

Creating Productive Environments, Generating Values



9M2017 RESULTS PRESENTATION

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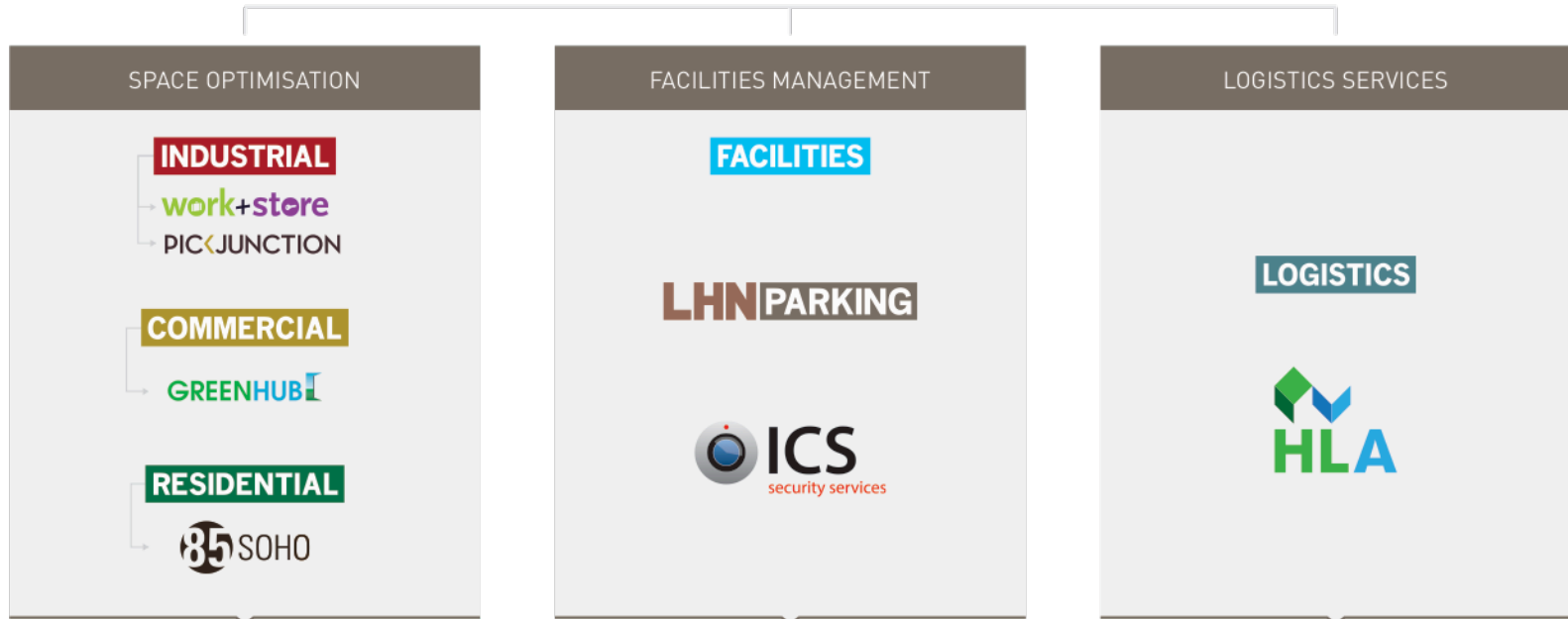
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GROUP STRUCTURE

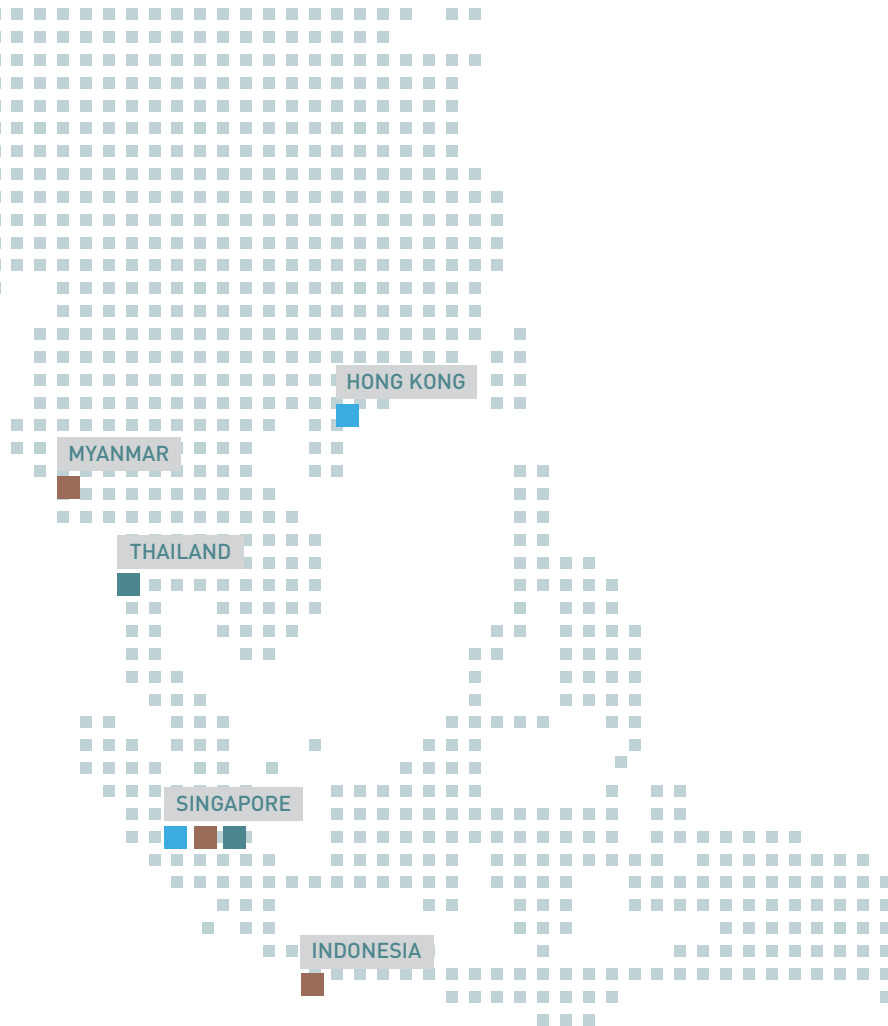


- Redesign unused, old and under-utilised spaces to maximise their leasable area.
- Provide value-added services including marketing, subleasing and management of the converted properties to provide our customers a safe and conducive environment.

- Provide a full spectrum of facilities, carpark and security management services to commercial, industrial and residential properties we manage, as well as to third parties.
- Operate under the framework of Quality Management System (QMS) which conforms to ISO 9001:2008 standards.

- Provide a one-stop logistics service for our customers from transportation to container depot management services.
- Own a fleet of 40 prime movers, 15 road tankers and over 120 trailers.

GROWING PRESENCE IN THE REGION



HONG KONG

- Awarded a 3-year contract to manage a car park at No.1 Ting Kok Road, Tai Po, New Territories, Hong Kong

YANGON, MYANMAR

- GreenHub branded SOHO-style Serviced Residence

LAEM CHABANG, THAILAND

- Container depot able to handle up to 7,000 TEUs

SINGAPORE (REGIONAL HQ)

- 30 commercial, industrial and residential properties, including 4 GreenHub Suited Offices
- Facilities Management services for our properties and other properties
- Container depot at 27 Benoi Sector able to handle up to 6,200 TEUs
- Transportation services business

JAKARTA, INDONESIA

- 2 GreenHub branded Suited Offices

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9M2017 BUSINESS AT A GLANCE

19.22 Singapore cents
NET ASSET VALUE
PER SHARE



S\$1.3M
PROFIT AFTER TAX



S\$1.0M
PROFIT ATTRIBUTABLE TO
SHAREHOLDERS



88%

AVERAGE OCCUPANCY RATE
OF INDUSTRIAL PROPERTIES



91%

AVERAGE OCCUPANCY RATE
OF COMMERCIAL PROPERTIES



S\$79.8M
GROUP REVENUE



S\$51.4M
SPACE OPTIMISATION
REVENUE



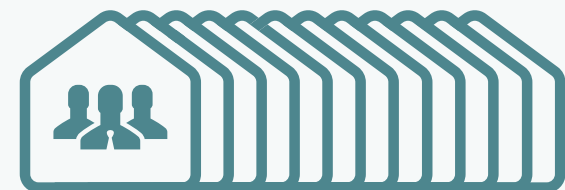
S\$12.5M
FACILITIES MANAGEMENT
REVENUE



S\$15.9M
LOGISTICS SERVICES
REVENUE



1200+
CLIENTS



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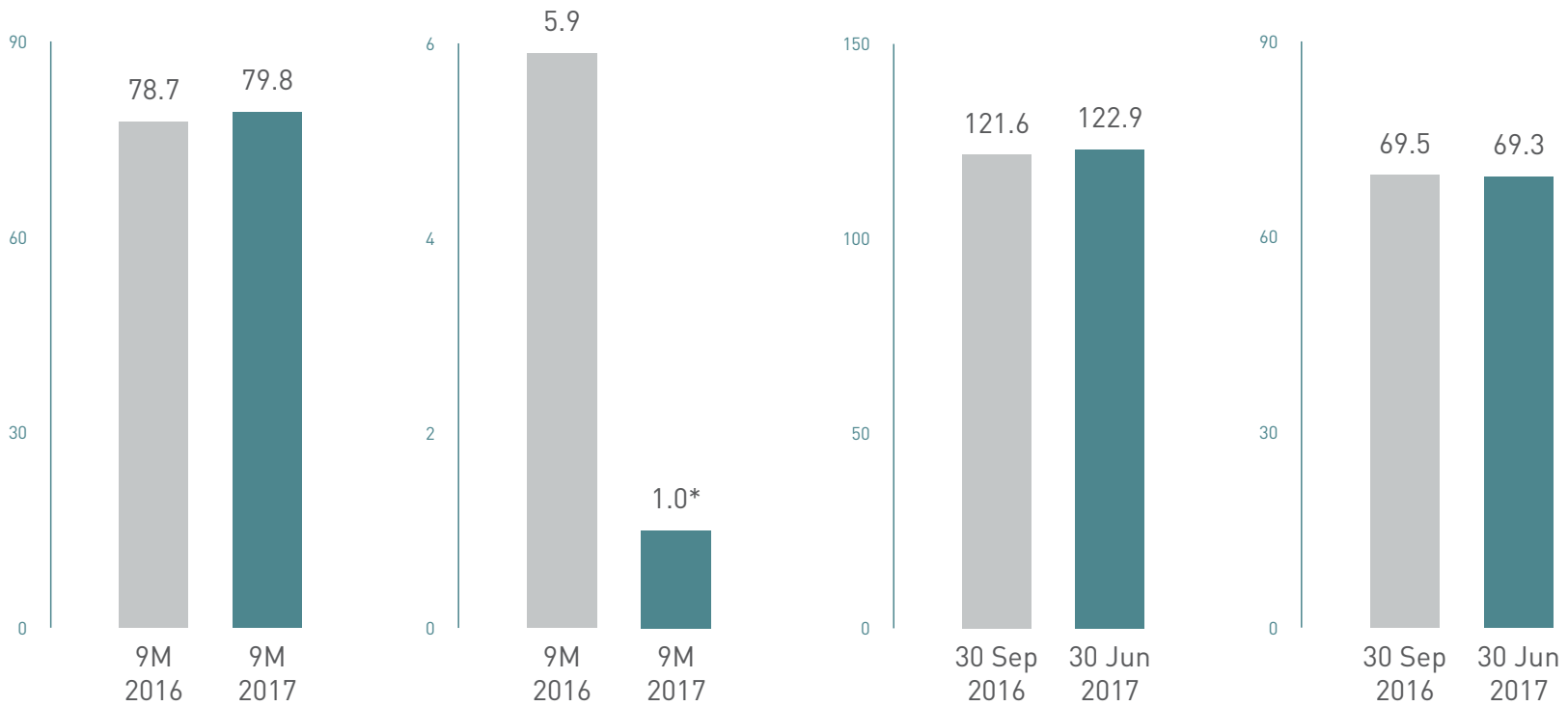
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FINANCIAL PERFORMANCE



REVENUE (S\$'M)

▲ 1.3%

PROFIT ATTRIBUTABLE TO SHAREHOLDERS OF THE COMPANY (S\$'M)

▼ 82.3%

TOTAL ASSETS (S\$'M)

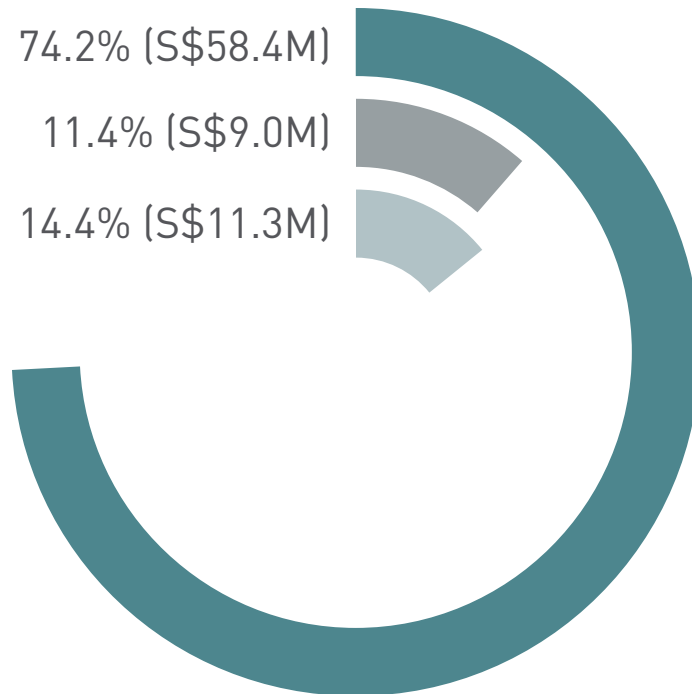
▲ 1.1%

NET ASSETS (S\$'M)

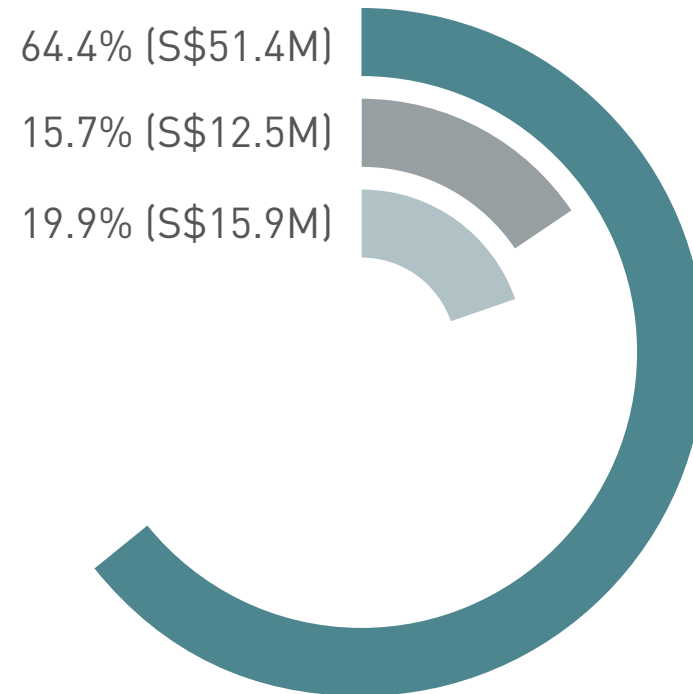
▼ 0.4%

*Includes a non-recurring gain of approximately S\$3.8 million on acquisition of Four Star Industries Pte. Ltd., dual listing expenses of approximately S\$2.9 million, fair value loss on investment properties of approximately S\$1.4 million and impairment loss on asset held-for-sale of approximately S\$0.5 million.

GROUP REVENUE BY SEGMENTS

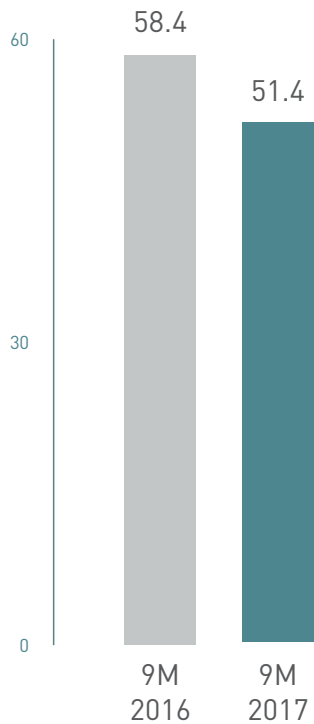


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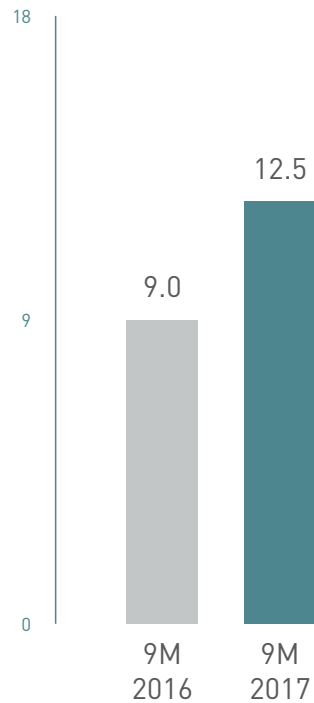
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GROUP REVENUE BY SEGMENTS



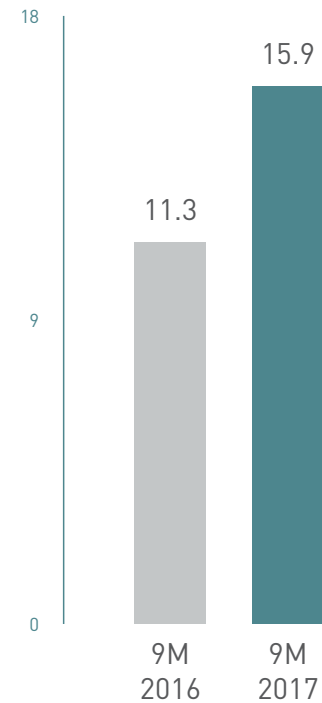
SPACE OPTIMISATION (\$'M)

▼ 12.0%



FACILITIES MANAGEMENT (\$'M)

▲ 38.9%



LOGISTICS SERVICES (\$'M)

▲ 40.7%

SPACE OPTIMISATION REVENUE

INDUSTRIAL PROPERTIES: ▼18.5%



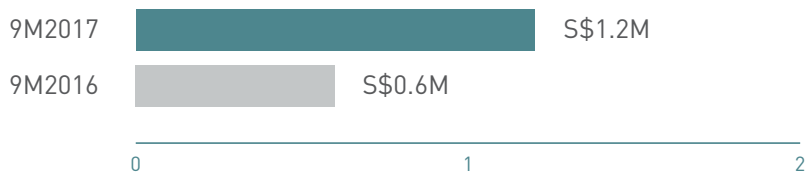
- Expiry of some head leases
- Movement of tenants and lower rental rates arising from expiry and renewal of sub-leases
- Average occupancy in 9M2017: 88%

COMMERCIAL PROPERTIES: ▼1.1%

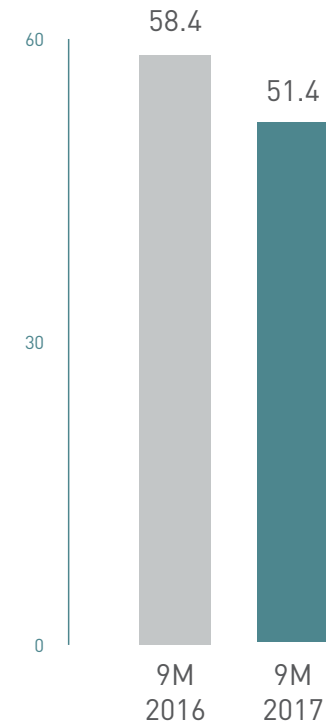


- Movement of tenants and lower rental rates arising from expiry and renewal of sub-leases
- Average occupancy in 9M2017: 91%

RESIDENTIAL PROPERTIES: ▲100.0%



- Increase in rental income from our Residential Property in Myanmar



SPACE OPTIMISATION (\$'M)

▼12.0%

OCCUPANCY RATE

A. Owned & Leased Properties:

INDUSTRIAL PROPERTIES 9M2017 AVG **88%**



Remaining Vacant Space for Lease
As at 31 Mar 2017: approx 336,000 sqft
As at 30 June 2017: approx 335,000 sqft
As at 31 July 2017: approx 309,000 sqft

COMMERCIAL PROPERTIES 9M2017 AVG **91%**



Remaining Vacant Space for Lease
As at 31 Mar 2017: approx 50,000 sqft
As at 30 June 2017: approx 42,000 sqft
As at 31 July 2017: approx 44,000 sqft

OCCUPANCY RATE

B. Joint Venture Properties



work+store

38 Ang Mo Kio Industrial Park 2

- GFA approx 329,000 sqft
- NLA approx 256,000 sqft
- Obtained TOP in mid June 2017
- Current occupancy rate: 37.6%

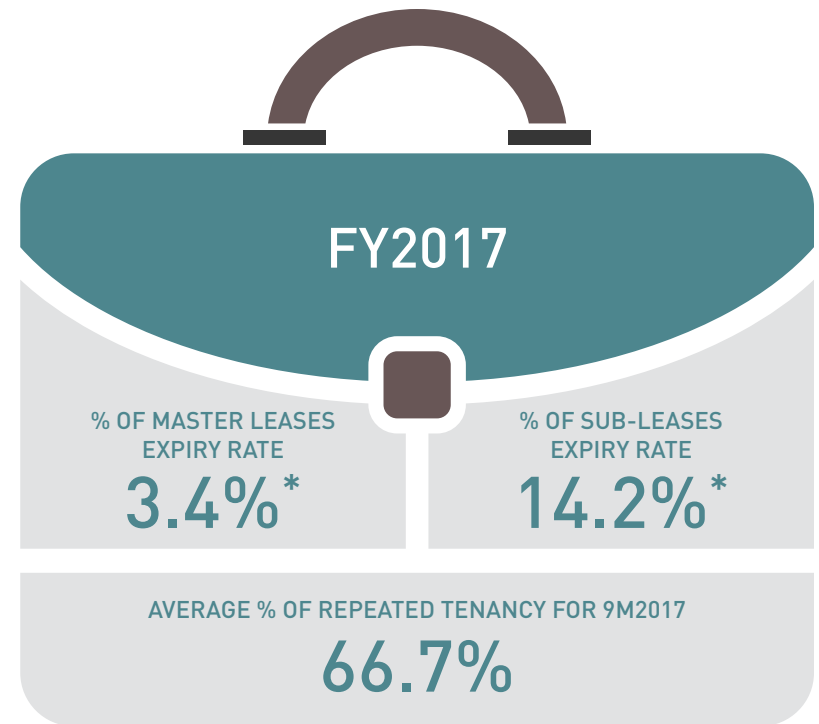
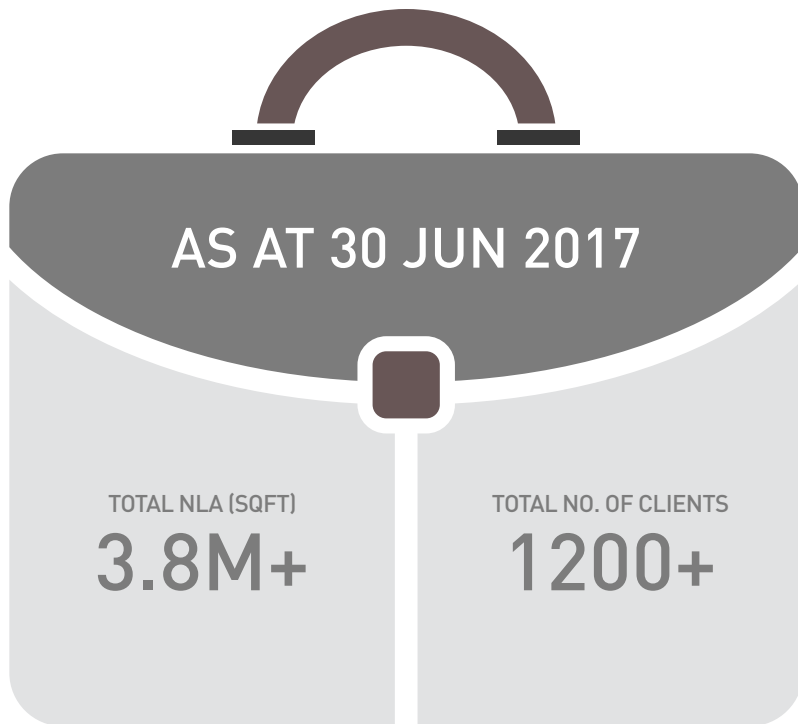


PICKJUNCTION

44 Kallang Place

- GFA approx 123,000 sqft
- NLA approx 99,000 sqft
- Currently undergoing renovation
- Current occupancy rate: 17.4%

LEASE PROFILE

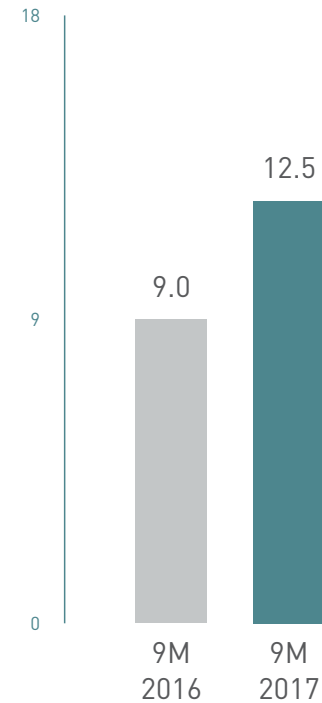


* Subjected to changes upon renewal of leases

FACILITIES MANAGEMENT REVENUE

REVENUE: ▲38.9%

- Increase in security services
- Increase in car park management services due to increase in car park rate of its existing sites and new car parks managed by the Group



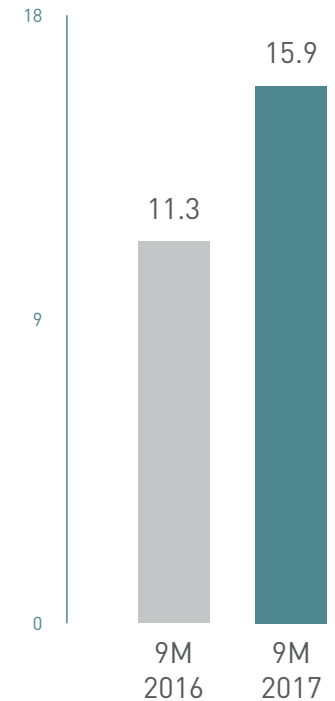
FACILITIES MANAGEMENT (\$M)

▲38.9%

LOGISTICS SERVICES REVENUE

REVENUE: ▲40.7%

- Increase in revenue mainly from our container depot business arising from increase in demand of storage and repairs of leasing containers contributed by the slow-down of shipments worldwide and transportation services



LOGISTICS SERVICES (\$M)

▲40.7%

KEY FINANCIAL RATIOS

	As at 30 Jun 2017	As at 30 Sep 2016	Change (%)
Cash and fixed deposits (S\$'M)	21.4	25.6	(16.5)
Total assets (S\$'M)	122.9	121.6	1.1
Total equity (S\$'M)	69.5	69.4	*
Current ratio (times) ⁽¹⁾	1.4	1.6	(12.5)
Net asset value per share (S'pore cents) ⁽²⁾	19.22	19.32	(0.5)

* Less than 0.1%.

(1) Exclude asset held-for-sale.

(2) Based on the total issued number of ordinary shares (excluding treasury shares) of 360,445,000 as at 30 Jun 2017 and 360,004,000 as at 30 Sep 2016.

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ASSET MANAGEMENT SERVICES

- Assisting the property owners to design and optimise their property for leasing, and to provide lease management services, which we generate a fixed management fee based on a percentage of rental revenue generated from the property.

Currently, we have 2 new projects under Asset Management Contract:

- 118 Joo Chiat Road and
- 1, 3, 5, 7, 9, 11 Balestier Road.



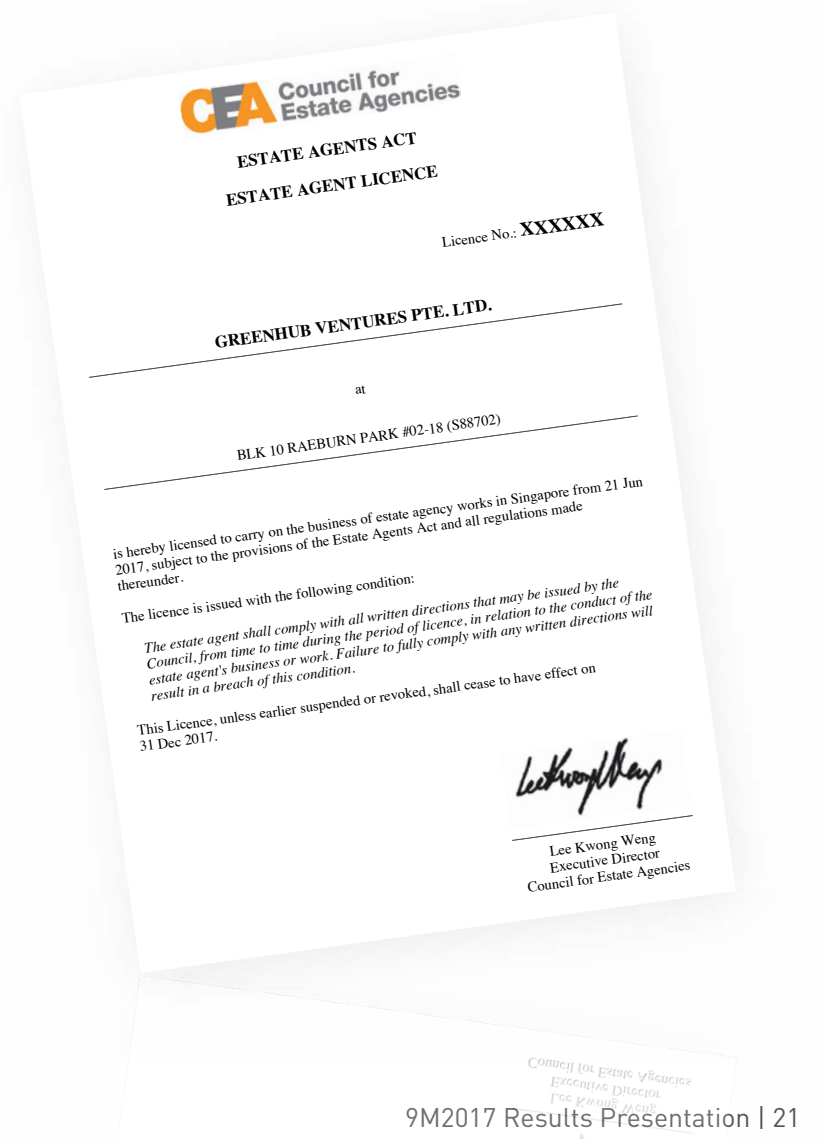
118 Joo Chiat Road



1, 3, 5, 7, 9, 11 Balestier Road.

ESTATE AGENCY LICENCE

- We have obtained the ESTATE AGENT LICENCE on 21 June 2017 and is hereby licensed to carry on the business of estate agency works in Singapore.



PROPOSED DUAL LISTING

- **5 May 2017:** LHN announced it was seeking a proposed dual primary listing* of its ordinary shares on the Main Board of The Stock Exchange of Hong Kong Limited (“SEHK”)
- **11 June 2017:** LHN announced the application proof of the prospectus has been uploaded on the website of the SEHK.



From the proposed dual listing exercise, the company intends to use the additional capital raised to support the Group’s business growth plans in the following areas:

- expansion of our current space optimisation business and logistics services business;
- purchase of equipment for our logistics services business; and
- set out our first operation in the PRC, in particular, our co-work and co-living space.

EXPANDING OUR OPERATIONS INTO HONG KONG

22 May 2017: Secured first overseas carpark management contract in Hong Kong through wholly-owned subsidiary LHN Parking HK Limited

- Located at No. 1 Ting Kok Road, Tai Po, New Territories
- Carpark property consists of 76 carpark lots, four motorcycle lots and two lots for the disabled
- In close proximity to local eateries and a Farmers' Market that operates every Sunday from 9am to 5pm
- New addition brings the total number of carpark properties under LHN's management to 42, including 41 existing ones in Singapore



GREENHUB DEVELOPMENT

1. Addition over 100 GreenHub workstations through:

- 4th GreenHub premium fitted office at Beach Road opened in March 2017



2. GreenHub Investment in WeOffices

GreenHub acquires a total of 17.5% of the total issued share capital of WeOffices for a total consideration of approximately DKK 2.0 million to be paid over a period of time.

- WeOffices currently operates 1 serviced office in Denmark.
- The investment in WeOffices can bring synergies to our GreenHub business as:
 - i. it enhances our brand value by recognising our GreenHub Suited Offices as part of a global network
 - ii. extends our brand exposure to European countries, and
 - iii. widen our customer base

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Awarded by:
Singapore Business Review



Awarded by:
SPRING Singapore

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THANK YOU

Kelvin Lim
Executive Chairman &
Group Managing Director
kelvin.lim@lhngroup.com.sg

Jess Lim
Group Deputy Managing Director
jess.lim@lhngroup.com.sg

Yeo Swee Cheng
Chief Financial Officer
sweecheng.yeo@lhngroup.com.sg