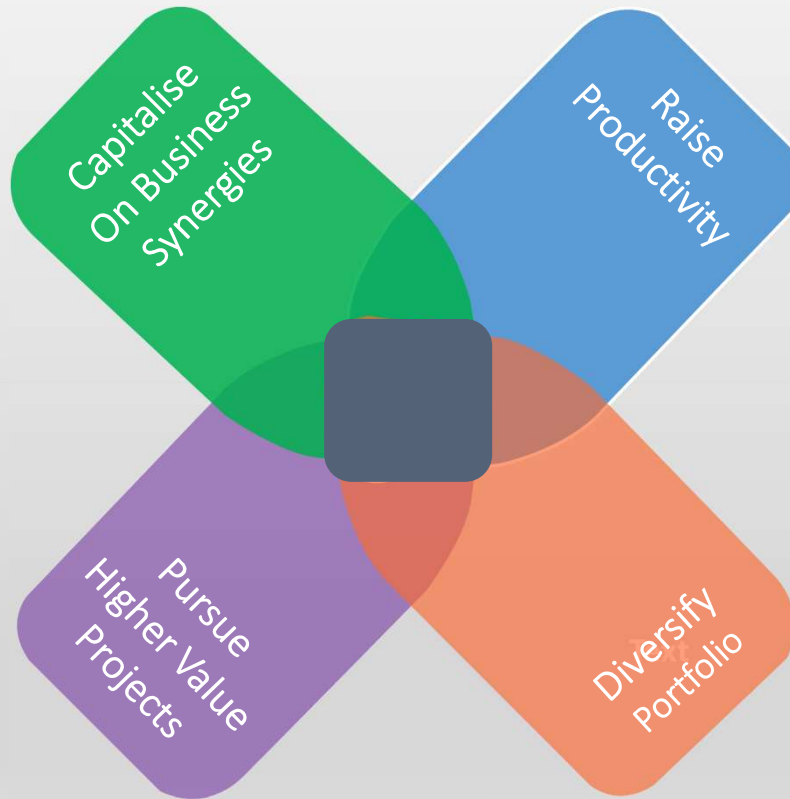
- Hotel

Business Strategies



- Increase collaboration opportunities
- Sharpen the Group's competitive edge amidst a challenging operating environment

- Develop real estate projects with unique or innovative features
- Prudently pursue high-yield projects and tenders
- Explore growing opportunities in the water and wastewater and hydro-engineering sectors



- Continue investing in productivity management measures
- Increase the use of automation and technology
- Adopt innovative methods to drive productivity and efficiency

- Prudently diversify portfolio geographically and across sectors
- Enhance recurring income streams

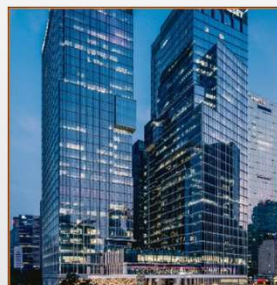


FINANCIAL HIGHLIGHTS

FY2021 – Key Financial Highlights



Revenue:
S\$252.6m
(FY2020: S\$243.1m)



Total Assets:
S\$829.0m
(FY2020: S\$819.4m)

Profit Before Tax:
S\$8.8m
(FY2020: -S\$16.2m)



Net Tangible Assets:
S\$282.0m
(FY2020: S\$282.8m)



Earnings Per Share:
1.67 cents
(FY2020: -3.59 cents)

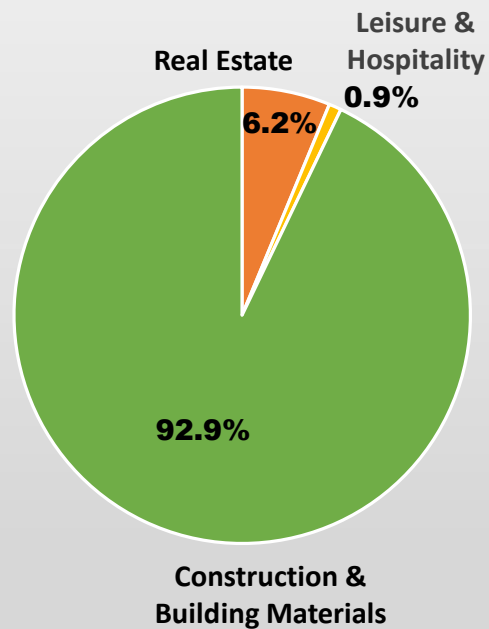


Net Debt to Equity:
0.87x
(FY2020: 0.90x)

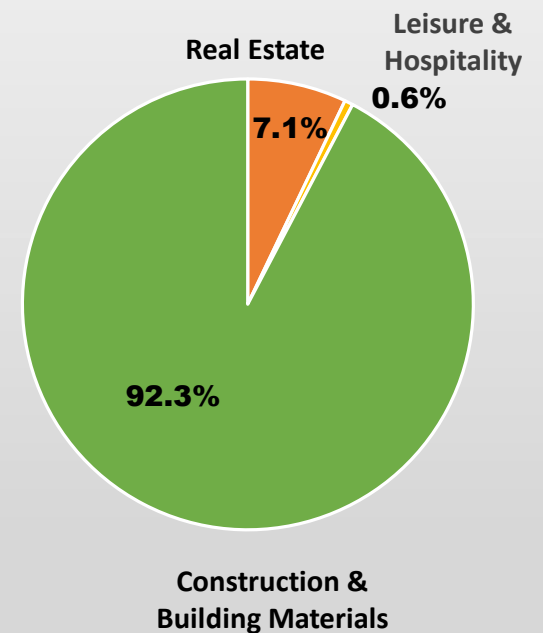
Revenue By Business Segments



FY2020



FY2021



Revenue
FY2021 S\$252.6 million
↑ 4% from S\$243.1 million
in FY2020

Balance Sheets & Key Ratios



S\$'m	Dec 31, 2020	Dec 31, 2021
Current Assets	451.8	471.2
Current Liabilities	233.8	277.0
Net Current Assets	218.0	194.2
Current Ratio (x)	1.93	1.70
Total Assets	819.4	829.0
Total Liabilities	516.8	486.2
Net Tangible Assets to Equity Holders	282.8	282.0
Net Tangible Assets Per Share (in cents)	68.57	68.38



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THANK YOU