



KOH BROTHERS GROUP LIMITED

AGM

29 April 2024

Van Holland

Disclaimer

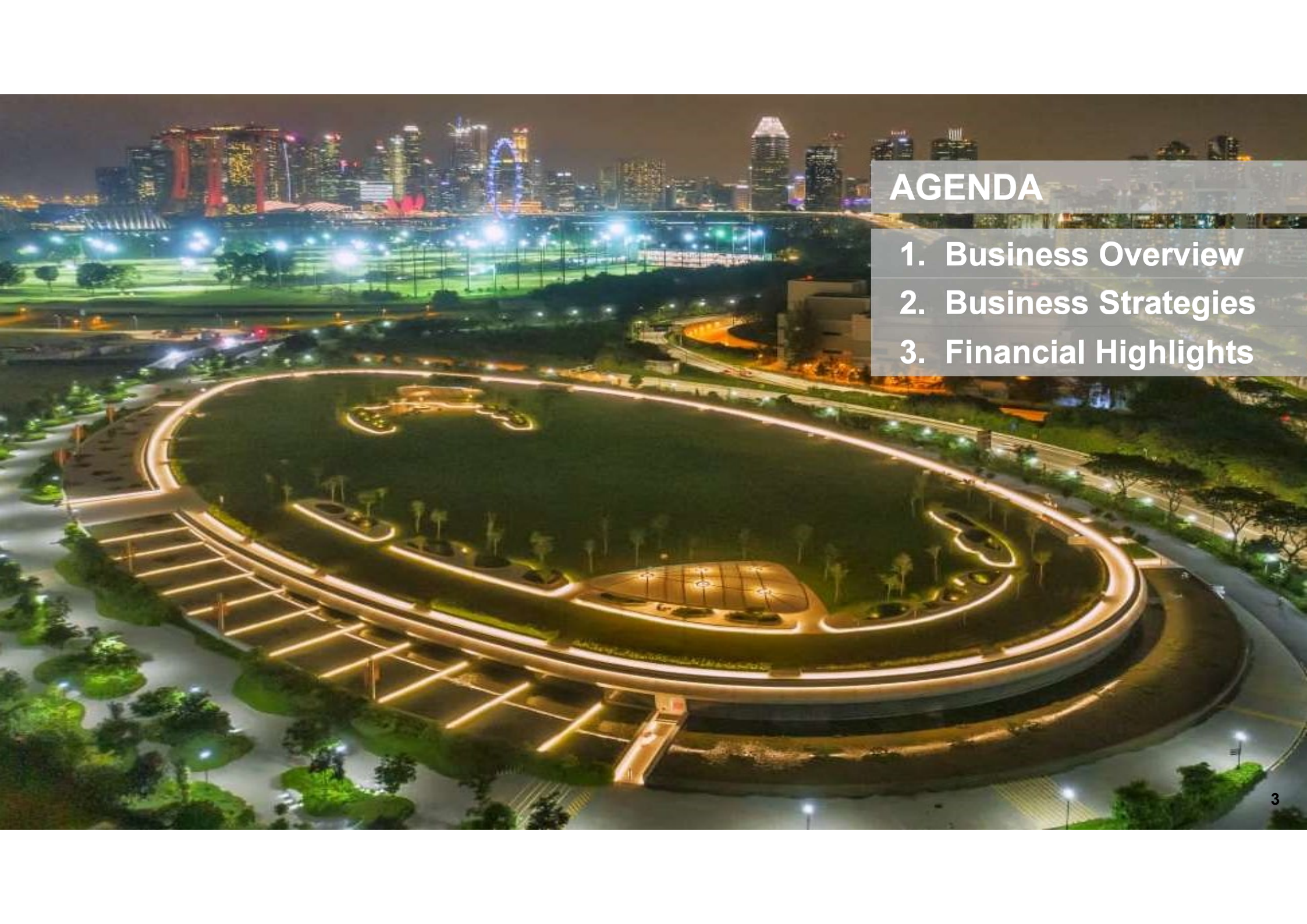


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AGENDA

1. Business Overview
2. Business Strategies
3. Financial Highlights

Business Overview



Diversified & Synergistic Business Portfolio



A well-established construction, specialist engineering solutions provider, property development and bio-refinery and renewable energy group with more than 40 subsidiaries, joint venture companies and associated companies spread over Singapore, China, Indonesia, Malaysia and South Korea

Construction and Engineering



Building Materials

Real Estate (Development & Investment)

Leisure & Hospitality

- Infrastructure
- Building
- MEICA
- Bio-Refinery & Renewable Energy

- One-stop quality provider of concrete solutions
- Ready-Mixed Concrete
- Precast Concrete Products

- Residential Developments – innovative and promote modern lifestyle
- Investment Properties

- Hotel
- Serviced Apartments

Commitment to Sustainability



Commitment towards building a more sustainable future



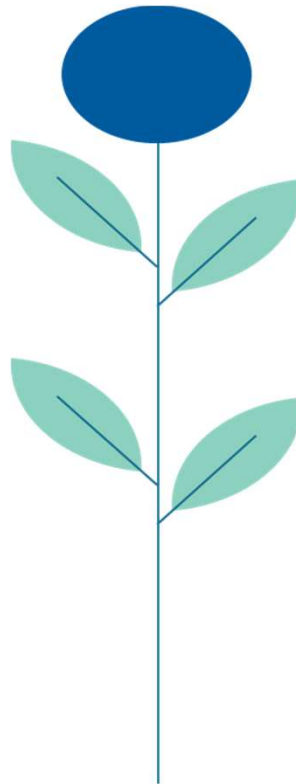
Economic

- Economic Performance



Social

- Employment
- Occupational Health and Safety
- Training and Education
- Diversity and Equal Opportunity
- Non-Discrimination



Environmental

- Energy Consumption
- Water Withdrawal
- Emissions
- Waste Generation



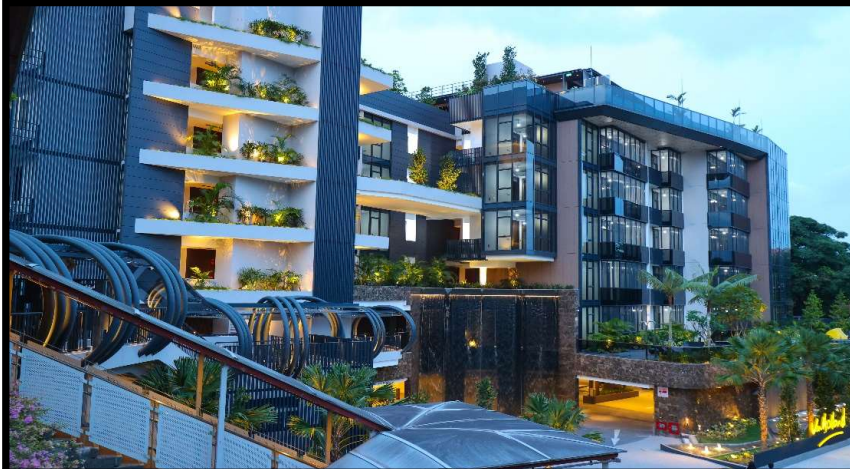
Governance

- Compliance with Laws and Regulations
- Anti-Corruption



Real Estate

Real Estate – On-going Project Van Holland



Group's Stake	100%
Location	Holland Road
Tenure	Freehold
TOP	12 April 2024
Project Brief	- Sheltered link-bridge directly connects Van Holland to Holland Village 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-metre 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 - Award-winning – Best Luxury Boutique Condo Development and Best Boutique Condo Architectural Design – bestowed by PropertyGuru Asia Property Awards

Real Estate – Joint Venture Project

Hyll on Holland



Group's Stake	20%
Location	Holland Road
Tenure	Freehold
Expected Completion	3Q 2024
Project Brief	• Located at the junction of Holland Road and Queensway in District 10 within a popular residential enclave of landed homes and high-end condominiums • The development is conveniently located within 6 mins walk to Holland Village MRT station and is easily connected to two expressways, PIE and AYE • There are a wide array of shopping malls and amenities as it is near Orchard Road and Holland Village • It has a total of 310 units comprising a mixture of 1-bedroom to 5-bedroom units. The residential units are spread over two spacious blocks with approximately 241,900 sq ft of saleable area

Investment Properties



Alocassia

– Located along Bukit Timah Road and proximity to Stevens MRT Station. Comprising 8 commercial units over a lettable area of 1,342 sqm.



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.



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.

An aerial photograph of Singapore's skyline and waterfront. In the foreground, a large, modern, semi-circular building with a green roof and a curved glass facade sits on a grassy peninsula. To its right, a long pier extends into the water. In the middle ground, a wide river or bay separates the foreground from the city. A bridge with multiple piers spans the water. The background is filled with a dense cluster of high-rise buildings, including the prominent Esplanade - Theatres on the Bay. A large white circular structure, possibly a Ferris wheel or a sculpture, is visible on the left side of the skyline. The sky is overcast with soft clouds.

Construction & Engineering

Construction & Engineering – Infrastructure Projects



Circle Line 6

Deep Tunnel Sewerage System (Phase 2)

Contract Value

S\$225.4 million

S\$520.0 million

Client

LTA

PUB

Project Brief

- 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

- 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

Construction & Engineering – Water & Wastewater Treatment Projects



Tuas Water Reclamation Plant Contract 2A – Influent Pumping Solutions

Contract Value

S\$668.2 million

Client

PUB

Project Brief

- Provision of Influent Pumping Stations, Coarse Screen Shafts
- 66/22kV Electrical Main Substation A and B

Tuas Water Reclamation Plant Contract 3B1 – Industrial Liquids Module 1 MEICA Part 1 & 2

S\$200.7 million

PUB

- 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

Construction & Engineering –Building projects



Van Holland Luxury Residence

Contract Value

S\$29.4m

Client

KBD Holland

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

Building of Kallang Integrated Development

S\$186.0 million

HDB

- Contract involves construction of public housing, bus interchange, related linkway, road expansion and landscape works

Building Materials (G&W Group)



- The Building Materials division is a one-stop quality provider of concrete solutions to the construction industry
- Supply chain includes ready-mix concrete, pre-cast concrete products such as facades, household shelters, pre-fabricated bathroom units, columns and planks to HDB projects, institution and private developments
- The Building Materials division is supported by batching plants and precast yards in Singapore and Malaysia



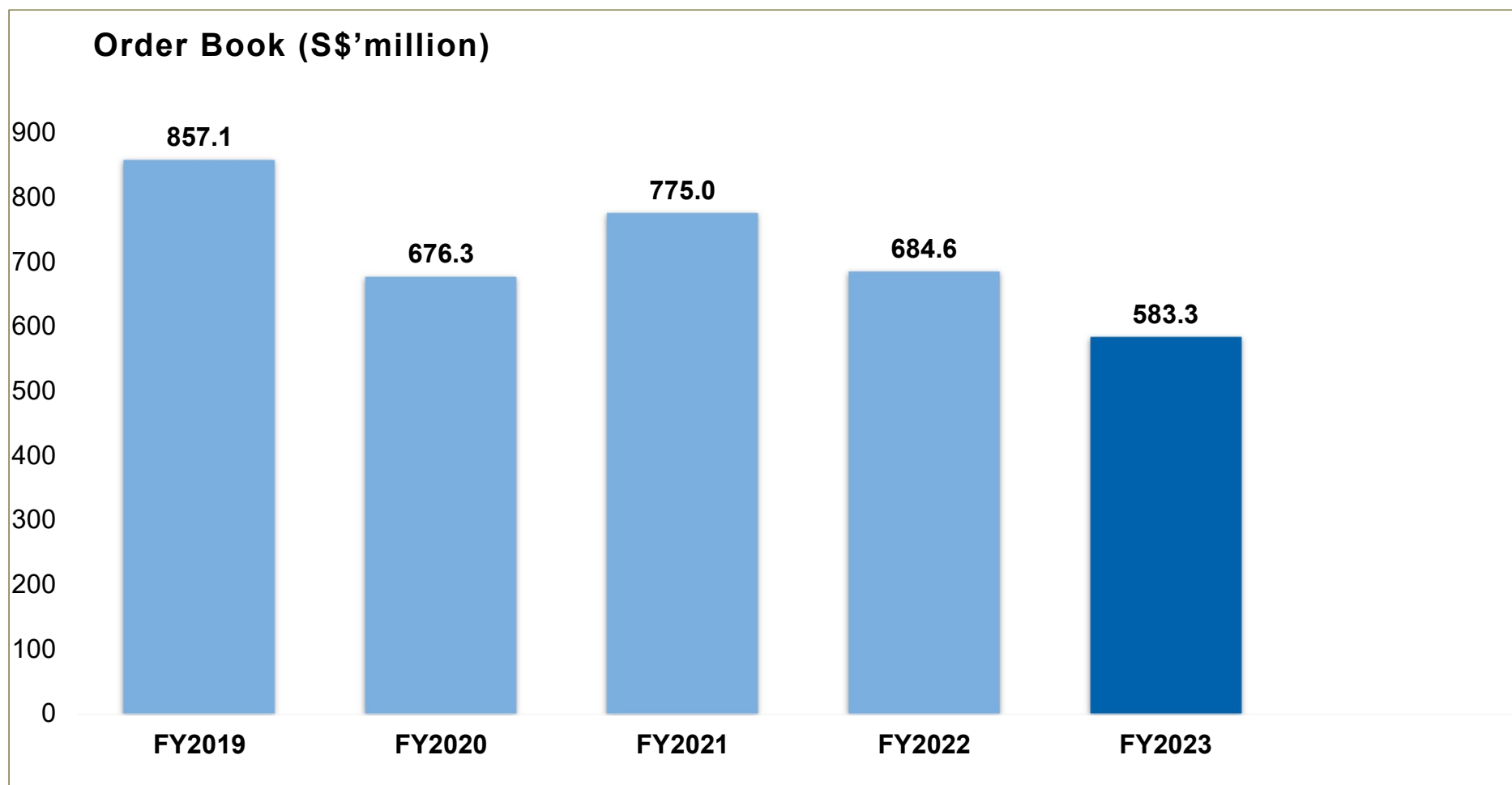
Bio-Refinery and Renewable Energy



- Through our Catalist-listed subsidiary, Oiltek International Limited (“Oiltek”), is an established integrated process technology and renewable energy solutions provider with over 40 years of experience.
- Oiltek provides services to edible & non-edible oil refinery industries including engineering, procurement, designing, construction and commissioning (“EPCC”) of edible and non-edible oil refining plants, downstream specialty products and processing plants
- Oiltek also provides EPCC of multi-feedstock biodiesel, enzymatic biodiesel, winter fuel, and palm oil mill effluent biogas methane recovery plants



Healthy Construction Order Book



Leisure & Hospitality



Leisure & Hospitality – Oxford Hotel



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

**Easy connectivity:
Near Bras Basah MRT station**

The Group will continue to seek investment opportunities in hotel properties locally and overseas

Leisure & Hospitality – The Alocassia



Freehold resort-styled serviced apartments with 45 suites

Located in the prime district along Bukit Timah Road

Proximity to Stevens MRT Station

Business Strategies



Competitive Strengths



**Established
Track Record;
Strong Brand**

**Synergistic
Businesses;
Complementary
Expertise**

**Strong Fleet of
Construction
Equipment and
Machineries**

**Diversified
Revenue
Streams**

**Quality Assets
and Strategic
Location**

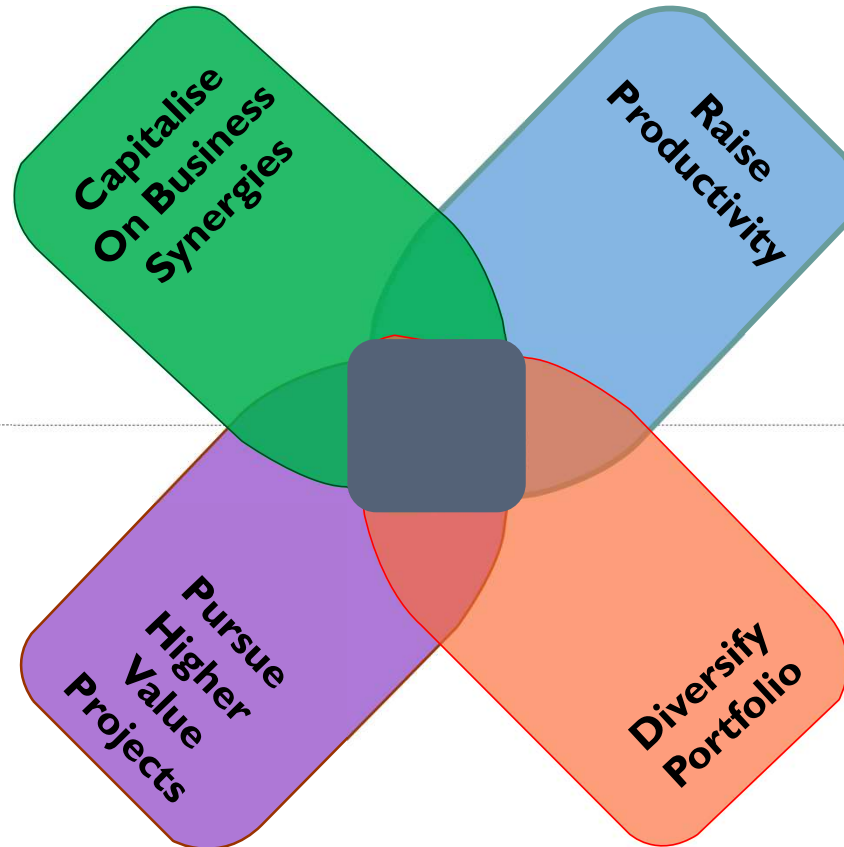
**Experienced
and Committed
Management**

Business Strategies



Capitalise On Business Synergies

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



Raise Productivity

- Streamline operations, enhance training, redeploy staff and realign our operating structure
- Adopt digitalisation and innovative methods to drive productivity and efficiency



Pursue Higher Value Projects

- Exercising prudent cost control management
- Strategies and leverage our strong track record to pursue higher value projects



Diversify Portfolio

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



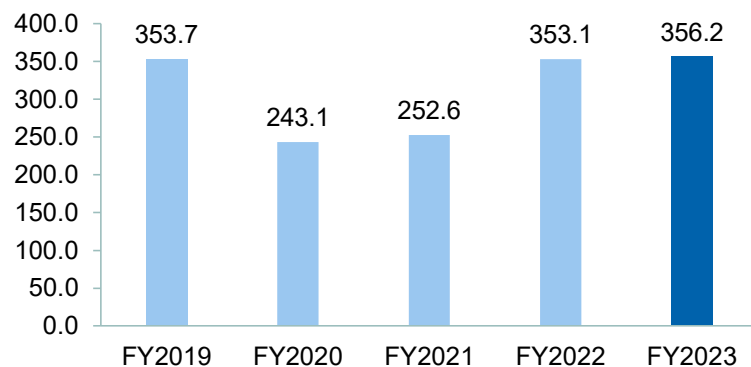
Financial Highlights

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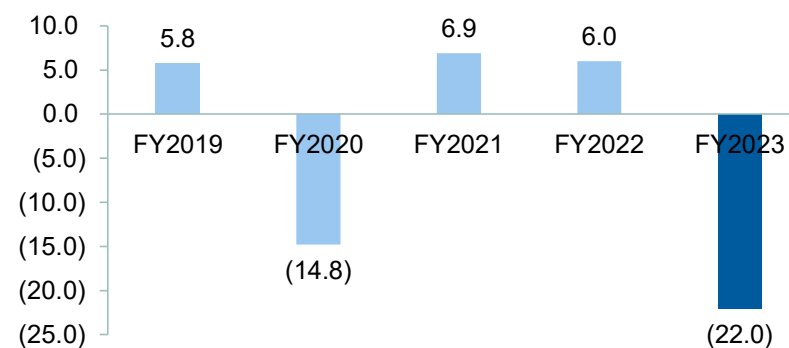


S\$'million	FY2019	FY2020	FY2021	FY2022	FY2023
Revenue	353.7	243.1	252.6	353.1	356.2
Gross Profit	17.2	1.5	21.6	26.0	7.5
Gross Profit Margin (%)	4.9	0.6	8.6	7.4	2.1
Profit/(Loss) Before Tax	8.7	(16.2)	8.8	9.2	(25.8)
Net Profit /(Loss) Attributable to equity holders	5.8	(14.8)	6.9	6.0	(22.0)
Earnings/(Loss) Per Share (in cents)	1.40	(3.59)	1.67	1.46	(5.32)

Revenue (S\$'million)



Net profit/(loss) attributable to equity holders (S\$'million)



Revenue by Business Segments

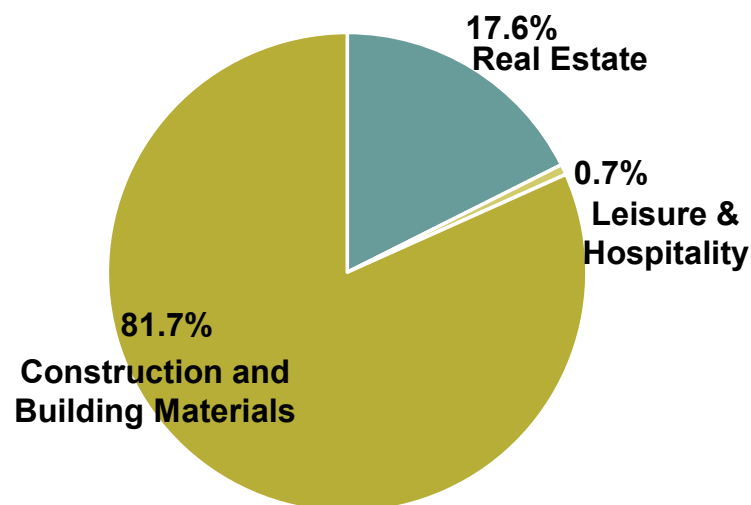


Revenue

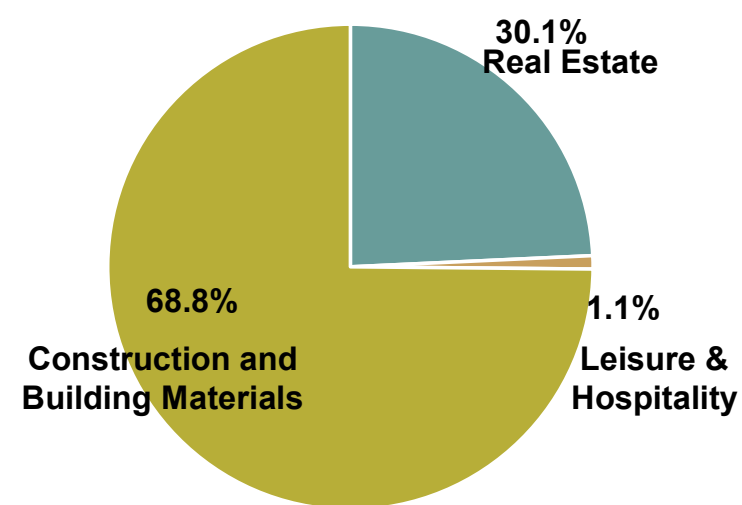
FY2023 S\$356.2million

**↑ from S\$353.1million
in FY2022**

FY2022



FY2023

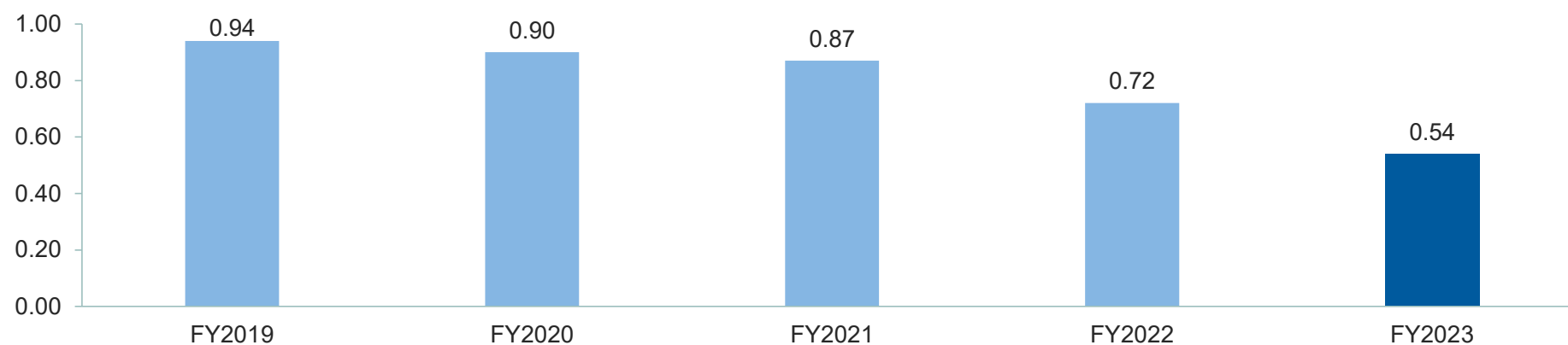


Gearing Ratio



S\$'million	31 Dec 2019	31 Dec 2020	31 Dec 2021	31 Dec 2022	31 Dec 2023
Cash and Bank Balances	85.2	101.8	95.2	82.4	95.8
Total Borrowings	369.6	360.7	346.3	289.2	240.1
Net Debt	284.4	258.9	251.1	206.8	144.3
Gearing Ratio (x)	0.94	0.90	0.87	0.72	0.54

Gearing Ratio (x)



Balance Sheets & Key Ratios



S\$'million	31 Dec 2019	31 Dec 2020	31 Dec 2021	31 Dec 2022	31 Dec 2023
Current Assets	498.2	451.8	471.2	415.9	375.0
Current Liabilities	245.3	233.8	277.0	325.0	282.0
Net Current Assets	252.9	218.0	194.2	90.0	93.0
Total Assets	858.8	819.4	829.0	801.9	723.4
Total Liabilities	536.1	516.8	486.2	452.6	404.6
Net Assets	322.7	302.6	342.8	349.3	318.8
Net Asset Value Per Share (in cents)	73.17	69.80	69.61	70.04	64.22
Current Ratio (x)	2.03	1.93	1.70	1.28	1.33



Building Cities Building Dreams

Thank You

