

LHN GROUP

SPACE OPTIMISED

INDUSTRIAL
COMMERCIAL
LOGISTICS
RESIDENTIAL
FACILITIES

CREATING PRODUCTIVE ENVIRONMENTS,
GENERATING VALUE



FY2015 Results Presentation

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BUSINESS OVERVIEW

Business Segments



Listed on SGX-ST's Catalist on 13 April 2015 and
with a history dating back to 1991

Three (3) Business Segments



Our Presence

YANGON, MYANMAR

SPACE OPTIMISATION

- GreenHub branded SOHO-style Serviced Residence

LAEM CHABANG, THAILAND

LOGISTICS SERVICES

- Container depot able to handle 7,000 TEUS.

SINGAPORE

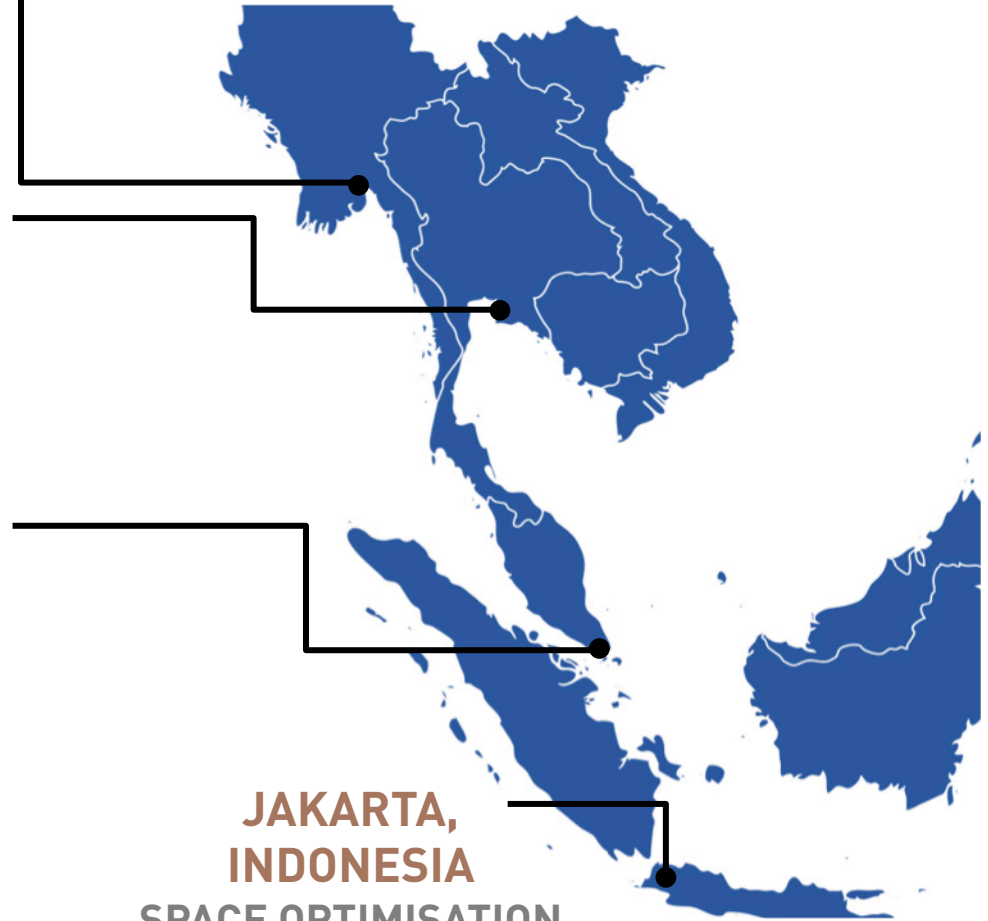
SPACE OPTIMISATION, FACILITIES MANAGEMENT & LOGISTICS SERVICES

- Regional HQ
- 37 commercial, industrial and residential properties, including 3 GreenHub suited offices
- Facilities Management services for our properties and other properties
- Container depot at 27 Benoi Sector able to handle up to 6,200 TEUS.
- Transportation services business

JAKARTA, INDONESIA

SPACE OPTIMISATION

- 2 GreenHub branded Suited Offices



Space Optimisation Business

We Create Productive Environments by

Securing master leases for unused, old and underutilised industrial, commercial and residential properties

Transforming them to increase net lettable area and potential rental yields by applying our space optimisation expertise

Leasing out optimised space to our tenants, who are willing to pay more for thoughtfully designed and highly usable space



A Unique Position in the Industry

Developers

**REITS /
Landlords**

Tenants

**LHN Limited acts as a bridge
between landlords and tenants:**

- We offer tenants creative and productive spaces
 - We generate value for landlords

Space Optimisation Generates Value for...

Our Suppliers

- Approximately half of master leases are secured from various government bodies



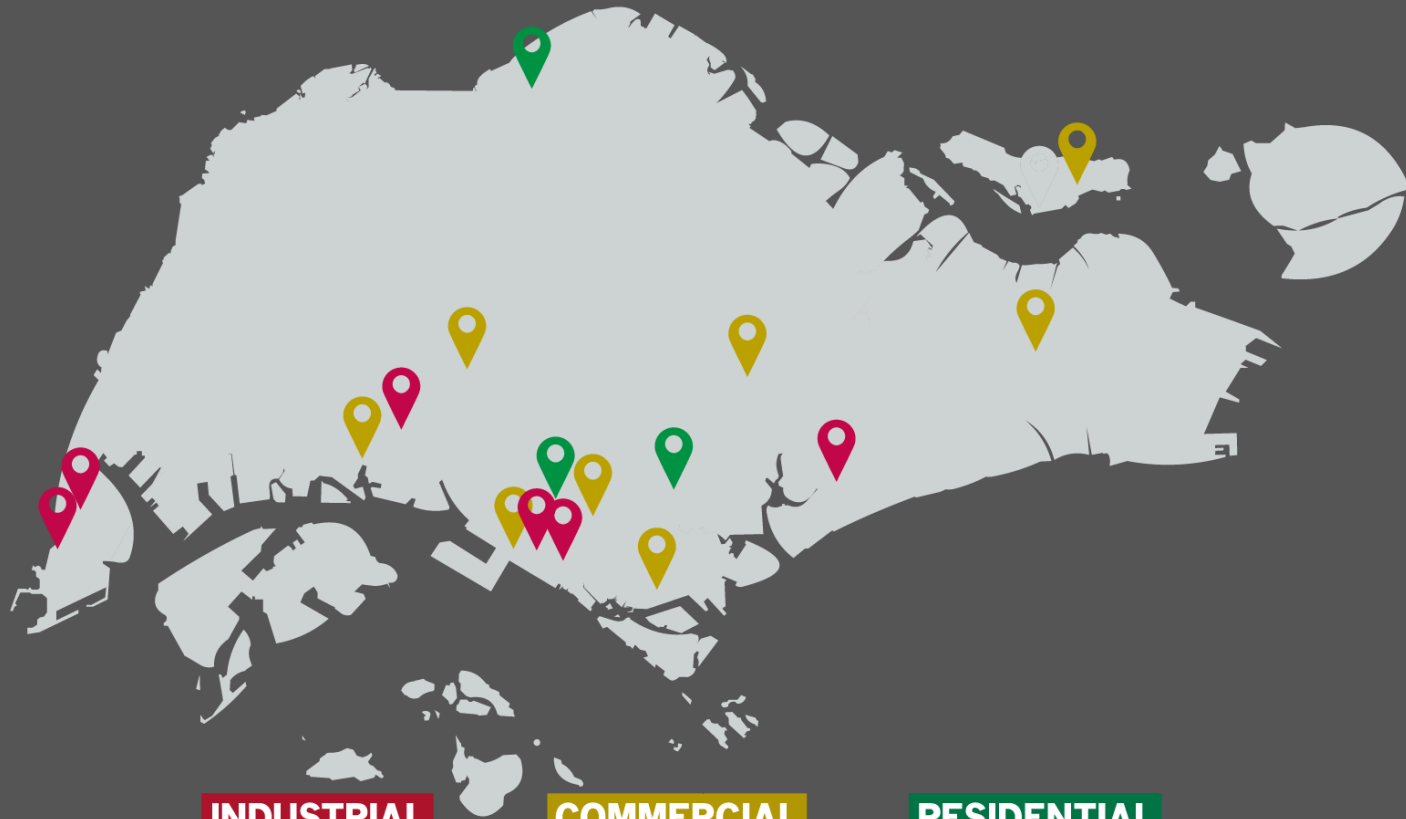
Far East Organization
INSPIRING BETTER LIVES

Our Diverse Mix of Tenants

- Willing to pay additional dollar for thoughtfully designed and highly usable space
- Over 700 local and international tenants from a wide range of industries



Our Presence in Singapore



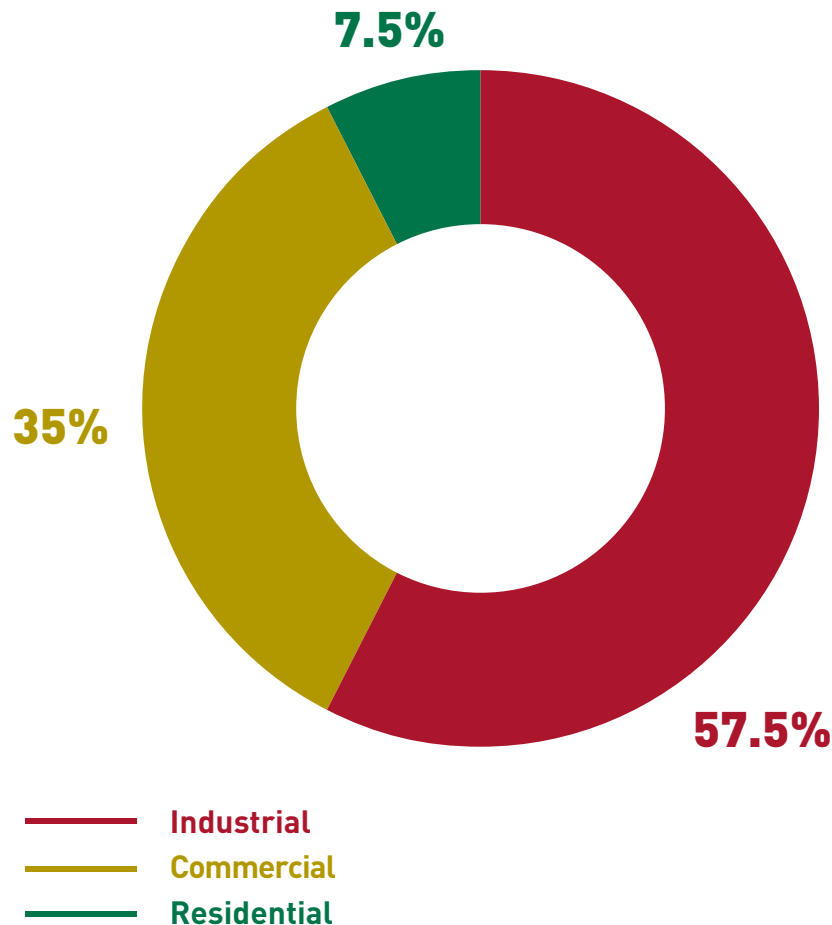
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Diversified Property Portfolio

Portfolio by Property Type



We currently manage a total of 40 properties:

- **Singapore** - **37** commercial, industrial and residential properties
- **Indonesia** - **2** commercial properties
- **Myanmar** - **1** residential property

Total net lettable area:

- Over **4.5 million square feet**

Facilities Management Business

Complements Space Optimisation Business with integrated services

- Provide safe and conducive environment
- Tenants can focus on achieving maximum returns from their core business activities

Cleaning & Related Services

- Repair, maintenance and cleaning of buildings and offices
- Pest control and fumigation
- Landscaping



Car Parks

- Manages over 5,400 equivalent parking lots



Security Services

- Ground security personnel
- Supply, install, repair and maintain security systems



Logistics Services Business

Transportation Services



→ over 35 prime movers
→ over 10 road tankers
→ over 110 trailers

- Transport mainly ISO tanks, containers, base oil and bitumen
- Customers: PetroChina Company Limited, Total Oil Asia-Pacific Pte Ltd, Idemitsu Lube (Singapore) Pte. Ltd.

Container Depot Management Services



Located at
→ 27 Benoi Sector
→ Laem Chabang, Thailand

- Container surveying by IICL-certified inspectors
- Stacking and lifting of containers
- On-site repair as well as cleaning and storage of empty general purpose and refrigerated containers (reefer)

The background of the slide features a blue and white network diagram with nodes and connecting lines. Overlaid on this are faint binary code sequences (0s and 1s) and a horizontal bar at the top composed of several colored segments: yellow, green, blue, red, and grey.

FY2015 Corporate Highlights

New Master Lease in Singapore



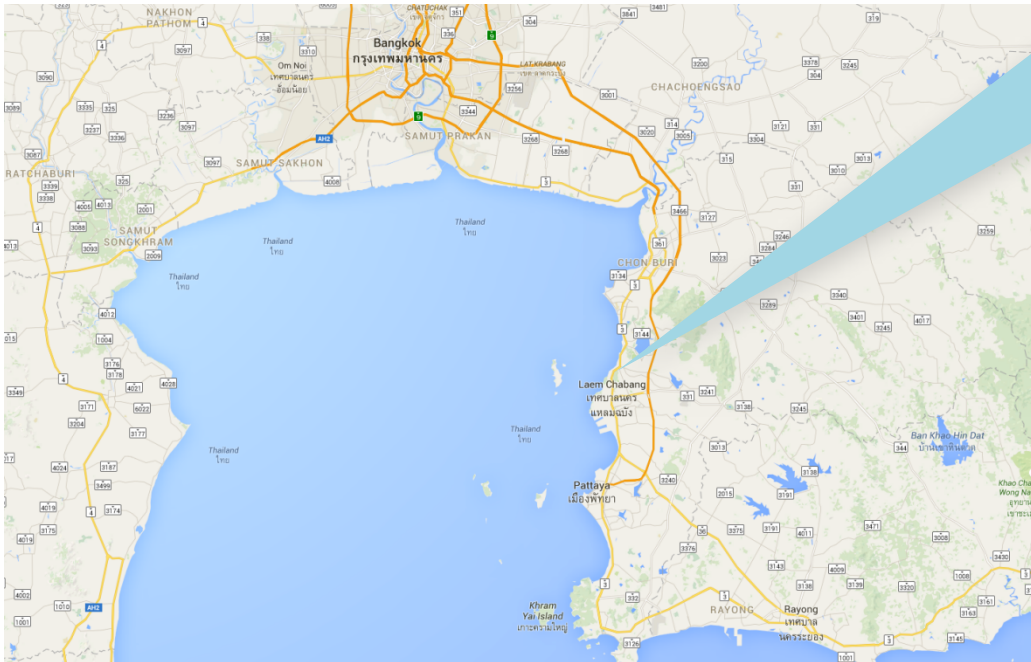
18 Tampines Industrial Crescent

- 7-year master lease with the option to renew for another 7 years
- Comprises 3-storey building and 7-storey ramp-up building
- Classified as B2 Clean & Light Industrial property
- NLA: More than 450,000 square feet
- Occupancy rate more than 75%

New Container Depot in Thailand

Container depot at Laem Chabang:

- Fully operational since May 2015

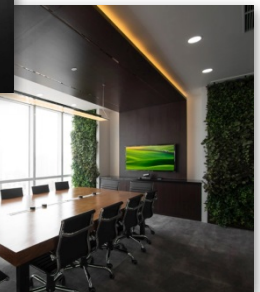


Expanding GreenHub regionally

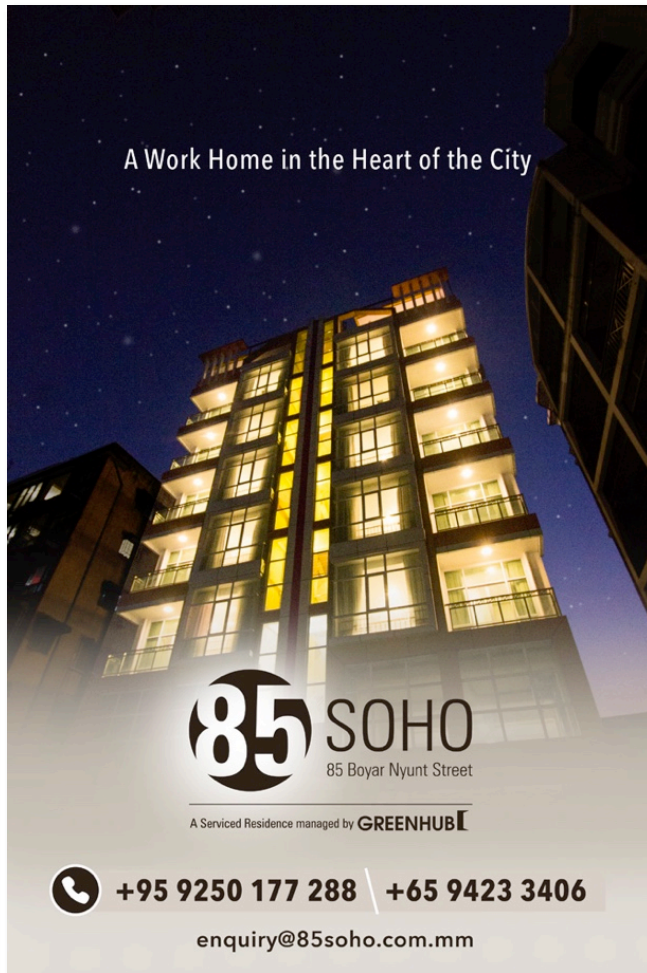


2nd GreenHub Suited Office in Jakarta, Indonesia

- Signed 6-year master lease for 23rd floor penthouse office unit at Plaza Marein
- Location: Jalan Jenderal Sudirman in the heart of the CBD
- GFA: 1,228 m²
- Features: 198 workstations, 2 meeting rooms
- Officially open in November 2015



Expanding GreenHub regionally



1st GreenHub branded SOHO-style Serviced Residence in the region

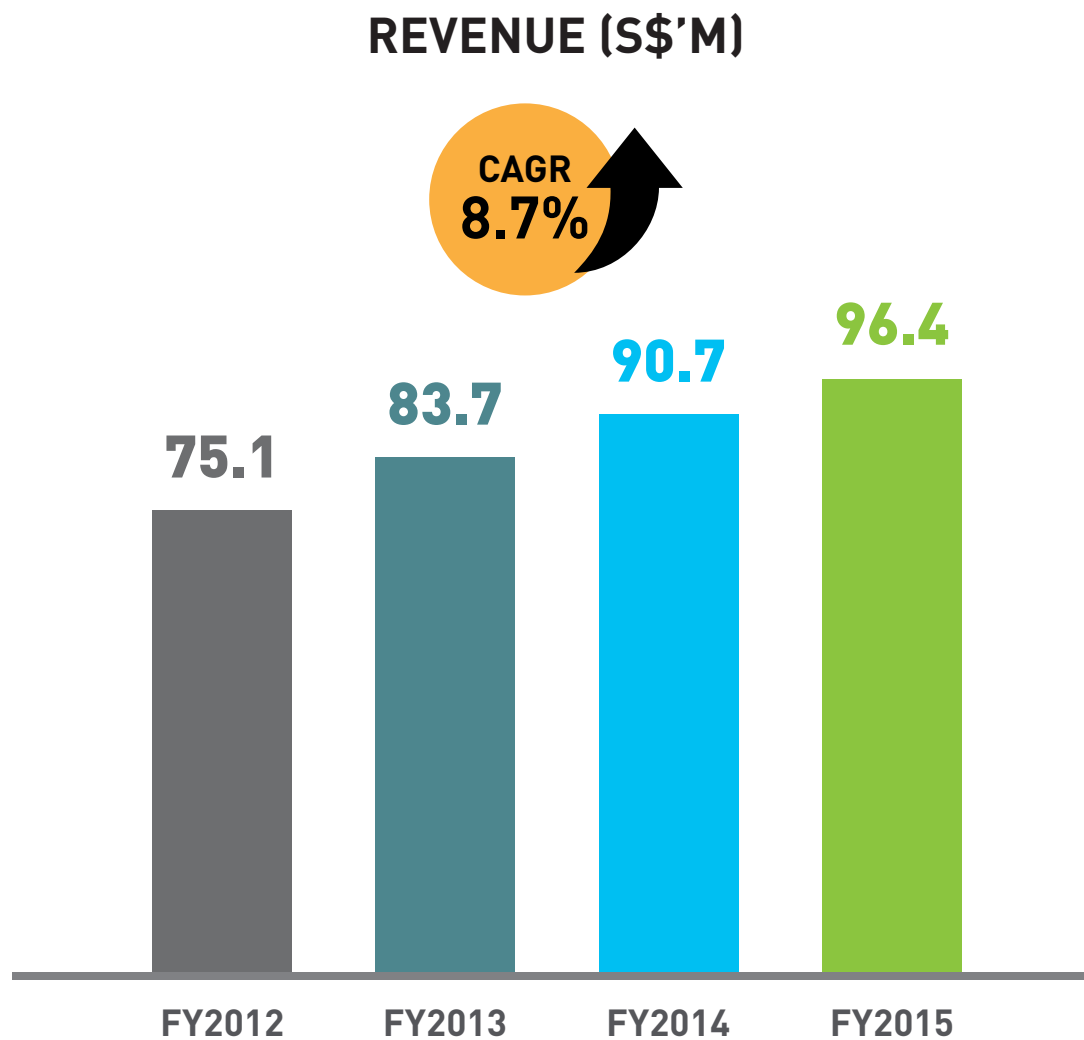
- Signed master lease for 85 SOHO located in downtown Yangon, Myanmar
- Features: 20 one-to three-bedroom units; and 28 capsule concept beds
- Renovation completed for one-to-three-bedroom units, expected to receive tenants by January 2016



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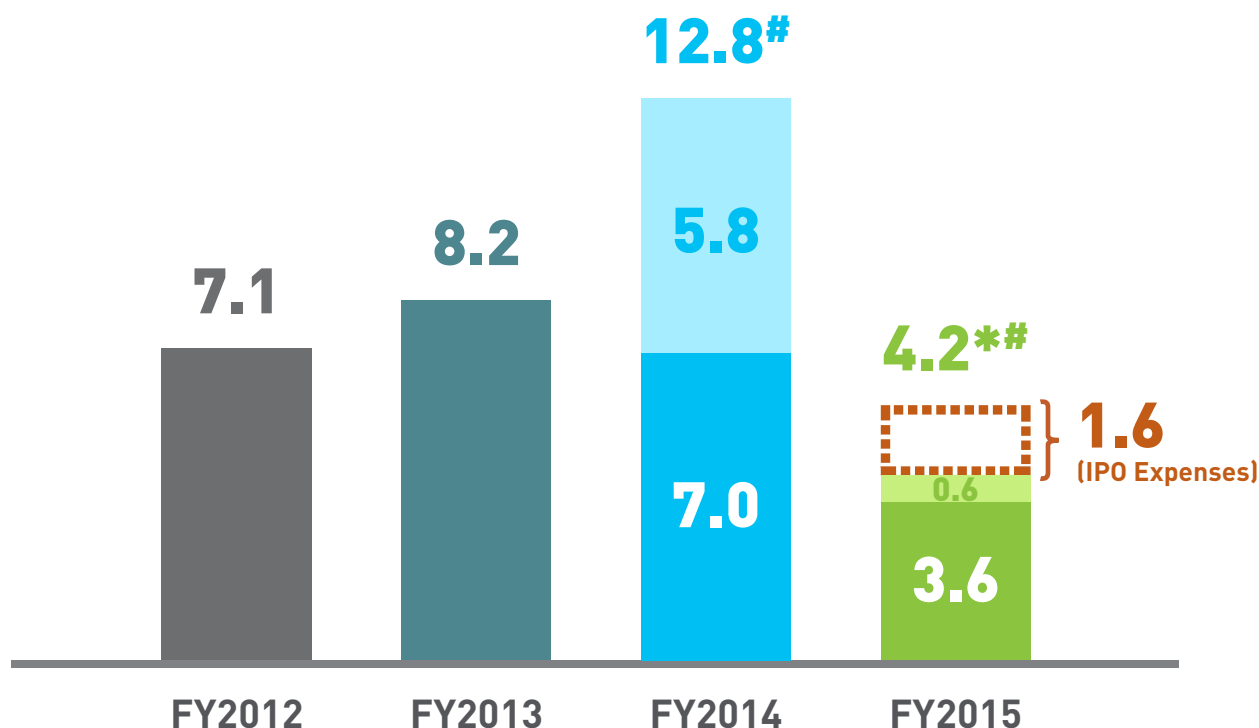
FY2015 Financial Highlights

Financial Highlights



Financial Highlights

PROFIT ATTRIBUTABLE TO SHAREHOLDERS OF THE COMPANY (S\$'M)

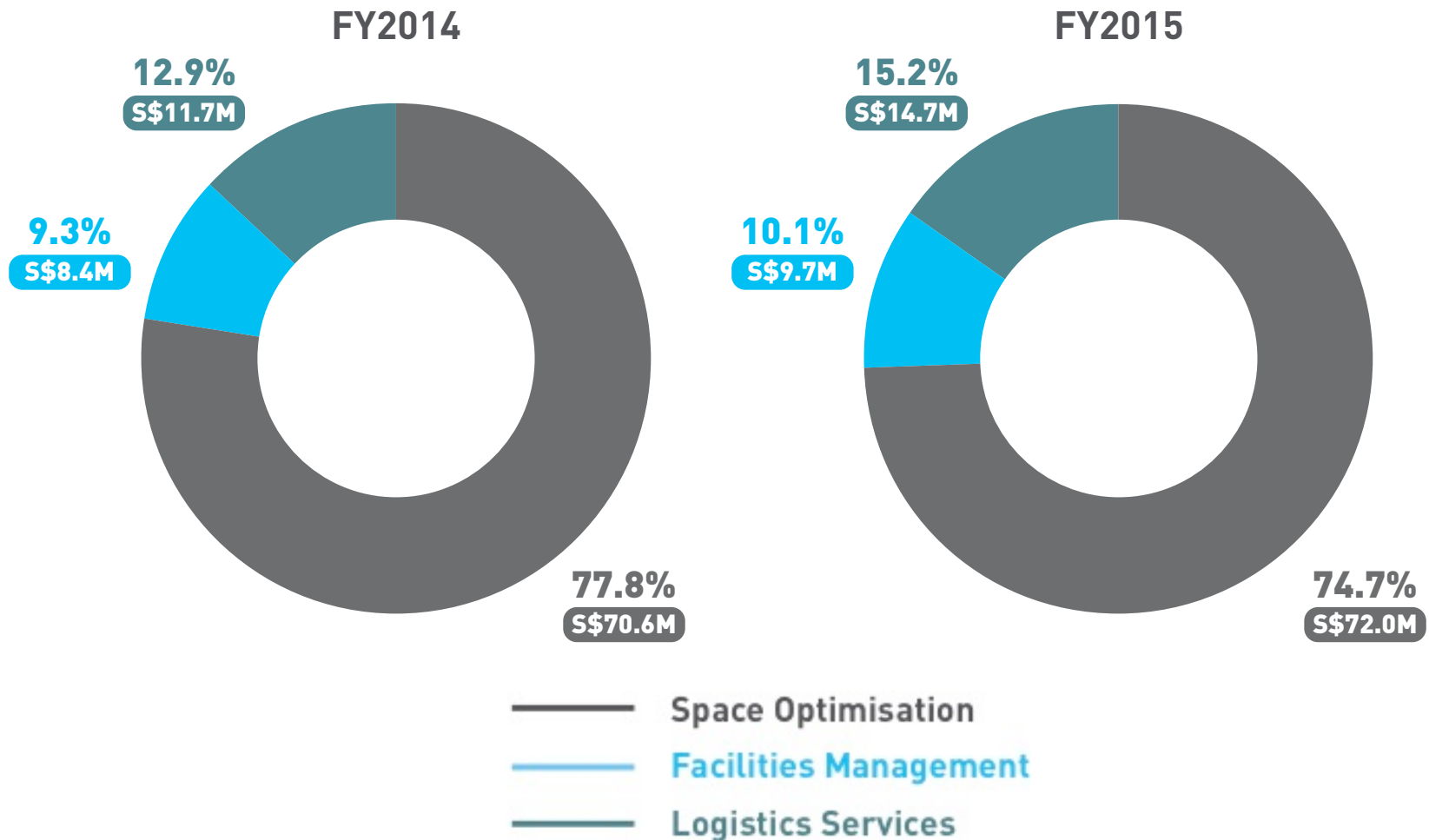


* If IPO expenses of S\$1.6 million are excluded, the Group would have achieved a net profit attributable to equity owners of approximately S\$5.8 million.

[#] Includes fair value gain on investment properties of S\$5.8 million in FY2014 & S\$0.6 million in FY2015 respectively due to revaluation of investment properties at fair values.

Financial Highlights

REVENUE BY SEGMENTS



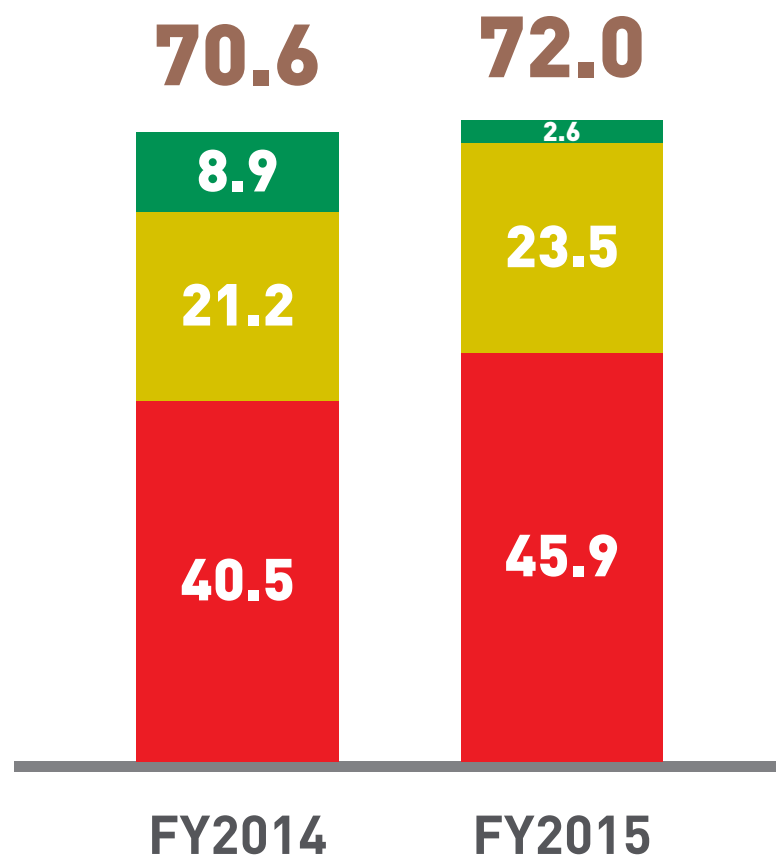
Space Optimisation Revenue

Revenue ↑2.0%

- **Industrial Properties: ↑13.3%**
 - Secured new master leases
 - Acquired new industrial property
 - Higher rental income from existing properties
 - Average occupancy in FY2015: 93%
- **Commercial Properties: ↑10.8%:**
 - Secured new master lease
 - Higher occupancy and rental rates
 - Average occupancy in FY2015: 96%
- **Residential Properties: ↓70.8%**
 - Expiry of lease on residential property at Yung Kuang Road in August 2014

(S\$'M)

INDUSTRIAL
COMMERCIAL
RESIDENTIAL



Occupancy Rate

Industrial Properties

Q1	Q2	Q3	Q4	FY2015 Avg
92%	97%	93%	90%	93%

Remaining Vacant Space for Lease: **420,427 sqft**

Commercial Properties

Q1	Q2	Q3	Q4	FY2015 Avg
94%	95%	97%	97%	96%

Remaining Vacant Space for Lease: **5,965 sqft**

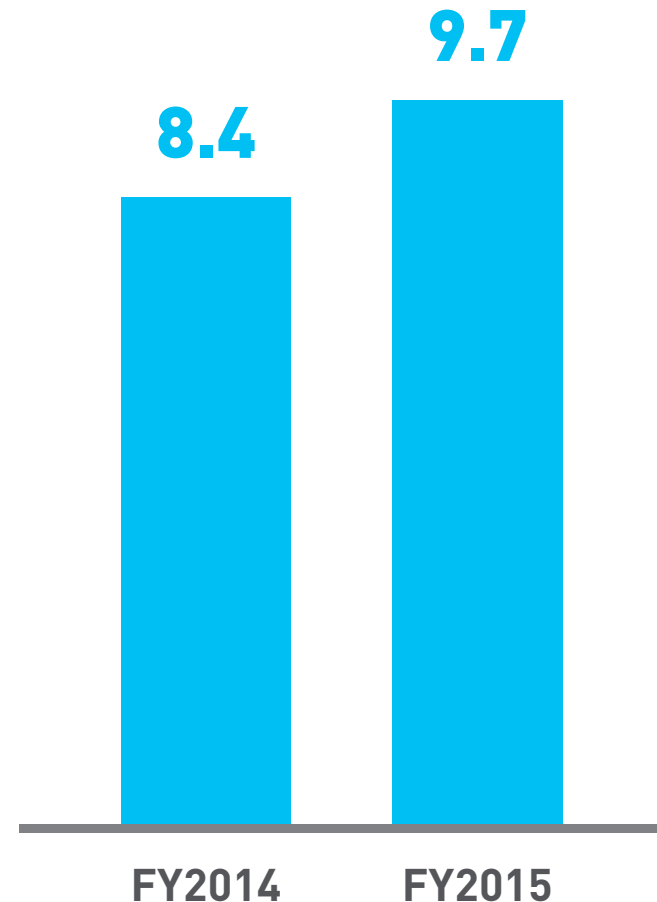
Facilities Management Revenue

Revenue ↑15.5%

- Increase in security services
- Increase in car park management services arising from both existing sites and new car parks



(S\$'M)



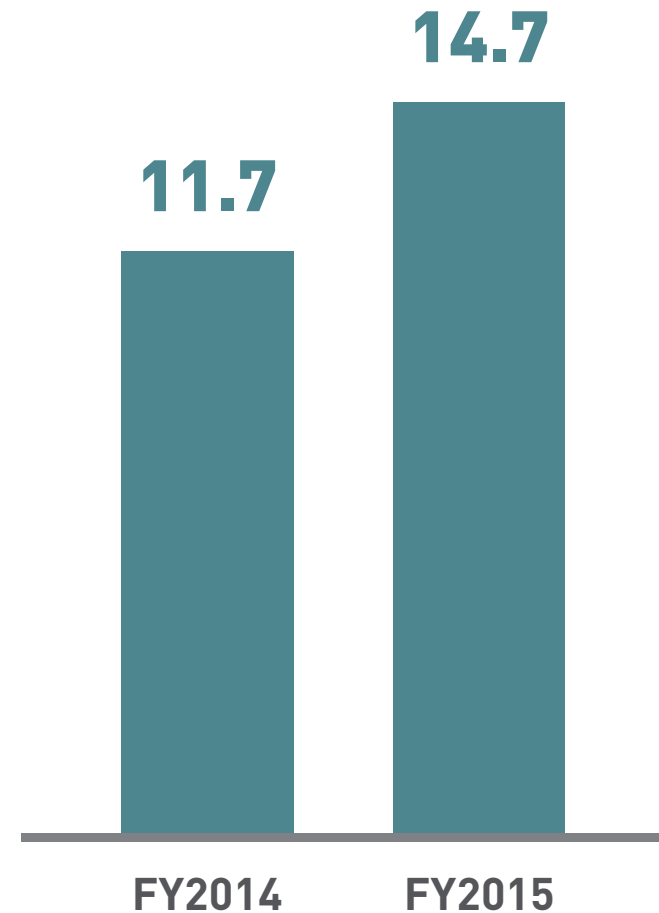
Logistics Services Revenue

Revenue **↑25.6%**

- Increase in transportation services
- Increase in container depot business



(S\$'M)



Key Financial Ratios

	As at 30 Sep 2015	As at 30 Sep 2014	Change (%)
Cash and fixed deposits (S\$'m)	30.3	20.0	↑ 51.5
Total assets (S\$'m)	106.7	72.4	↑ 47.4
Total equity (S\$'m)	55.3	32.6	↑ 69.6
Current ratio (times)	1.6	1.2	↑ 33.3
Net asset value per share (S'pore cents) ⁽¹⁾	15.33	9.05	↑ 69.4

(1)Based on 361,524,000 ordinary shares in issue as at 30 September 2014 and as at 30 September 2015.

Dividend for FY2015

Delivering on our IPO promise...



- In its offer document, the Group said it **intended to recommend and distribute dividends of not less than 20.0%** of net profit after tax attributable to our shareholders in FY2015 and FY2016.
- Proposed final dividend for FY2015: **0.30 Singapore cents per ordinary share** subject to shareholder's approval at annual general meeting.
- Dividend payout ratio: **22%**

**Business Strategies
&
Investment Merits**

Business Strategies & Future Plans

Grow property portfolio and acquire own properties

- Seek out suitable properties in Singapore and Southeast Asia by leasing on a long-term basis
- Strategically acquire properties to strengthen balance sheet

Expand Logistics Services and Facilities Management Business

- Acquire transportation storage facility and further expanding existing fleet of prime movers
- Acquire car park equipment and related consumables

Expand operations in existing and new markets

- Expand core businesses in Singapore or other countries in the ASEAN region through the setting up of new subsidiaries, acquisitions, joint ventures and/or strategic alliances

Develop technological capability

- Utilise intelligent systems that provide meaningful information to leverage on wide customer base, facilitate information sharing and knowledge flow within the Group

What's In the Pipeline for FY2016

1. **Awarded master lease renewal for 27 West Coast Highway, tenure of 3+3+1 years.**
2. **Full year income stream expected for the new master leases at 18 Tampines Industrial Crescent.**
3. **Expected completion of A&A works for 100 Eunos Ave 7**
→ Increase of GFA by 50%
4. **New Work+Store concept in the following locations:**
 - 100 Eunos Avenue 7, GFA 65,000 sqft
 - 18 New Industrial Road, GFA 11,000 sqft
 - 680 Upper Thomson Road, GFA 10,000 sqft
 - 18 Tampines Industrial Crescent, GFA 4,000 sqft
5. **Possible award of SLA Tender participated:**
 - a) 20-25 Depot Lane, GFA 122,000 sqft (re-tender)
 - b) 90 Eu Tong Sen Street, GFA 96,000 sqft (new)
6. **Possible new master lease project in western central part of Singapore**
GFA 500,000 sqft



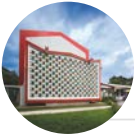
Summary: Key Investment Merits



Committed, qualified and experienced management team



Distinguishing expertise in space optimisation: Manages over 4.5 million sq ft of space



Diversified portfolio of 37 properties in strategic locations in Singapore and a total of 3 properties in Myanmar and Indonesia



Established track record and reputation: Occupancy rates of over 90%



A diverse mix of over 700 tenants: Providing a base for sales and marketing through intelligent information systems



Close working relationships with our tenants: Historical average tenant renewal rate of approximately 70%



Ability to provide value-added integrated solutions

Thank you

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