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Press Release

FIRST SPONSOR ACHIEVED 226.8% QUARTER ON QUARTER AND 26.9% YEAR ON YEAR INCREASE IN GROUP PROFIT BEFORE TAX ON AN ADJUSTED BASIS

THE GROUP MADE ITS FIRST PROPERTY ACQUISITION OUTSIDE OF THE PRC IN THE NETHERLANDS BY LEVERAGING ON THE BUSINESS NETWORK OF THE TAI TAK GROUP

Singapore, 5 February 2015 – Singapore Exchange (SGX) Mainboard-listed First Sponsor Group Limited (“**First Sponsor**”, and together with its subsidiaries, the “**Group**”), a developer and owner of residential and commercial properties in the People’s Republic of China (the “**PRC**”) and a provider of property financing services, today announced the Group’s unaudited financial results for 4Q2014 and FY2014.

Financial Highlights

In S\$'000	4Q2014	4Q2013	Change %	FY2014	FY2013	Change %
Revenue	84,461	8,390	906.7%	153,211	157,532	(2.7)%
Profit before tax	30,225	9,249	226.8%	40,520	59,518	(31.9)%
Profit after tax	19,257	9,088	111.9%	21,704	47,631	(54.4)%
Adjusted profit before tax¹	30,225	9,249	226.8%	48,725	38,410	26.9%
Adjusted profit after tax¹	19,257	9,088	111.9%	29,909	26,523	12.8%

- The Group’s performance is largely underpinned by the first time profit recognition from the sales of the Millennium Waterfront Project and the significant growth in the property financing business.
- As at 31 December 2014, the Group is in a net cash position of S\$47.0 million and has unutilised committed credit facilities of S\$218.0 million. This enables the Group to seize any new business opportunities in the Netherlands and the PRC.
- The Board has proposed a final dividend for FY2014 of 0.76 Singapore cents per share amounting to approximately S\$4.5 million.

¹ Exclude IPO expenses of S\$3.5 million and share-based charge of S\$4.7 million in FY2014 and reversal of impairment loss of S\$21.1 million in FY2013.

Mr Neo Teck Pheng, Group Chief Executive Officer, said

“The Millennium Waterfront project is progressing well with the first profit recognition made in December 2014. This represents 27% of the total number of residential units sold up to 31 December 2014. We will continue to recognise profit from the remaining 73% pre-sold units and new sales. There have been delays in the pipeline property development projects, specifically on the tender process for the land use rights relating to the SSCIP project and the Wenjiang Lake project. The Group will in the meantime focus its efforts in developing the Millennium Waterfront project and Star of East River project.

On the property financing front, our strategy to expand the business has begun to reap its rewards as revenue from property financing has more than doubled in FY2014. We will continue to seek opportunities to grow this business.

On the property holding front, the Group has entered into an agreement to acquire its first investment property outside of the PRC. This transaction is carried out by leveraging on the business network of one of our key controlling shareholders, the Tai Tak Group which has been in the Netherlands for more than 20 years. The investment property is a commercial building located in the South Axis, the CBD of Amsterdam, built on a perpetual leasehold land with ground rent paid up to May 2050. It has a A-label energy certificate and a net lettable area of approximately 12,500 sqm with 111 parking spaces. The entire building has been leased to a reputable Dutch law firm with the current lease term expiring in July 2019. The Group will continue to explore investment opportunities in the Netherlands to build up a more diversified property holding portfolio.

In the year ahead, the Group intends to capitalise on its robust balance sheet to gear up and seize any new business opportunities in the Netherlands and the PRC. We strive to evolve with the rapidly changing and competitive business landscape to deliver a sustainable return on shareholders’ funds.”

Please refer to the Group’s unaudited financial results announcement for the fourth quarter and full year ended 31 December 2014 and the investor presentation slides dated 5 February 2015 for a detailed review of the Group’s performance and prospects. Please refer to the announcement of acquisition issued by First Sponsor on 5 February 2015 for further details of the Netherlands acquisition.

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About First Sponsor Group Limited

First Sponsor Group Limited ("**First Sponsor**", and together with its subsidiaries, the "**Group**"), a developer and owner of residential and commercial properties in the People's Republic of China (the "PRC") and a provider of property financing services, was listed on the Mainboard of Singapore Exchange Securities Trading Limited on 22 July 2014. The Group is supported by both its established key controlling shareholders, the Hong Leong group of companies, through its shareholding interests in Millennium & Copthorne Hotel plc ("M&C UK"), and Tai Tak Estates Sendirian Berhad, a private company with a long operating history, which was incorporated in Singapore in 1954.

The initial public offering of the Company's shares was sponsored by DBS Bank Ltd, who assumes no responsibility for the contents of this announcement.