



SINGHAIYI
GROUP

BUILDING FOR GENERATIONS

精诚存信 佳业传承

Annual General Meeting

25 July 2019



Disclaimer

This document contains information that is commercially sensitive, subject to professional privilege and is proprietary and confidential in nature. Any professional privilege is not waived or lost by reason of mistaken delivery or transmission. If you receive a copy of this document but are not an authorized recipient, you must not use, distribute, copy, disclose or take any action in reliance on this document or its contents.

The information contained in this document has not been independently verified. No representation or warranty express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of such information or opinions contained herein. The information contained in this document should be considered in the context of the circumstances prevailing at the time and has not been, and will not be, updated to reflect material developments which may occur after the date of the presentation. Neither SingHaiyi Group Ltd. (the “Company”) nor any of its respective affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising from any use of this document or its contents or otherwise arising in connection with this document.

The document contains statements that reflect the Company’s beliefs and expectations about the future. These forward-looking statements are based on a number of assumptions about the Company’s operations and factors beyond the Company’s control, and accordingly, actual results may differ materially from these forward-looking statements. The Company does not undertake to revise forward-looking statements to reflect future events or circumstances.



01

Key Business Updates

Nourishing growth

Cultivating strengths

ACCOLADES BY BUILDING
& CONSTRUCTION
AUTHORITY

April & June 2018

1

- **CONQUAS Star rating for The Vales (EC) & City Suites**



Nourishing growth

Cultivating strengths

ACCOLADES BY BUILDING & CONSTRUCTION AUTHORITY

April & June 2018

1

- CONQUAS Star rating for The Vales (EC) & City Suites

AWARDS BY PROPERTYGURU FOR THE VALES (EC)

October 2018

2

- **Best Executive Condo Development**
- **Best Executive Condo Interior Design**
- **Best Executive Condo Architectural Design**



Nourishing growth

Cultivating strengths

ACCOLADES BY BUILDING & CONSTRUCTION AUTHORITY

April & June 2018

1

- CONQUAS Star rating for The Vales (EC) & City Suites

AWARDS BY PROPERTYGURU FOR THE VALES (EC)

October 2018

2

- Best Executive Condo Development
- Best Executive Condo Interior Design
- Best Executive Condo Architectural Design

ANCHOR TENANT FOR 9 PENANG ROAD

April 2019

3

- **Secured UBS Singapore as anchor tenant for the entire office space**

9 Penang Road

f.k.a Park Mall



- JV project between the Group and Haiyi Holdings Pte Ltd (35%) and Suntec REIT (30%)
- Marks entry into commercial property redevelopment in Singapore
- Near Orchard Road and easily accessible from Dhoby Ghaut MRT station
- Comprehensive pedestrian and cyclist facilities

Type

Mixed commercial/retail use

Tenure

Leasehold - Extended for 99 years, expiring 7 December 2115

Stake

35%

Description

Grade A office building with 2 wings:

- Office - 8 levels (3rd to 10th)
- Retail - 1 level (1st)
- Car park - 2 levels (Basement and 2nd)

NLA (sq ft)

Office - 381,000
Retail - 15,000

Total development cost

S\$800 million

GDV

~ S\$920 million

Expected Completion

2H 2019

Nourishing growth

Cultivating strengths

ACCOLADES BY BUILDING & CONSTRUCTION AUTHORITY

April & June 2018

1

- CONQUAS Star rating for The Vales (EC) & City Suites

AWARDS BY PROPERTYGURU FOR THE VALES (EC)

October 2018

2

- Best Executive Condo Development
- Best Executive Condo Interior Design
- Best Executive Condo Architectural Design

ANCHOR TENANT FOR 9 PENANG ROAD

April 2019

3

- Secured UBS Singapore as anchor tenant for the entire office space

OFFICIAL SALES LAUNCH

May 2019

4

- **Official sales launch of The Gazania & The Lilium**

The Gazania (5 – 19 How Sun Drive)

f.k.a Sun Rosier



- Freehold residential property set in a private estate enclave
- Three minutes' walk to Bartley MRT station
- Close to reputable and international schools
- Easy access to amenities – shopping malls, banks, supermarkets and restaurants

Type	Private Residential
Tenure	Freehold
Stake	50%
Acquisition cost	S\$271.0 million
Units	250
GFA (sq ft)	224,912
GLA (sq ft)	146,046
Gross Plot Ratio	1.4
Expected completion	1H 2022
GDV	~ S\$448.4 million

The Lilium (29 – 33 How Sun Road)

f.k.a How Sun Park



- Freehold residential property set in a private enclave
- Approximately five minutes walk to Bartley MRT station
- Close to reputable schools and international schools
- Surrounded by a multitude of amenities – shopping malls, banks, supermarkets and restaurants

Type	Private Residential
Tenure	Freehold
Stake	50%
Acquisition cost	S\$81.1 million
Units	80
GFA (sq ft)	84,604
GLA (sq ft)	54,942
Gross Plot Ratio	1.4
Expected completion	2H 2021
GDV	~ S\$159.4 million

Updates on On-going Project

Singapore

Parc Clematis (f.k.a. Park West)



- 99-year leasehold property set in a mature estate
- Within walking distance to Clementi MRT station
- Surrounded by prestigious schools and tertiary institutions
- Close to amenities including supermarkets, banks and popular eating establishments

Type	Private Residential
Tenure	99-year leasehold
Stake	50%
Acquisition cost	S\$840.9 million
Units	1,468
GFA (sq ft)	1,330,642
GLA (sq ft)	633,639
Gross Plot Ratio	2.1
Expected completion	1Q 2023
GDV	~ S\$2.2 billion
Project updates	Expected to launch in the coming months

Updates on On-going Projects

The US



- Pending authority approval of the site permit



- Vietnam Town:
Phase I: Fully sold
Phase II: > 25% sold to date
- Tri-County Mall: Active asset enhancement works to increase patron traffic



02

Financial Highlights

Financial Highlights

Income Statement

(S\$m)	FY2017	FY2018 (restated)	FY2019
Revenue	44.2	460.3	75.9
Profit before tax	26.4	37.9	21.6
Profit Attributable to Owners	31.1	28.4	22.6

By Revenue Breakdown (S\$m)	FY2018 (restated)	FY2019
--	------------------------------	---------------

Development property income	450.1	66.8
Rental income	8.1	7.4
Management fee income	2.1	1.7

By Geographical Segment (S\$m)	FY2018 (restated)	FY2019
---	------------------------------	---------------

Singapore	451.7	38.7
The US	8.6	37.2

Proposed Dividend

Financial Year

31 March 2019 (FY2019)

Dividend per Share

0.15 Singapore cents

Book Closure Date

8 August 2019

Dividend Payment Date

19 August 2019

Final dividend represents dividend payout ratio of
27.9% of profit attributable to owners in FY2019

Financial Highlights

Balance sheet

(S\$m)	FY2017	FY2018 (restated)	FY2019
Total assets	975.6	923.1	1,854.2
Total liabilities	482.0	254.9	1,187.4
NAV	493.5	668.2	666.8
NAV per share (SGD cents)	17.07	15.22	15.78
Net debt	215.3	12.2	1,066.2
Net gearing	43.6%	1.8%	159.9%
Dividend payout ratio (times)	27.7%	45.2%	27.9%

FY2019 Financial Snapshot

FYE 31 March (in S\$)

Revenue

FY2019 \$75.9M

FY2018 (R) \$460.3M

Profit Att.to Owners

FY2019 \$22.6M

FY2018 (R) \$28.4M

Total Net Assets

FY2019 \$666.8M

FY2018 (R) \$668.2M

Earnings Per Share

FY2019 0.53 ct

FY2018 (R) 0.97 ct

NAV Per Share

FY2019 15.78 cts

FY2018 (R) 15.22 cts

Dividend Per Share

FY2019 0.15 ct*

FY2018 0.30 ct

Total Annual Dividend

FY2019 \$6.3M*

FY2018 \$12.9M

**Subject to approval at AGM*



Thank you



Appendix

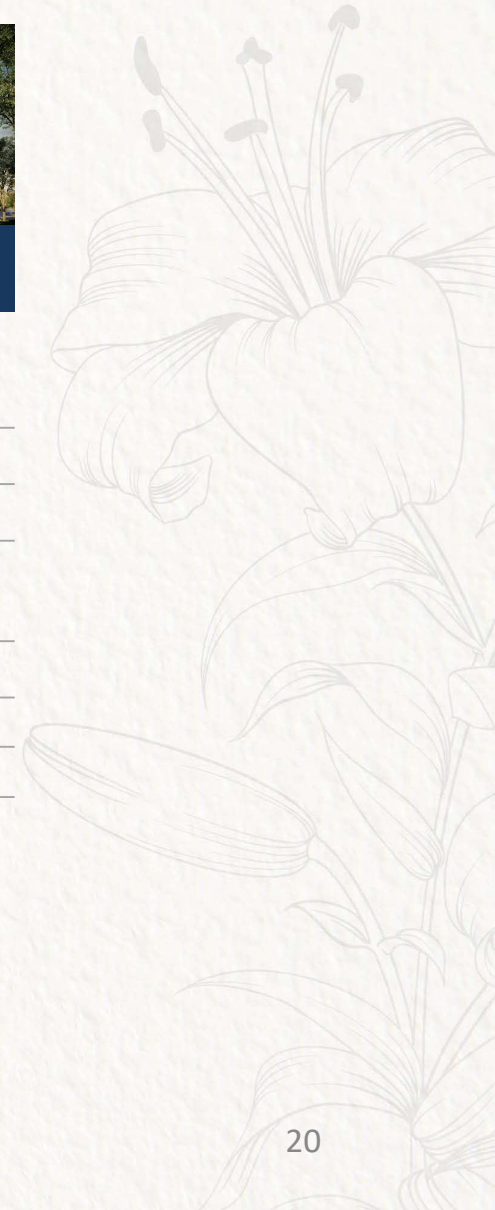
Portfolio Overview

Snapshot: Singapore Real Estate Portfolio

Ongoing



PROJECT	9 Penang Road	The Lilium	The Gazania	Parc Clematis
Type	Commercial/ Retail	Private Residential	Private Residential	Private Residential
Location	Orchard	How Sun Road	How Sun Drive	Jalan Lempeng
Stake	35%	50%	50%	50%
Tenure	Leasehold (Ext. to 2115)	Freehold	Freehold	Leasehold
Units	NA	80	250	1,468
Completion	2H 2019	2H 2021	1H 2022	1Q 2023
GDV (\$M)	~920	~159.4	~448.4	~2,200
GFA (sq ft)	381,000 (Office) 15,000 (Retail)	84,604	224,912	1,330,642



Snapshot: The US Real Estate Portfolio

Completed and Ongoing



PROJECT	Vietnam Town	5 Thomas Mellon Circle	Tri-County Mall
Type	Commercial – Condo	Residential – Condo	Commercial – Retail
Location	San Jose, California	San Francisco, California	Cincinnati, Ohio
Stake	100%	100%	100%
Tenure	Freehold	Freehold	Freehold
Units	192	585	NA
Sales	Phase One: Fully Sold Phase Two: > 25% sold	NA	NA
Completion	March 2018	1H 2024	Feb 2016
GDV (US\$M)	~131.0	~420.0	NA
Area (sq ft)	853,502 (GLA)	204,300 (GLA)	1,261,502 (NLA)



Snapshot: Malaysia Real Estate Portfolio

ARA Harmony Fund III

PROJECT	ARA Harmony Fund III
Type	Investment Property Fund
Location	Malaysia
Stake	25%
GFA (sq ft)	4,222,376
Occupancy	95.4%



ASSET	Location	Tenure	GFA (sq ft)
1 Mont Kiara Mall	Kuala Lumpur	Freehold	385,035
AEON Mall	Malacca	99-year	955,865
Citta Mall	Selangor	99-year	651,453
Ipoh Parade	Ipoh	999-year	975,016
Klang Parade	Klang	Freehold	1,255,007

Proven Track Record in our Markets



PROJECT	Charlton Residences	Pasir Ris One	CityLife@Tampines	The Vales	City Suites	TripleOne
Type	Residential – Cluster Housing	Residential - DBSS	Residential - EC	Residential - EC	Private Residential	Commercial/ Retail
Location	Kovan	Pasir Ris	Tampines	Sengkang	Balestier	Orchard
Stake	80%	80%	24.5%	80%	100%	20%
Tenure	Freehold	Leasehold	Leasehold	Leasehold	Freehold	Leasehold -59 years remaining
Units	21	447	514	517	56	NA
Sales	100%	99%	100%	100%	> 90%	NA
Completion	May 2014	May 2015	Feb 2016	May 2017	Aug 2017	Mar 2017
GDV (S\$M)	60.0	270.4	528.4	428.0	~52.0	100.0
GFA (sq ft)	62,000	441,000	625,000	526,000	32,000	NA

Quality development pipeline

Combined GDV of ~S\$4.3 billion targeted for completion by 2024

2019



9 Penang Road
Singapore
GDV ~S\$920.0m
2H 2019

2022



The Gazania
Singapore
GDV ~S\$448.4m
1H 2022

2024



5 Thomas Mellon Circle
San Francisco, California
GDV ~US\$420.0m
1H 2024

2021



The Liliium
Singapore
GDV ~S\$159.4m
2H 2021

2023



Parc Clematis
Singapore
GDV ~S\$2.2b
1Q 2023

Conversion: 1USD = 1.3564 (as at 15 July 2019)