



Annual General Meeting

26 April 2016



ROWSLEY

Programme

Presentations

- Group Overview
- Real Estate Development
- Hospitality
- Real Estate Consultancy

Resolutions Read and e-Poll



Group Overview

Mr Tan Wee Tuck

Executive Director and Chief Financial Officer

Significant transformation so far... still ongoing

	FY2013 ¹	FY2015
Business	Passive Investment Holdings	Consultancy, Development & Hospitality
Total Assets	\$36.4 million	\$657.3 million
Revenue	\$0.2 million	\$83 million
Employees²	8	794
Geographical Operations	Singapore	Singapore, Malaysia, Vietnam, China, UAE, UK

Just the beginning... fully focused on growth

	REAL ESTATE CONSULTANCY	REAL ESTATE DEVELOPMENT	HOSPITALITY
BRANDS		 * ST. MICHAEL'S	 * STOCK EXCHANGE
STRENGTHS	<p>Multi-disciplinary</p> <p>Recurring Cash Flow</p>	<p>Prime Locations</p> <p>Catalytic Projects</p>	<p>Unique Concepts</p> <p>Powerful Brand Partners</p>
OUR FOCUS	<p>Public/Overseas Projects</p> <p>Acquire New Capabilities</p>	<p>Execute VB Phase 1</p> <p>Launch St. Michael's</p>	<p>Grow HF/CF Globally</p> <p>Management Contracts</p>

5 * Joint venture agreement signed to acquire interest

FY2015 Business Highlights

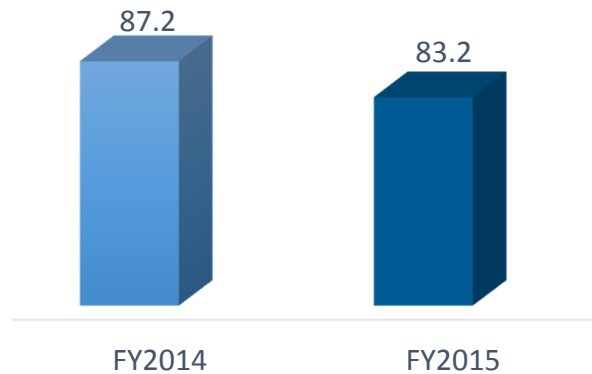
- Repositioning of Vantage Bay to a Healthcare City
- Entry into Manchester real estate market and hospitality business
- RSP achieved \$75 million profit target; expanded footprint into India
- Transition of leadership

FY2015 Financial Highlights

S\$ millions

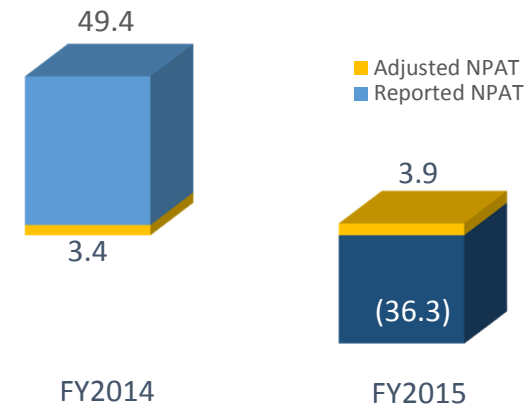
Revenue

Soft Singapore market lowered RSP's revenue



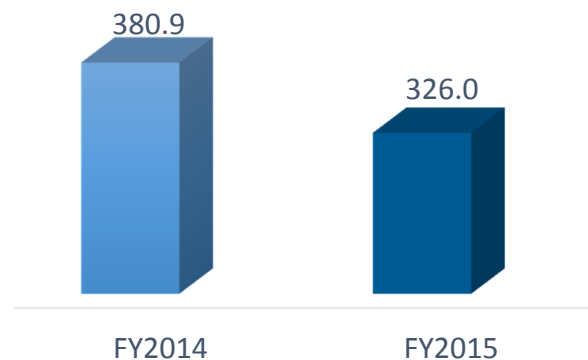
Net Profit/(Loss) After Tax

Bottom line affected by asset impairments



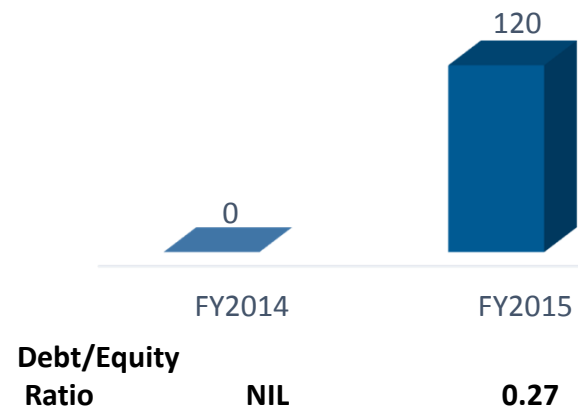
Net Tangible Assets

NTA reduced by asset impairments



Debt / Gearing

Low gearing... further debt headroom



Real Estate Development Overview

Mr Ho Kiam Kheong

Executive Director and
Managing Director, Real Estate



St Michael's, Manchester
(Artist's Impression)

Vantage Bay Healthcare City

- Healthcare Solutions in One Stop

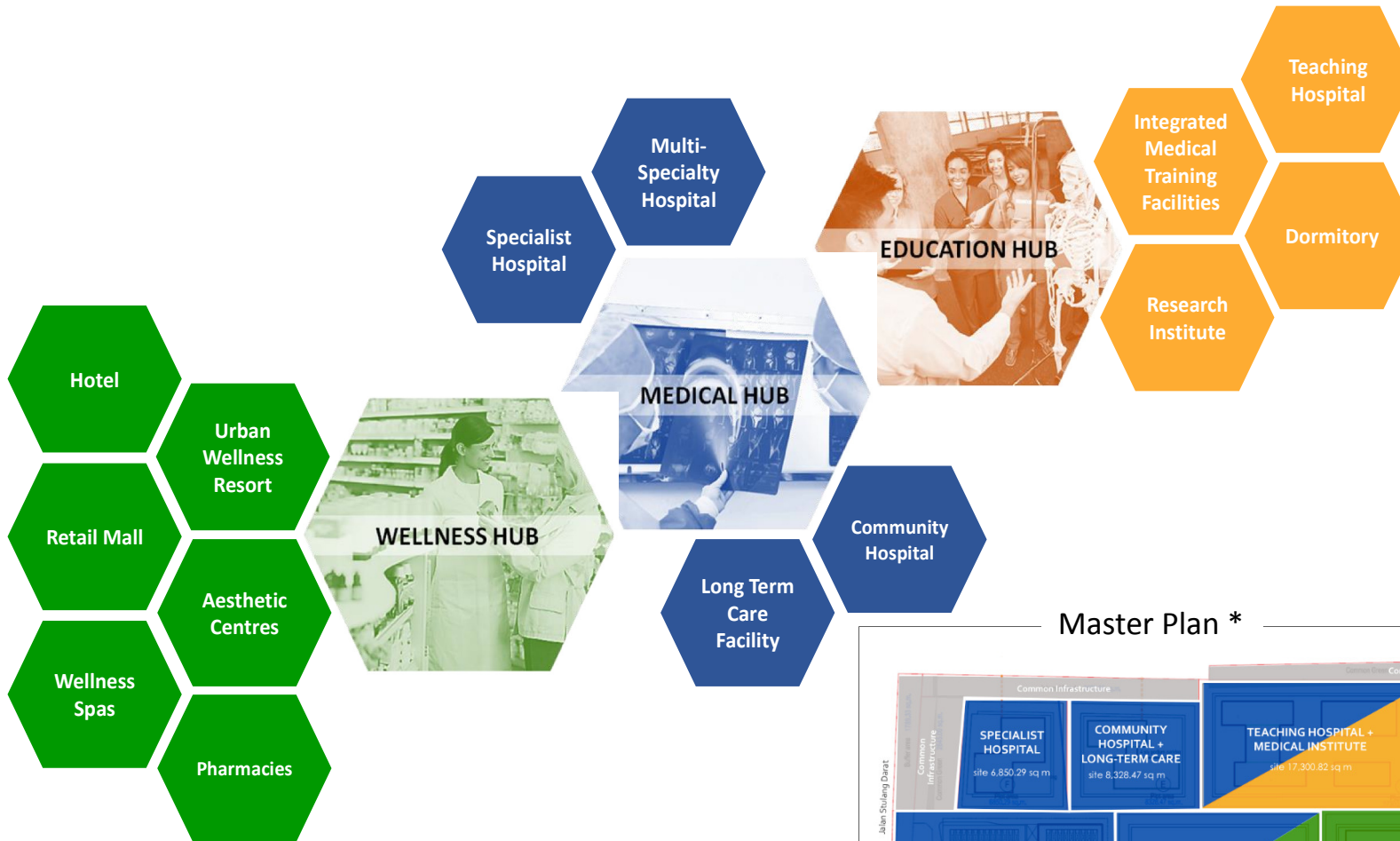
- **Ageing populations in Malaysia and Singapore**
 - Population aged 60 years and above will double by 2030.
- **Increased demand for more sophisticated medical and healthcare services**
 - Facilities at Vantage Bay Healthcare City will be purpose-built to incorporate advanced features.
 - Established international operators will be involved in the operations of the facilities.
- **Demand for more affordable medical services in Malaysia**
 - Rising healthcare costs in Singapore
 - Medical tourism



Poor market sentiments for residential apartments in Iskandar (due to substantial pipeline and cooling measures) prompted the repositioning of Vantage Bay into an exciting Healthcare City in September 2015.

Vantage Bay Healthcare City

- Healthcare Solutions in One Stop



VBHC will be a one-stop destination for healthcare and wellness needs. It will comprise 3 hubs: Medical, Wellness and Education.

Master Plan *



* pending approval

Vantage Bay Healthcare City

- Status Update

- Thomson Medical signed up as a strategic partner
- Kebenaran Merancang (Planning Permission) Layout submitted for approval
- Ongoing discussions with foreign operators and investors for the various facilities at VBHC



Vantage Bay – A beautiful site which is being transformed into a healthcare and wellness hub.

St. Michael's, Manchester



Top: St. Michael's, Manchester (Artist's Impression)
Bottom: With the Chairman and the Leader of Manchester City Council on the signing of JVA in August 2015

- JVA signed in August 2015 – Rowsley (75%), Beijing Construction and Engineering Group International (21%), Gary Neville & Ryan Giggs (4%)
- Located in heart of Manchester's CBD
- £200 million landmark 700,000 sq ft mixed used development: 5-star hotel, prime residential apartments, grade A offices and F&B retail space
- Sales of residential units expected 3Q2016
- Construction expected to commence 4Q2016, pending Planning Approval

Manchester

– Closing the Gap with London

- One of the fastest growing cities in the UK
 - “Northern Powerhouse” – termed by UK Government in effort to move companies in London northwards
 - Cost effective alternative to London (30% - 40% operational savings)
 - Attracted many large companies

Google

SIEMENS

FUJITSU

CREDIT SUISSE

BBC

IBM

AstraZeneca

CISCO

- Manchester airport is the largest outside of London; provides direct flights to over 200 destinations worldwide
- Over 110,000 new jobs are expected to be created by 2024
- Manchester real estate market and hotel occupancies are enjoying strong growth
 - Real estate prices are lower than London properties
- Reliable local partners
 - Leverage on local market knowledge and brand presence from Manchester’s football legends, Gary Neville and Ryan Giggs

Hospitality Overview



Hotel Football

- Rowsley owns 75% stake in Hotel Football, a 134-room football-themed hotel opposite Old Trafford stadium
- Since its opening in March 2015, Hotel Football consistently received rave reviews and TripAdvisor ranked it as #1 out of all hotels in Manchester
- Occupancy during the first year is 84%. Revenue Generation Index is 114
- Won multiple awards such as Trafford Business Award Start Up of the Year 2015, Booking.com 2015 Award, Stellar Stays 2016, LateRooms.com Best for Business Travellers Award 2015



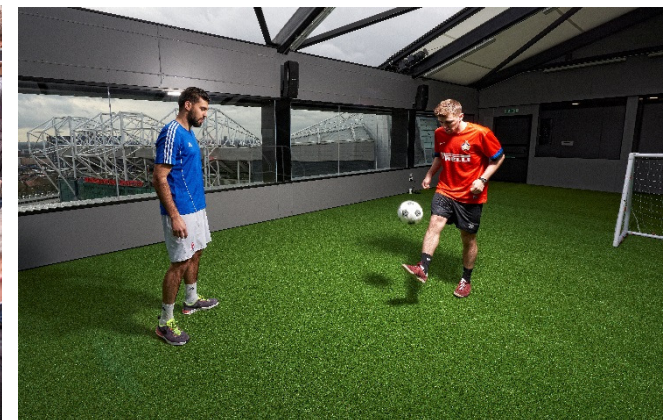
Stock Exchange Hotel, Manchester

- Joint venture agreement signed to invest in a 50% stake in Stock Exchange Hotel, Manchester
- Grade II listed Edwardian Baroque architecture which is formerly home to the Northern Stock Exchange
- Heritage building will be converted to a 35-room boutique hotel
- Exciting restaurant concepts in the hotel will be helmed by celebrity chef Michael O'Hare
- Construction to commence mid 2016 and hotel operations to begin by mid 2017



Hospitality Management Services

- GG Collections, Rowsley's hospitality management company which currently manages Hotel Football and Café Football, is expected to sign up for management contracts at St Michael's and Stock Exchange
- Targeting to expand services to 3rd party-owned hotels and serviced apartments in Europe and Asia
- Aim to create and deliver unique and memorable hospitality experiences and build strong, successful hospitality brands
- Won the 2015 Best Marketing Campaign Award for Hotel Football by The Cateys which recognises the achievements of the best performers in the hospitality industry



Real Estate Consultancy Overview

Mr Lai Huen Poh

Executive Director and
Managing Director, RSP

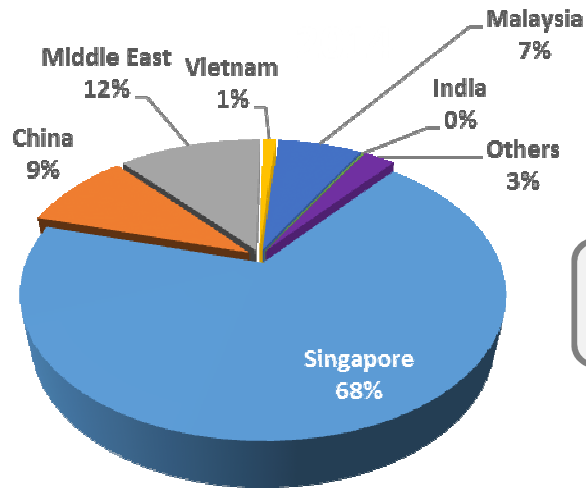


RSP Business Highlights

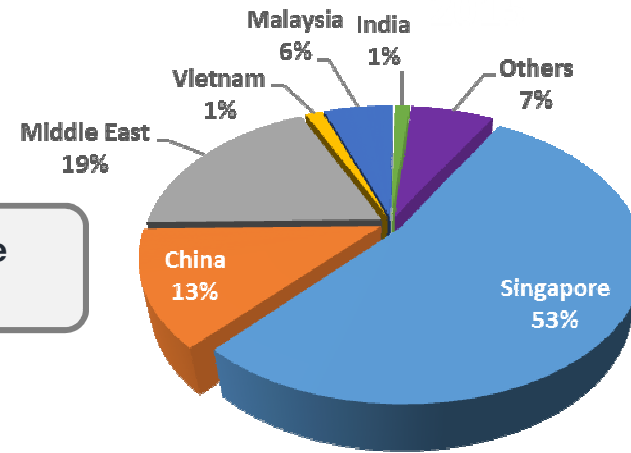
- Achieved S\$75 million 3-year net profit target
- Won 75 new projects worth more than S\$60 million
- Completed 41 projects
- Won 48 international and local awards
- Acquired 34.7% shares in RSP India

RSP Revenue Contribution

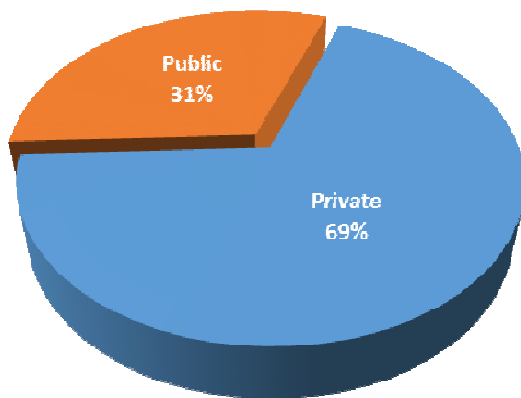
FY2014



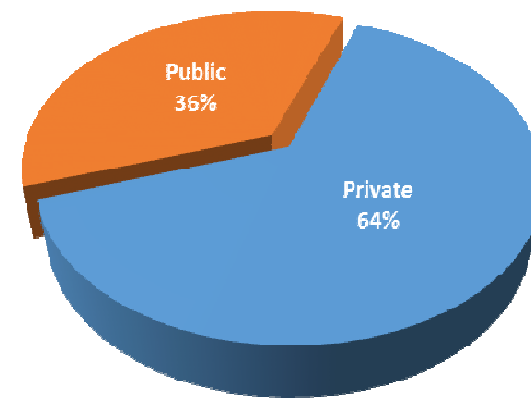
FY2015



Total Revenue
(By Country)



Singapore Revenue
(Public vs. Private)



RSP India Overview

Offices & Project



Business Overview

- 351 professionals in 5 office locations
- Completed & Ongoing Projects in 35 cities
- 20 years in India
- 70% repeat clientele

Corporate Office for HDFC, Mohali, Punjab



Mantri Varthur, Bangalore



IT SEZ Development At Smart City, Kochi



Infosys Campus, Mohali



Diversified Clientele – 20+ Fortune 500 Clients

Corporate Clients

Microsoft

IBM

Goldman Sachs

ORACLE

BOSCH

Marriott

CISCO

McAfee

SONY

hp

Infosys

Developer Clients

CapitaLand

ascendas

TATA

Keppel Land

BRIGADE GROUP

Hines

unitech

Prestige GROUP
Add Prestige to your life

XANDER
THE VANISHED GROUP

ROWSLEY

End of Presentation
Thank You



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ROWSLEY