First Sponsor Group Limited
Investor Presentation
14 February 2019

SPONSOR

Emerald of the Orient Project, Dongguan, PRC
Artist's impression

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Section 1 Key Message

Key Message

1. The Group achieved a net profit of S$58.2 million and S$113.0 million in 4Q2018 and FY2018, a 36.5% quarter on quarter growth and 28.0% annual growth respectively.

2. The Board is therefore recommending a final tax-exempt (one-tier) dividend of 1.3 Singapore cents per ordinary share, which is an increase of 8.3% from FY2017's final dividend. Since its IPO in July 2014, the Company has steadily increased its total annual dividend payout in line with the good performance of the Group.

3. The Group's property financing business registered significant revenue growth of more than 70% in FY2018 underpinned by the full year effect of loans disbursed in the prior year, new loans disbursed to associates for property acquisitions and the strong demand for credit in the PRC. The property financing business segment has overtaken the property development business segment as the largest profit contributor for the Group, accounting for 45.7% of FY2018's gross profit. The average PRC property financing loan book has more than doubled for FY2018. The PRC property financing loan book stood at a record RMB2.8 billion as at 31 December 2018.

Key Message

4. Capitalising on the tightening of banking credit in the Australian real estate market, the Group, via a 50-50 joint venture with Tai Tak, entered the Australian property financing market with the disbursement of a A$50 million loan, secured on a prime income producing property located on Collins Street, Melbourne.

5. In January 2019, the 30%-owned Star of East River project in Dongguan commenced the handover of two of the six fully sold residential apartment blocks. The remaining four residential blocks are expected to be handed over in the second half of 2019. The 1,528 units from the two blocks of SOHO apartments which were launched for pre-sale in late September 2018 are 54% sold. The sales permit for the 250-metre high office tower was obtained in late November 2018 and pre-sales performance had been encouraging. The retail mall which will be operational in late 2019 is currently 54% pre-leased.

6. The Emerald of the Orient project in Dongguan, acquired in July 2018, achieved sales of more than 50% of its first phase of 91 villas launched for sale in December 2018. The Group has an indirect effective stake of 20.4% in the project which has 168 villas and 1,076 residential apartments for sale and lease.

Key Message

7. On 24 January 2019, the Group expanded its footprint into the Italian hospitality market through the acquisition of a bare shell 65-room hotel located in one of Milan's busiest high streets, Corso Buenos Aires, for a total consideration of approximately €10.7 million (S$16.5 million) including estimated acquisition costs. The Group will completely refurbish the property into a hostel to tap on the youth hospitality market.

8. The redevelopment of the Munthof property in the Amsterdam city centre has been completed in January 2019. The office component of the property (approximately 92% of the total lettable floor area of 3,355 sqm) is fully leased to a utility supplier in the Netherlands for 8 years. The office will house approximately 300 people. The rest of the property comprising retail units and car park lots are substantially leased too.

9. The disposal of four non-core Bilderberg hotels in FY2018, held under the Group's 31.4%-owned Queens Bilderberg (Nederland) B.V., was completed in December 2018 and January 2019. Together with the sale of the Landgoed Lauswolt hotel which was completed in July 2018, the aggregate gross consideration received amounted to €23.6 million (S$37.6 million) which represents a premium of more than 140% over the hotels' allocated cost.

Key Message

10. Following the successful rights issue of perpetual convertible capital securities in April 2018 ("Series-1 PCCS") which raised approximately S$162.2 million in gross proceeds, the Company will be embarking on a second equity fund raising exercise to further strengthen its balance sheet so as to arm the Group with the necessary financial resources to capitalise on any expansion opportunity. The Company will undertake a renounceable rights issue ("Rights Issue") of (a) 3.98% perpetual convertible capital securities which can be converted into new ordinary shares ("Shares") at a conversion price of S$1.30 per Share ("Series-2 PCCS"), on the basis of 1 Series-2 PCCS for every 7 Shares held and (b) 1 free warrant carrying the right to subscribe for 1 Series-2 PCCS at the exercise price of S$1.30 during an exercise period of 5 years from its date of issue ("Free Warrant"), on the basis of 1 Free Warrant for every 1 Series-2 PCCS validly subscribed for pursuant to the Rights Issue. Save for the conversion price, the terms and conditions of the Series-2 PCCS are similar to those of the Series-1 PCCS. Up to approximately S$295.8 million in gross cash proceeds comprising (a) aggregate subscription monies of up to S$147.9 million for the subscription of the Series-2 PCCS and (b) an aggregate exercise price of up to S$147.9 million assuming full exercise of the Free Warrants issued under the Rights Issue may be raised.

11. To reward shareholders for their continuous support, the Board has approved a bonus issue of one bonus warrant ("Bonus Warrant") for every 10 Shares held, with each Bonus Warrant carrying the right to subscribe for 1 Series-2 PCCS on the same terms as the Free Warrants. The Group may raise estimated gross cash proceeds of up to S$103.5 million assuming full exercise of the Bonus Warrants.

Section 2 Financial Highlights

2.1 Statement of Profit or Loss - Highlights

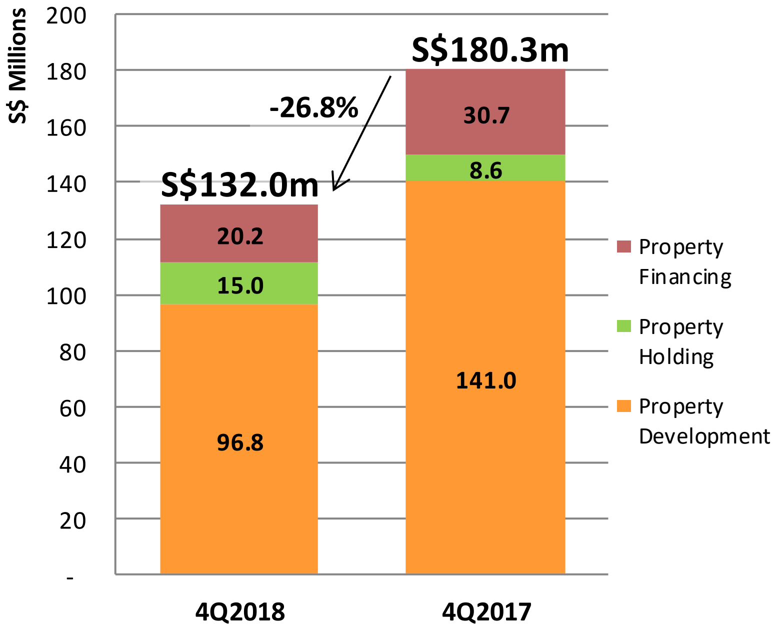
Statement of Profit or Loss - Highlights

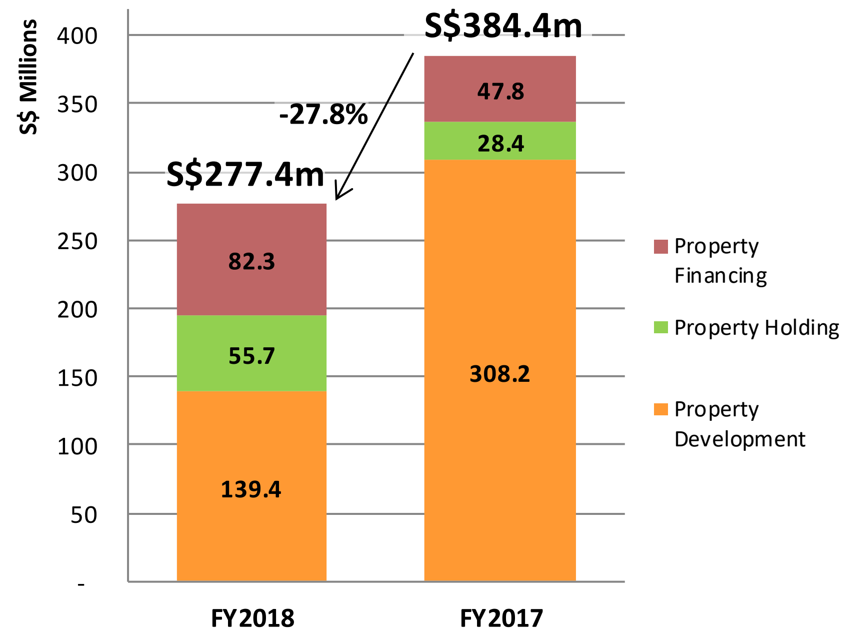
In S$'000	4Q2018	4Q2017	Change %	FY2018	FY2017	Change %
Revenue	131,952	180,279	(26.8%)	277,361	384,392	(27.8%)
Gross profit	69,992	75,198	(6.9%)	161,500	153,032	5.5%
Profit before tax	73,630	59,697	23.3%	144,548	121,233	19.2%
Attributable profit [(1)]	58,238	42,660	36.5%	113,008	88,283	28.0%
Basic EPS (cents) [(2)]	8.73	6.58	32.7%	16.72	13.61	22.9%
Diluted EPS (cents) [(2)]	7.32	6.58	11.2%	15.02	13.61	10.4%
Interest cover [(3)]	41.7x	n.m [(4)]	n.a.	130.3x	n.m [(4)]	n.a.

(1) "Attributable profit" refers to profit attributable to equity holders of the Company.
(2) The prior period comparatives have been restated for the effect of the bonus shares issued in April 2018.
(3) Interest cover = PBT (excluding accounting interest due to or from financial institutions) ÷ net accounting interest expense due to or from financial institutions.
(4) The Group has net interest income from financial institutions.

2.2 Statement of Profit or Loss – Revenue

Revenue





Property Development

The decrease was due mainly to lower number of residential units handed over for the Millennium Waterfront project (4Q2018: 502 units vs 4Q2017: 1,080 units).

Property Holding

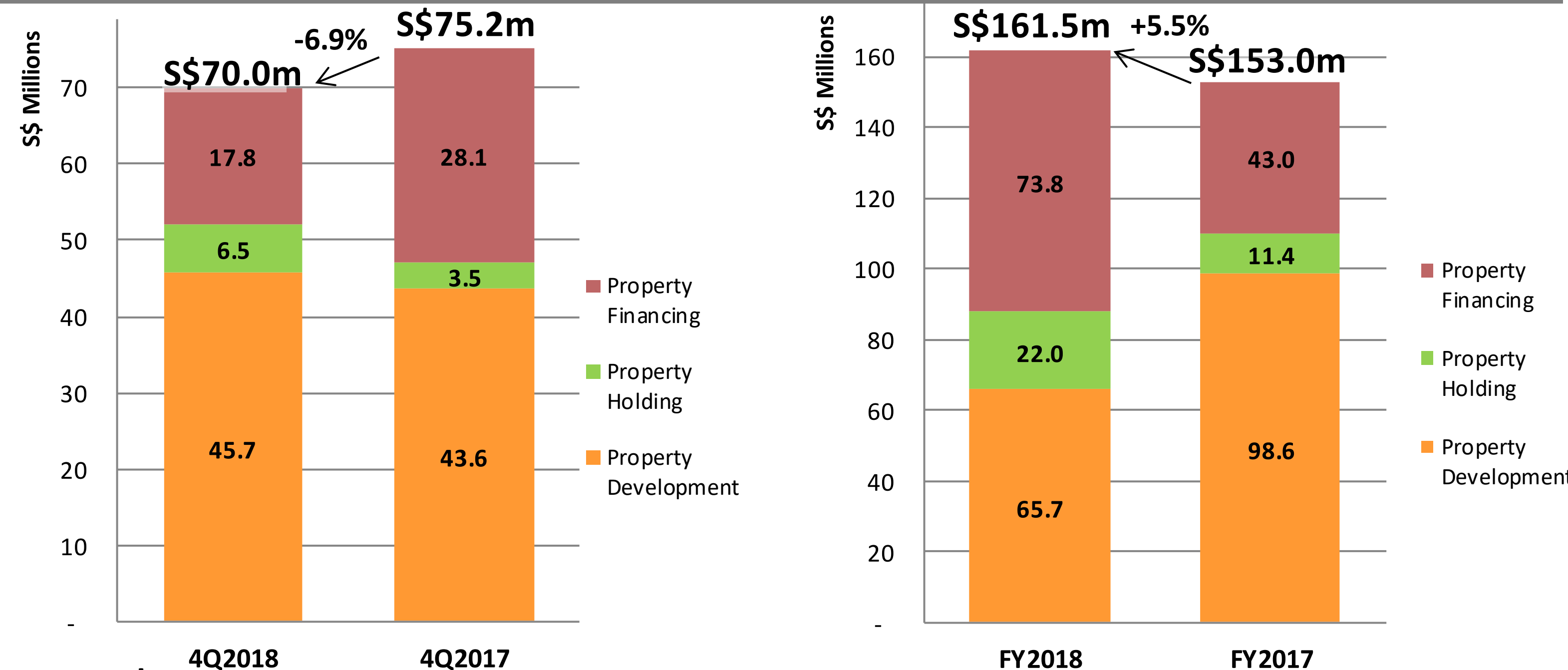
The increase in 4Q2018 was due largely to full quarter revenue contribution from the Hilton Rotterdam hotel which was leased by the Group with effect from 1 February 2018 and higher revenue contributions from the Crowne Plaza Chengdu Wenjiang, Holiday Inn Express Chengdu Wenjiang Hotspring hotels and Wenjiang hotspring operations.

Property Financing

The decrease in 4Q2018 was due to the absence of one off penalty interest income of S$22.0m which was recognised in 4Q2017, partially offset by income from a larger loan portfolio.

2.3 Statement of Profit or Loss – Gross Profit

Gross Profit



Property Development

Despite the decrease in property development revenue, 4Q2018 registered a net increase in gross profit of S$2.1m due to higher number of commercial units and car park lots handed over for the Millennium Waterfront project. Commercial units have a higher profit margin than residential units while the car park lots in the Millennium Waterfront project are carried at nil cost.

Property Holding

The increase was due mainly to the full quarter income contribution from the Hilton Rotterdam hotel which was leased by the Group with effect from 1 February 2018 and higher gross profit contributions from the Crowne Plaza Chengdu Wenjiang and Holiday Inn Express Chengdu Wenjiang Hotspring hotels.

Property Financing

The decrease in 4Q2018 was due to the absence of one off penalty interest income of S$22.0m which was recognised in 4Q2017, partially offset by income from a larger loan portfolio.

2.4 European Property Portfolio Performance

In S$'000	4Q2018	4Q2017	Change %	FY2018	FY2017	Change %
Dutch office income	**4,410**	**3,286**	**34.2%** (3)	**19,956**	**19,465**	**2.5%**
European hotel income	**11,221**	**4,965**	**126.0%**	**40,077**	**15,839**	**153.0%**
- Operating hotels (1)	8,421	3,379	149.2% (4)	28,488	9,626	196.0%
- Leased hotels (2)	2,800	1,587	76.5% (5)	11,588	6,213	86.5%
Total	**15,631**	**8,251**	**89.4%**	**60,033**	**35,305**	**70.0%**

(1) Includes the Bilderberg Portfolio and Hilton Rotterdam hotel.
(2) Includes the Le Méridien Frankfurt hotel and Arena Towers Amsterdam (Holiday Inn/Holiday Inn Express).
(3) Due mainly to income contribution from the Meerparc office property which was acquired in late 2017, and higher rent contribution from the Mondriaan Tower arising from its higher occupancy.
(4) Relates to the better performance of the Bilderberg Portfolio and the contribution from Hilton Rotterdam hotel which was acquired in January 2018.
(5) Due mainly to contribution from Le Méridien Frankfurt hotel which was acquired in January 2018.
(6) The redevelopment of Munthof Amsterdam and development of Oliphant Amsterdam are completed. These properties are substantially leased and will further contribute to the income of the Group's European property portfolio accordingly in FY2019.

Excluding Poortgebouw, Boompjes, Dreeftoren, Oliphant and Munthof, the Dutch office portfolio and European leased hotels (LFA: 122,349 sqm, occupancy of 89%) have a WALT of approximately 9.7 years.

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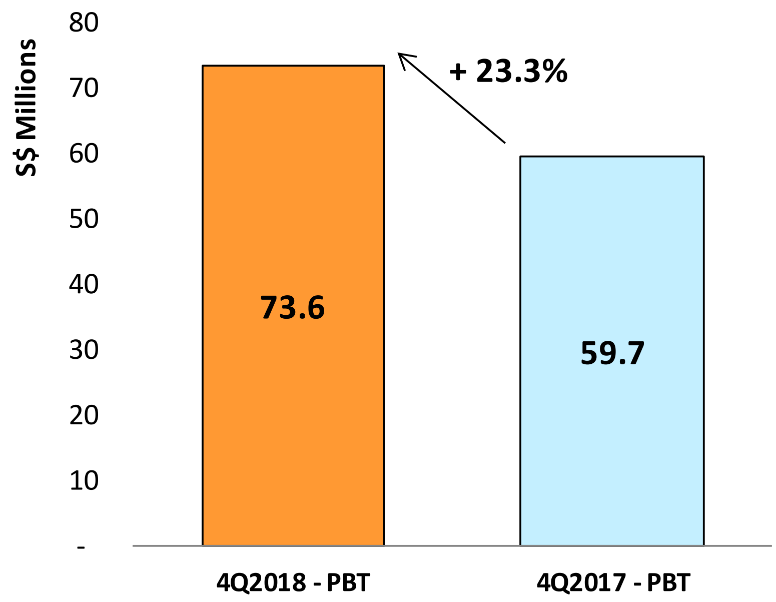
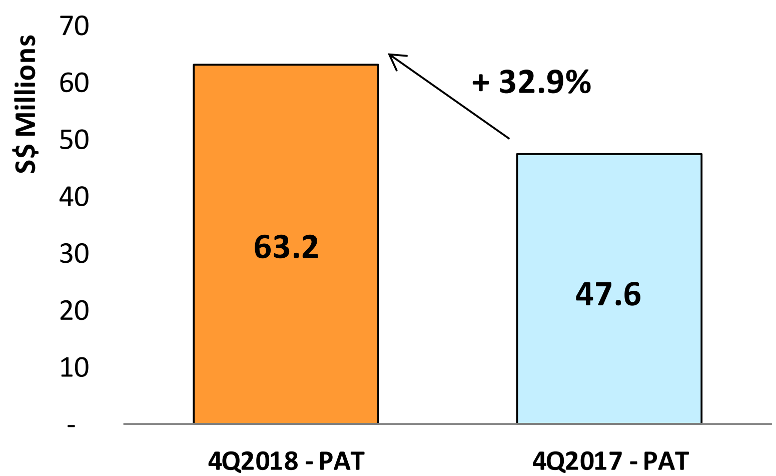
2.5 Statement of Profit or Loss – 4Q2018 vs 4Q2017





The increase in profit before tax was due mainly to:

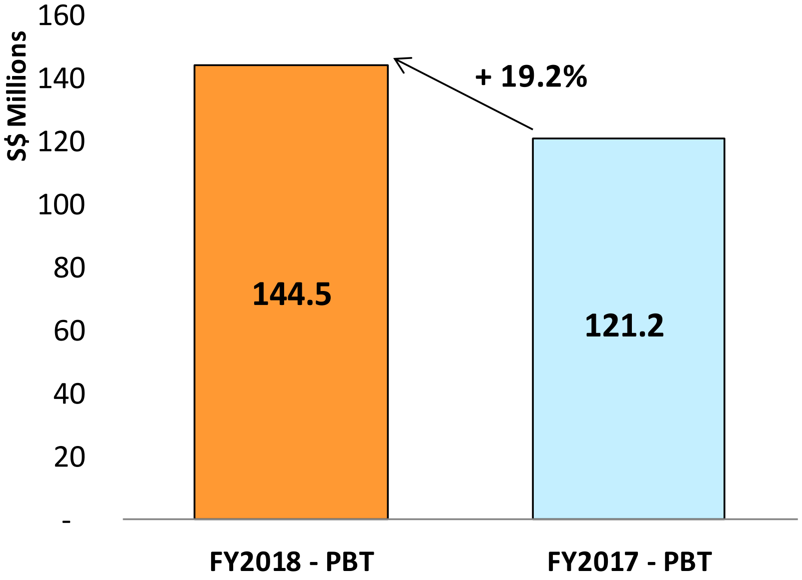
- Fair value gain on the Group's investment in East Sun [S$12.8m increase]
- Higher share of after-tax profit from associates and joint ventures [S$6.0m increase]
- Higher gross profit contributions from the property development and property holding business segments [S$5.1m increase]
- Higher fair value gain (net) on cross-currency swaps net of foreign exchange loss [S$2.1m increase]

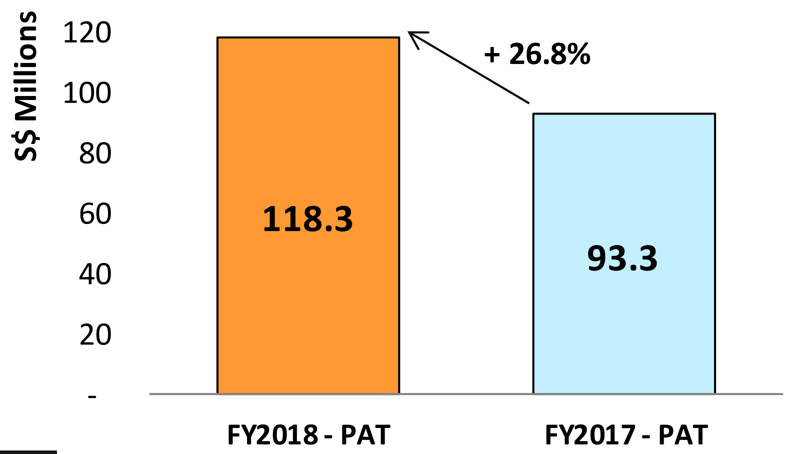
The increase was partially offset by:

- Lower gross profit contribution from the property financing business segment [S$10.3m decrease]
- Impairment loss on Wenjiang hotspring operations and write-down on unsold car park lots in Chengdu Cityspring, net of fair value gain on investment properties [S$4.0m increase]

The adjusted effective tax rate was 21.1% for 4Q2018.

2.6 Statement of Profit or Loss – FY2018 vs FY2017





The increase in profit before tax was due mainly to:

- Higher gross profit contributions from the property financing and property holding business segments [S$41.4m increase]
- Fair value gain on the Group's investment in East Sun [S$12.8m increase]
- Higher fair value gain (net) on cross-currency swaps net of foreign exchange loss [S$7.8m increase]
- Higher share of results from associates and joint ventures [S$1.9m increase]

The increase was partially offset by:

- Lower gross profit contribution from the property development business segment [S$32.9m decrease]
- Higher administrative expenses incurred arising mainly from payroll costs and professional fees [S$3.4m increase]
- Impairment loss on Wenjiang hotspring operations and write-down on unsold car park lots in Chengdu Cityspring, net of fair value gain on investment properties [S$3.4m increase]

The adjusted effective tax rate was 22.9% for FY2018.

2.7 Statement of Financial Position – Highlights

Statement of Financial Position - Highlights

In S$'000	31-Dec-18	30-Sep-18	Change %
Total assets	2,381,813	2,375,612	0.3%
Cash and structured deposits (1)	164,973	291,478	(43.4%)
Contract liabilities (2)	169,487	249,242	(32.0%)
Total debt (3)	686,728	673,782	1.9%
Net asset value (NAV)(4)	1,311,781	1,259,296	4.2%
NAV per share (cents)	202.21	194.16	4.1%
Adjusted NAV per share (cents)(5)	164.81	158.21	4.2%
Gearing ratio (6)	0.40x	0.31x	n.a.

(1) Relates to principal-guaranteed structured deposits placed with financial institutions classified as other investments (current).

(2) Represents receipts in advance.

(3) Comprises gross borrowings of S$695.7m and S$683.3m net of unamortised upfront fee of S$9.0m and S$9.5m for 31 December 2018 and 30 September 2018 respectively.

(4) NAV excludes non-controlling interests and includes perpetual convertible capital securities ("Series-1 PCCS") of S$161.3m and translation reserve of S$12.9m (Sep 2018: S$14.1m).

(5) Represents NAV per share adjusted for full conversion of Series-1 PCCS to ordinary shares.

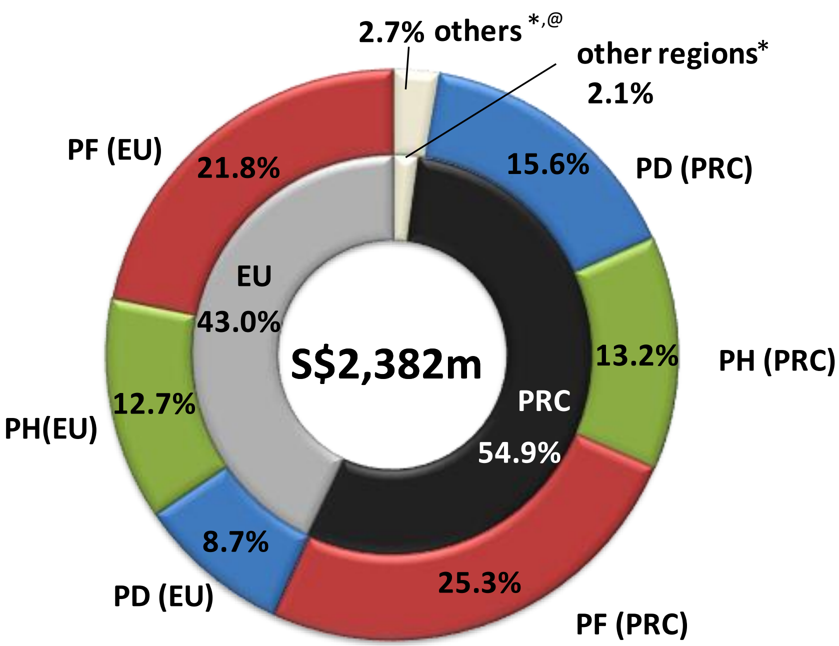
(6) Computed as net debt ÷ total equity including non-controlling interests.
Net debt = gross borrowings – cash and structured deposits.

2.8 Statement of Financial Position - Total Assets

Total Assets – by business and geographic segments

As at 31 December 2018

Total assets: S$2,382m

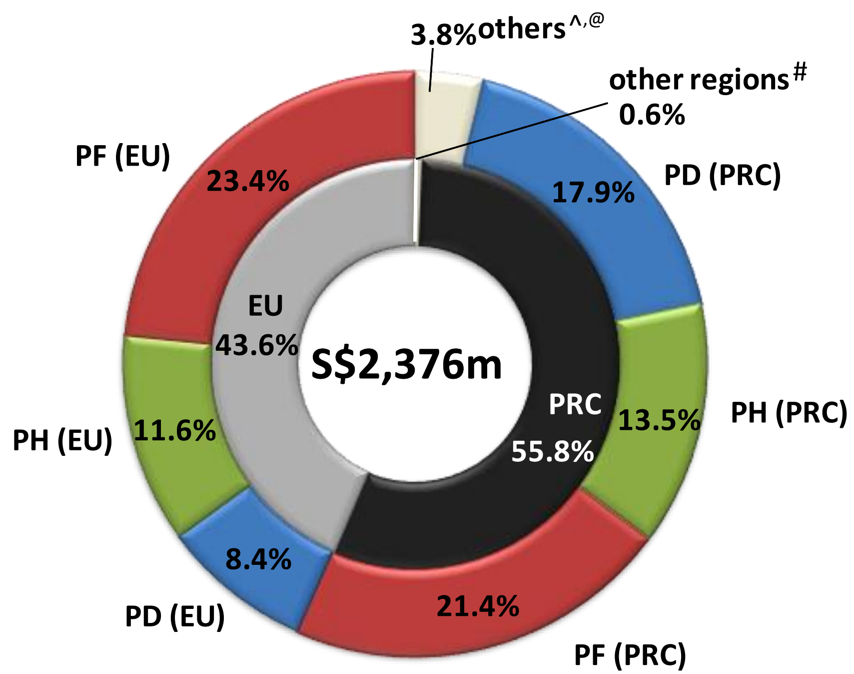


* Includes S$36.8m cash held in Singapore/Hong Kong bank accounts.

@ Includes unallocated tax pertaining to the PRC.

As at 30 September 2018

Total assets: S$2,376m



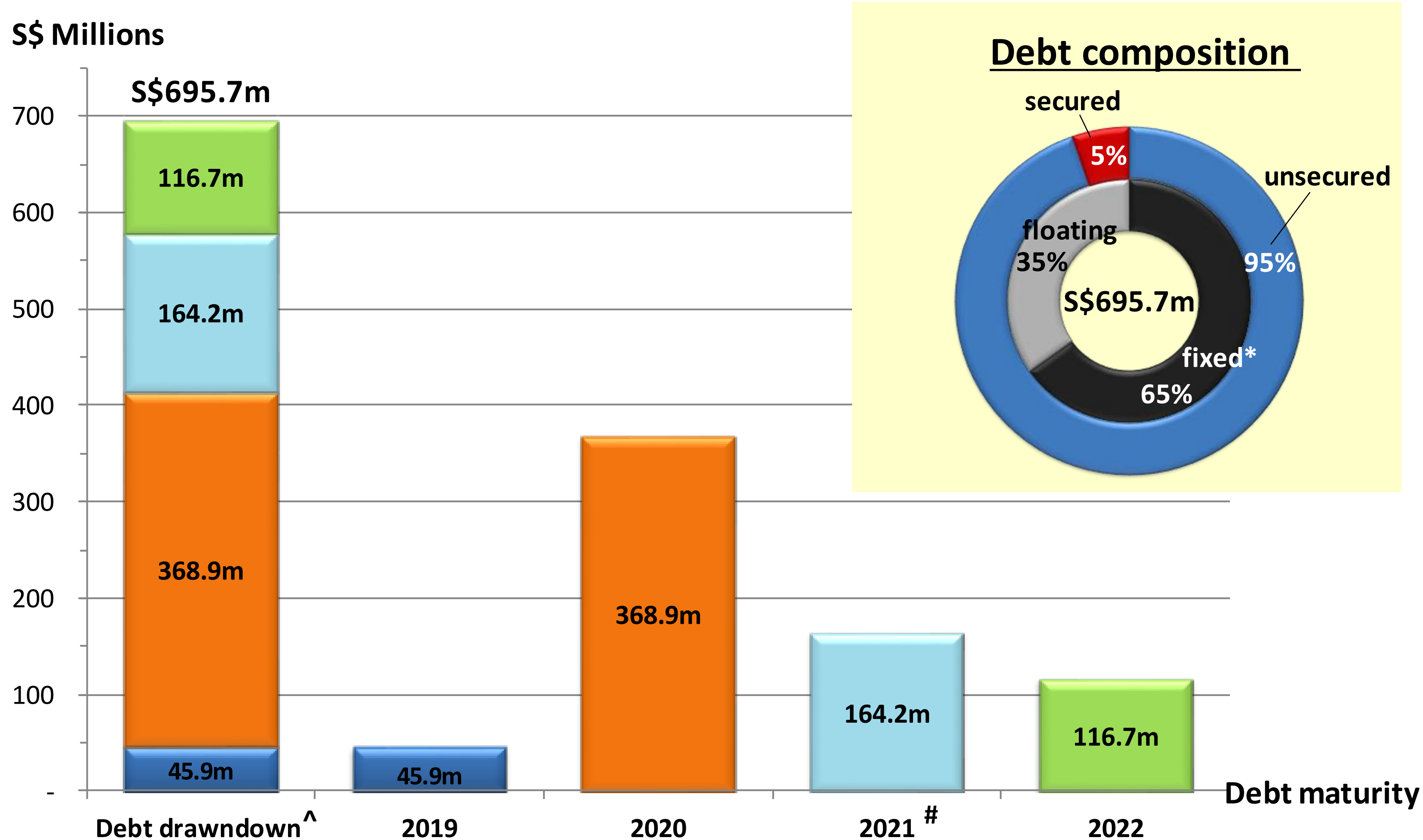
^ Includes S$52.8m cash held by certain PRC subsidiaries that are in the process of voluntary liquidation.

\# Includes S$10.6m cash held in Singapore/Hong Kong bank accounts.

@ Includes unallocated tax pertaining to the PRC.

- EU = The Netherlands + Germany
- PRC = The People's Republic of China
- PD = Property Development
- PH = Property Holding
- PF = Property Financing

2.9 Debt Maturity and Composition as at 31 December 2018



* Done via cross currency swaps.

^ Available remaining headroom of S$341.4m comprises S$263.3m of committed and S$78.1m of uncommitted credit facilities.

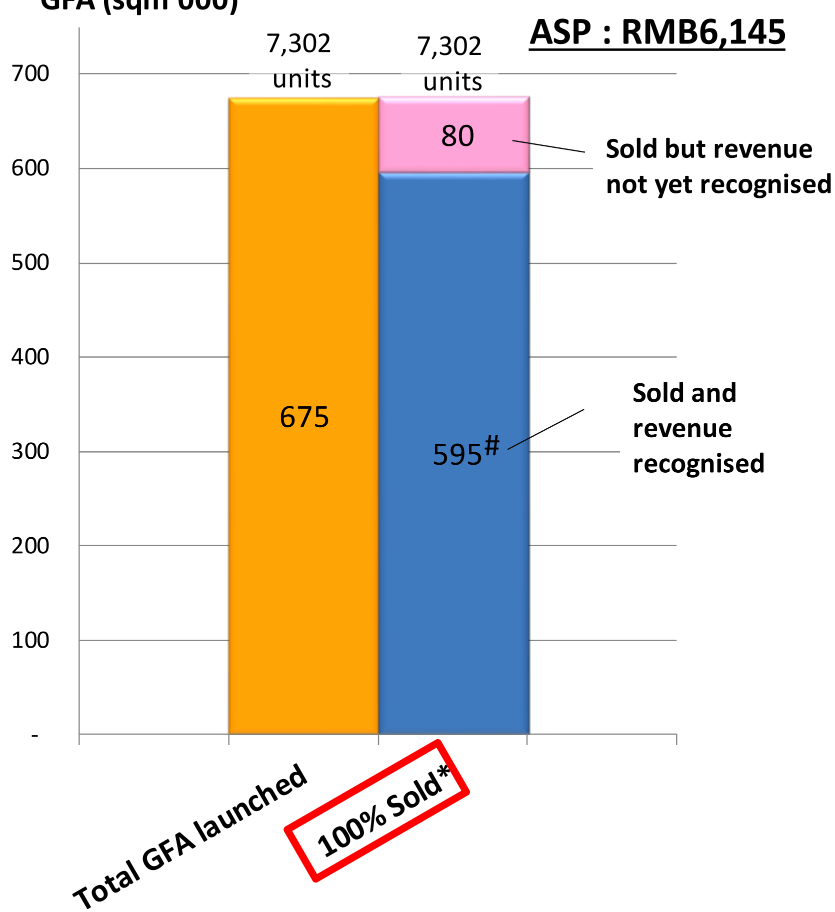
The Group has signed down a new 3-year S$70.0m committed unsecured credit facility with a bank in December 2018.

Section 3 Key Business Review 4Q2018 – Property Development

3.1 Property Development – Millennium Waterfront Project, Chengdu

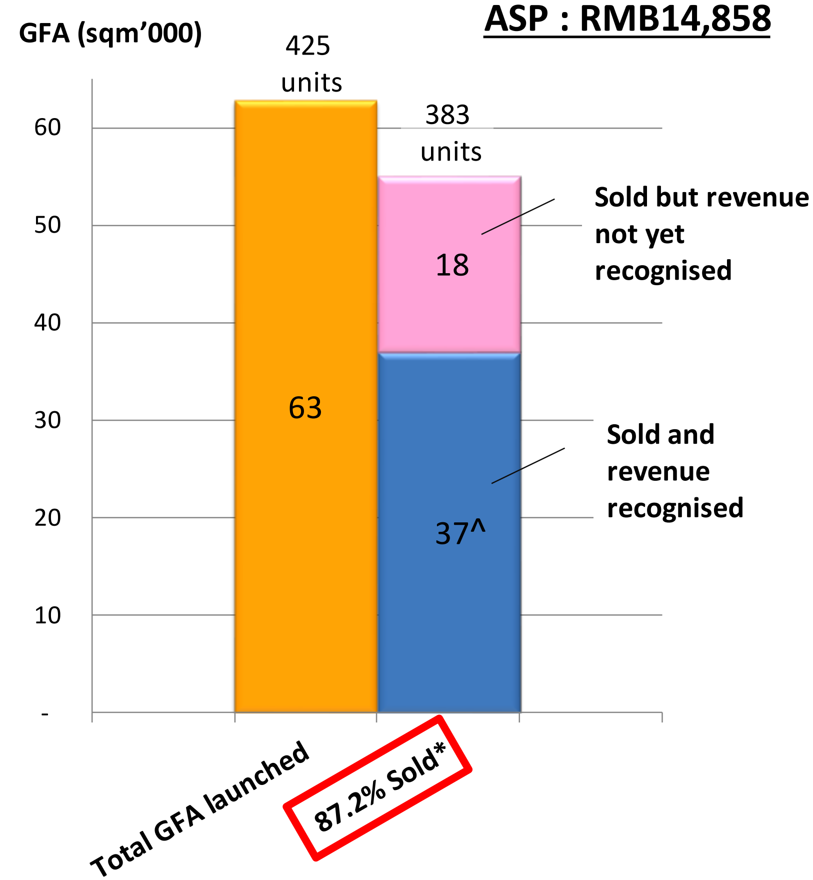
Pre-sale Performance as at 31 December 2018

Overall Residential



Commercial

(Plots A-D, excluding car parks)



\# Residential : recognised 6,435 units, 595,275 sqm GFA, S$738.8m gross sales value as at 31 December 2018 .

^ Commercial : recognised 253 units, 36,876 sqm GFA, S$106.6m gross sales value as at 31 December 2018 .

* Includes sales under option agreements or sale and purchase agreements, as the case may be.

3.1 Property Development – Millennium Waterfront Project, Chengdu

Plot A
- 2,000 residential units, 118 commercial units and 1,722 car park lots
- % of total saleable GFA launched for sale sold[3]:
  - Residential: 100.0%
  - Commercial: 80.1%
- Cumulative handover of 2,000 residential and 90 commercial units as at 31 December 2018

Plot B
- 2,250 residential units, 96 commercial units, 1,905 car park lots and a three-storey commercial building
- % of total saleable GFA launched for sale sold[3]:
  - Residential: 100.0%
  - Commercial: 94.8%
- Cumulative handover of 2,249 residential and 89 commercial units as at 31 December 2018

Plot D
- 1,274 residential units, 66 commercial units, 1,295 car park lots and two commercial blocks
- % of total saleable GFA launched for sale sold[3]:
  - Residential: 100.0%
  - Commercial: 95.3%
- Cumulative handover of 408 residential and 9 commercial units as at 31 December 2018

Plot C
- 1,778 residential units, 91 commercial units and 1,508 car park lots
- % of total saleable GFA launched for sale sold[3]:
  - Residential: 100.0%
  - Commercial: 80.4%
- Cumulative handover of 1,778 residential and 65 commercial units as at 31 December 2018

Plot G
- Commenced operations of Crowne Plaza Chengdu Wenjiang and Holiday Inn Express Chengdu Wenjiang Hotspring hotels on 28 December 2016 and ancillary hotspring facility on 27 October 2017

Plots E&F
- Expected to comprise elderly care living quarters, a hospital and ancillary commercial facilities
- Commenced construction in 3Q2018 with primary focus initially on Plot F

Notes:
1. This diagram is not drawn to scale.
2. Based on artist's impression which may not be fully representative of the actual development.
3. As at 31 December 2018 and includes sales under option agreements or sale and purchase agreements, as the case may be.

3.2 Property Development – Star of East River Project, Dongguan


Star of East River Project, Dongguan
Residential Blocks

- In January 2019, the Star of East River project commenced the handover of two of the six fully sold residential apartment blocks.
- The remaining four residential blocks are expected to be handed over in the second half of 2019.

3.2 Property Development – Star of East River Project, Dongguan

Residential Blocks

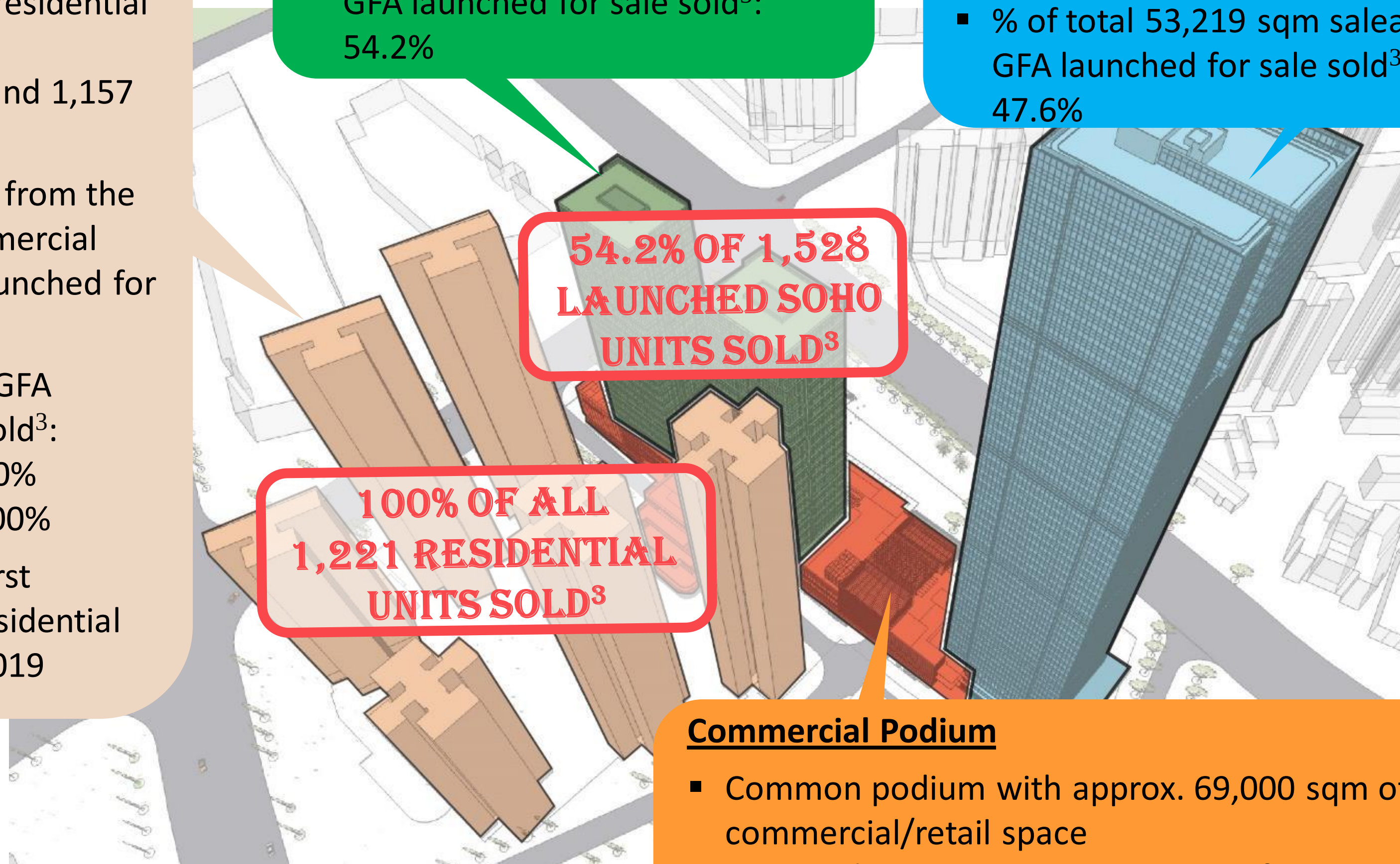
- Six blocks of 1,221 residential units, 1,961 sqm of commercial space and 1,157 car park lots
- All residential units from the six blocks and commercial space have been launched for sale
- % of total saleable GFA launched for sale sold[3]:
  - Residential : 100%
  - Commercial : 100%
- Commenced the first handover of two residential blocks in January 2019

SOHO Blocks

- Two blocks of 2,328 SOHO units
- % of total 49,364 sqm saleable GFA launched for sale sold[3]: 54.2%

Office Block

- 250m high office tower block with approx. 107,000 sqm of office space
- % of total 53,219 sqm saleable GFA launched for sale sold[3]: 47.6%



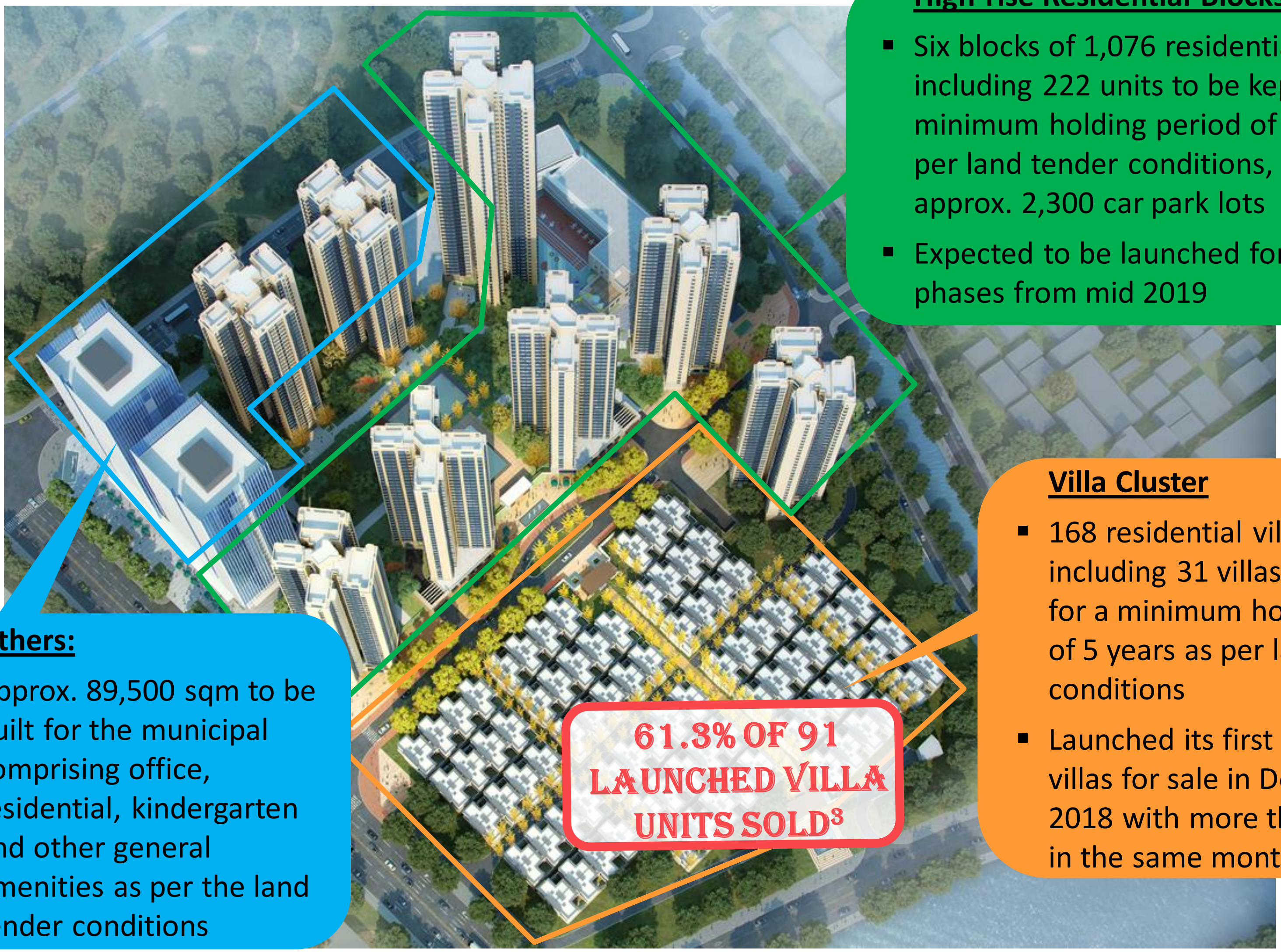
Commercial Podium

- Common podium with approx. 69,000 sqm of commercial/retail space
- Expected to commence operations from 4Q2019
- 54.0% of total 31,078 sqm lettable floor area is pre-leased as at 31 December 2018

Notes:

1. This diagram is not drawn to scale.
2. Based on artist's impression which may not be fully representative of the actual development.
3. As at 31 December 2018 and includes sales under option agreements or sale and purchase agreements, as the case may be.

3.3 Property Development – Emerald of the Orient, Dongguan



High-rise Residential Blocks

- Six blocks of 1,076 residential units, including 222 units to be kept for a minimum holding period of 5 years as per land tender conditions, and approx. 2,300 car park lots
- Expected to be launched for sale in phases from mid 2019

Villa Cluster

- 168 residential villas, including 31 villas to be kept for a minimum holding period of 5 years as per land tender conditions
- Launched its first batch of 91 villas for sale in December 2018 with more than half sold in the same month

Others:

- Approx. 89,500 sqm to be built for the municipal comprising office, residential, kindergarten and other general amenities as per the land tender conditions

1. This diagram is not drawn to scale.
2. Based on artist's impression which may not be fully representative of the actual development.
3. As at 31 December 2018 and includes sales under option agreements or sale and purchase agreements, as the case may be.

3.4 Property Development – Munthof, Amsterdam

Munthof Office Redevelopment

- The redevelopment of the 1969-built, majority office Munthof property in the Amsterdam city centre, which entails the conversion of certain car park spaces into additional office space resulting in an increase of approximately 94% in the property’s lettable floor area to 3,355 sqm, has been completed.
- The office component of the property (approximately 92% of the total lettable floor area of 3,355 sqm) is fully leased to a utility supplier in the Netherlands for 8 years. The office will house approximately 300 people. The rest of the property comprising retail units and car park lots are substantially leased too.
- The long lease tenure of 8 years will generate stable recurring cash flows for FSMC group.

New office loft at the top of the building

New office space on old car park ramp

Section 4 Key Business Review 4Q2018 – Property Holding

4.1 Property Holding – Wenjiang Hotspring Hotels and Hilton Rotterdam Hotel

Crowne Plaza Chengdu Wenjiang and Holiday Inn Express Chengdu Wenjiang Hotspring Hotels

- Strong revenue growth in both the room and F&B segments have underpinned the significant improvement in the gross operating profit ("GOP") of the Wenjiang hotels to RMB16.3m in FY2018 as compared to a mere breakeven in FY2017.

Hilton Rotterdam

- The Hilton Rotterdam hotel managed to secure a higher market share while increasing average room rate for FY2018. The hotel achieved a GOP of €4.8m for the year which translates to a growth of 14.9% over FY2017.

4.2 Property Holding – Bilderberg Hotel Portfolio in The Netherlands

Bilderberg Hotel Portfolio [1]	4Q2018	4Q2017 (restated)	Change	FY2018	FY2017 (restated)	Change
Occupancy	64.1%	63.5%	0.6%	68.5%	66.2%	2.3%
ADR	€ 100	€ 99	1.1%	€ 99	€ 97	2.7%
RevPar	€ 64	€ 63	2.0%	€ 68	€ 64	6.2%
TrevPar	€ 130	€ 131	(0.9%)	€ 133	€ 129	2.9%

(1) The trading results of Bilderberg Hotel Portfolio comprises 15 owned hotels and one leased hotel, and excludes the Landgoed Lauswolt hotel which was disposed in July 2018. The prior period comparatives have been restated to conform with such presentation.

- The Bilderberg Hotel Portfolio recorded a GOP of €23.5m for FY2018, a 4.3% growth from FY2017, after having achieved a 9.6% GOP growth in FY2017 over FY2016.

- The disposal of four non-core hotels, namely Hotel Klein Zwitserland, Hotel de Buunderkamp, Hotel de Klepperman and Hotel Wolfheze was completed in December 2018 and January 2019. Together with the sale of the Landgoed Lauswolt hotel which was completed in July 2018, the aggregate gross disposal consideration amounts to €23.6m which represents a premium of more than 140% over the hotels' allocated cost.

4.3 Property Holding – Update on Sale of Certain Parts of Chengdu Cityspring

First Instalment (RMB206.5m) +
Deposit for Final Instalment (RMB40.4m)

The Group has collected RMB246.9m cash.

- **Interim First Tranche Properties transferred**
- **Transferring 20th to 29th floors of Block 9 (substantial portion of M Hotel Chengdu).**

Second Instalment (RMB152.1m) +
Deposit for Final Instalment (RMB5m)

RMB152.1m expected to be received in parts, with last payment on 27-May-19.
To-date, the Group has collected RMB32.2m of Second Instalment and RMB5m of Deposit for Final Instalment.
Relevant parts of the Property to be transferred accordingly.

Final Instalment RMB106.4m
(utilises RMB45.4m of Deposit)

RMB61.0m expected to be received by 27-May-19.
Relevant parts of the Property to be transferred accordingly.

The Group has entered into a sale and purchase agreement on 30 May 2018 and subsequent various supplemental agreements[1] in relation to the disposal of certain parts of Chengdu Cityspring, including the 196-room M Hotel Chengdu, bare shell commercial spaces and basement car park lots, for a total cash consideration of approximately RMB465.0 million (approx. S$94.8 million).

The Group has agreed with the Purchaser to defer interim payment obligations with no change in the final payment obligation date. In return, cash deposits received will only be utilised in the final instalment which will further enhance deal security.

To-date, the Group has collected RMB284.1 million (S$57.9 million) cash proceeds including RMB45.4 million (S$9.3 million) in deposits, and another RMB10.1 million (S$2.1 million) cash in liquidated damages.

The disposal is to be completed in tranches, with the last tranche expected to be completed in May 2019.

[1] *Reference is made to the announcements dated 30-May-18,12-Jul-18, 25-Sept-18, 23-Nov-18 and 28-Jan-19.*

Section 5 Key Business Review 4Q2018 – Property Financing

5.1 Property Financing - Overview of Financial Performance

In S$'000	4Q2018	4Q2017	Change %	FY2018	FY2017	Change %
Secured PRC PF loans to third parties						
- interest	6,425	1,051	511.3%	15,373	3,616	325.1%
- penalty interest	-	22,041	n.m.	12,947	26,433	(51.0%)
Share of secured non-PRC PF loan by Group's members to third parties [(1),(2)]	295	-	n.m.	295	-	n.m.
Unsecured PF loans to the Group's members						
- European associates and JV [(2)]	9,010	6,663	35.2%	35,140	16,601	111.7%
- Star of East River Project Co	3,662	492	n.m.	14,940	492	n.m.
- Dongguan East Sun Limited [(3)]	52	311	(83.3%)	1,200	311	285.9%
Others	1,086	98	n.m.	2,740	331	n.m.
Total PF Interest Income	**20,530**	**30,656**	**(33.0%)**	**82,635**	**47,784**	**72.9%**

(1) Income recognised through share of joint venture's profit
(2) Relates to non-PRC property financing business
(3) Repaid in October 2018

5.2 Property Financing - PRC PF Loan Book

	Average PRC PF Loan Book (1) for the quarter ended	Average PRC PF Loan Book (1) for the year to date ended	PRC PF Loan Book (1) as at
31 December 2018	RMB1,943.2m (S$396.2m)	RMB1,581.3m (S$322.4m)	RMB2,790.0m (S$556.0m)
30 September 2018	RMB1,850.6m (S$380.9m)	RMB1,459.4m (S$300.3m)	RMB1,931.7m (S$385.0m)

(1) Includes the defaulted loan cases.

- The average PRC property financing loan book has more than doubled for FY2018 (FY2017: RMB697.2m).
- The PRC property financing loan book stood at a record RMB2.8 billion as at 31 December 2018.

Section 6 Acquisition of a 65-room Milan hotel

6.1 Property Holding – Acquisition of a 65-room Milan hotel

- On 24 January 2019, the Group expanded its footprint into the Italian hospitality market through the acquisition of a bare shell 65-room hotel located in the heart of Milan city centre for a total consideration of approximately €10.7 million (S$16.5 million) including estimated acquisition costs.

- The Group will completely refurbish the property into a hostel to tap on the youth hospitality market.

- The property is located along Corso Buenos Aires, one of the busiest high streets in Milan, with a metro station within two-minute walk and a 10-minute walk to Milan Central train station.

- It is 2.5 km away (or 4 metro stops) from Milan city centre and Duomo, the busiest tourist area.

Thank You

Disclaimer

This document may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, customers and partners, expected levels of occupancy rate, property rental income, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.