

**INNOVATING
SUSTAINABLE FOUNDATIONS**

ANNUAL REPORT 2024

**KOH BROTHERS
GROUP LIMITED (KBG)**

Annual General Meeting

29 April 2025

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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



**Construction &
Engineering**

Construction & Engineering – Infrastructure Projects



	Circle Line 6	Toa Payoh Integrated Development – Piling, Ground Improvement & Stabilising Structures
Contract Value	\$225.4 million	\$77.6 million
Client	LTA	Sport Singapore
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	• Ground improvement works • Construction of foundation piles • Earth Retaining Stabilizing Structure installation (ERSS)

Construction & Engineering –Building project



Proposed Multi-Storey Bus Depot At Lorong Halus

Contract Value

\$313.9 million

Client

LTA

Project Brief

- Proposed multi-storey bus depot
- Main depot building with parking and associated operational facilities and ancillary building
- Involved design, construction, supply, installation, testing and commissioning and completion of architectural, civil and structural, building services, Mechanical & Electrical Services, Electrical & Mechanical systems and equipment, and Bus Depot Equipment

Construction & Engineering – Water & Wastewater Treatment Projects



	Tuas Water Reclamation Plant Contract 2A – Influent Pumping Solutions	Tuas Water Reclamation Plant Contract 3B1 – Industrial Liquids Module 1 MEICA Part 1 & 2
Contract Value	\$668.2 million	\$200.7 million
Client	PUB	PUB
Project Brief	• Provision of Influent Pumping Stations, Coarse Screen Shafts • 66/22kV Electrical Main Substation A and B	• 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

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



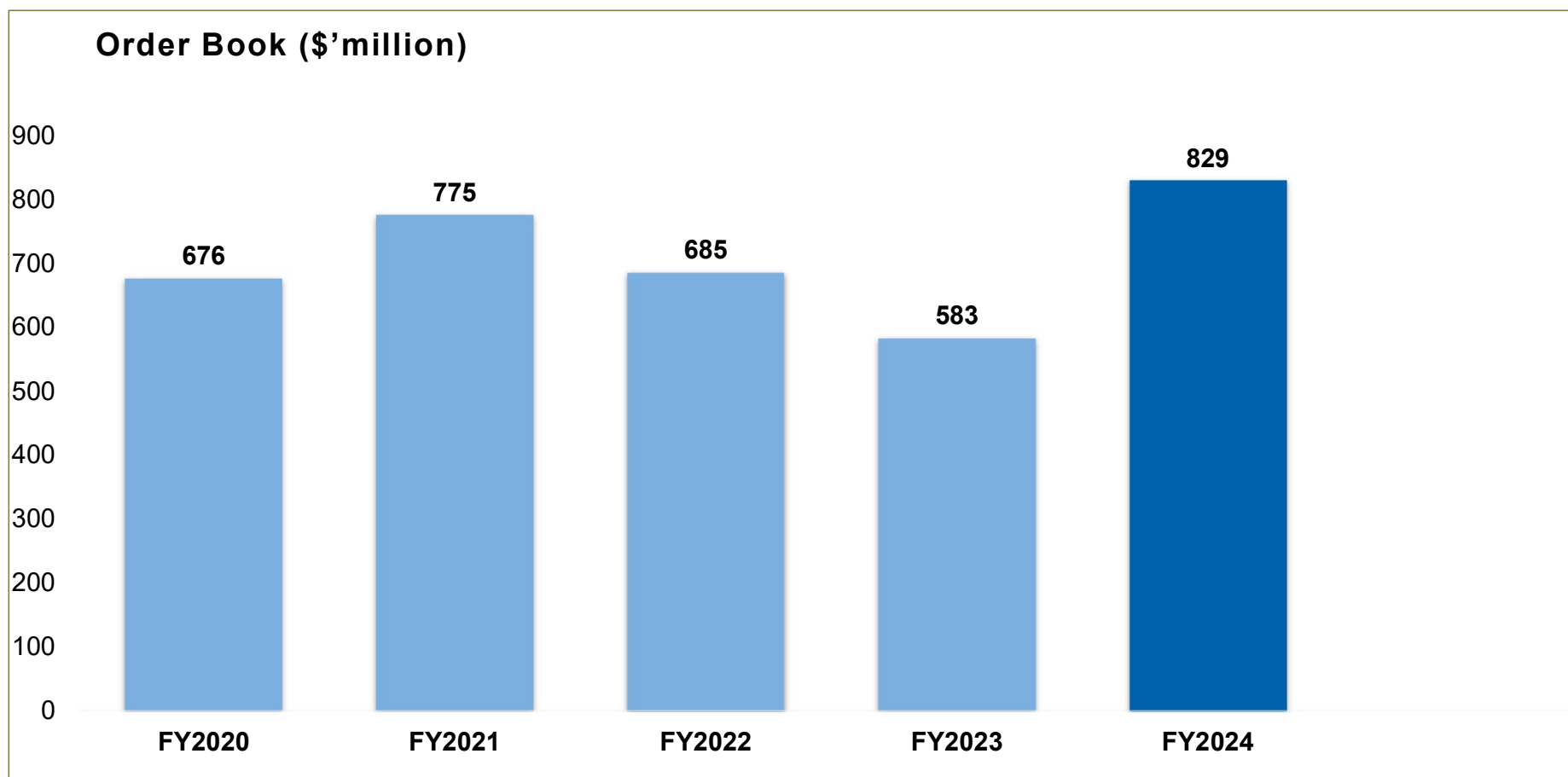
Bio-Refinery and Renewable Energy (Oiltek Group)

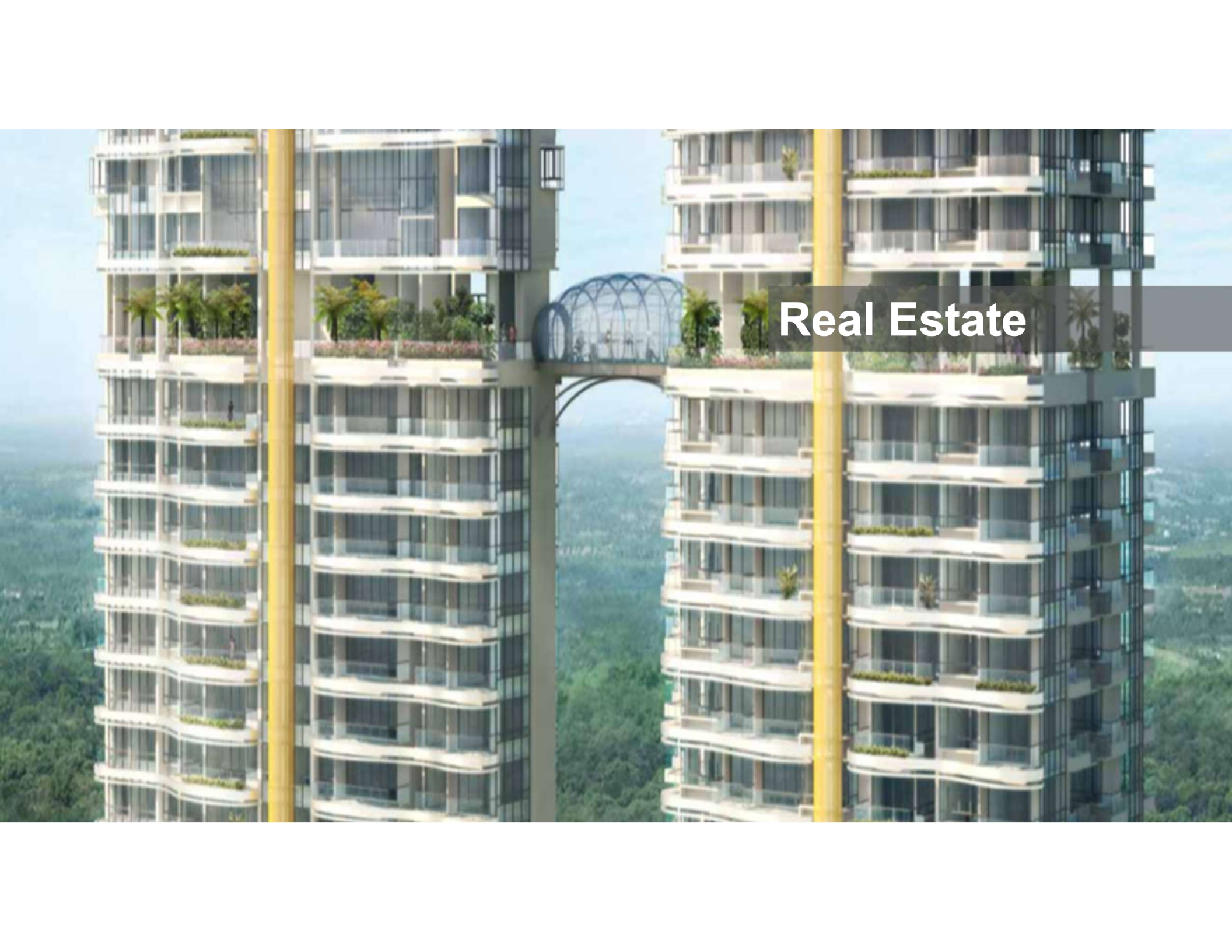


- Through our Catalist-listed subsidiary, Oiltek International Limited (“Oiltek”), is an established integrated process technology and renewable energy solutions provider with over 44 years of experience.
- Oiltek provides services to edible & non-edible oil refinery industries including engineering, procurement, designing, construction and commissioning (“EPCC”) of facilities and plants.
- Oiltek also provides EPCC of multi-feedstock biodiesel, enzymatic biodiesel, winter fuel, and palm oil mill effluent biogas methane recovery plants.
- Oiltek has obtained approval from its shareholders and the SGX for the transfer of its listing to the Mainboard.



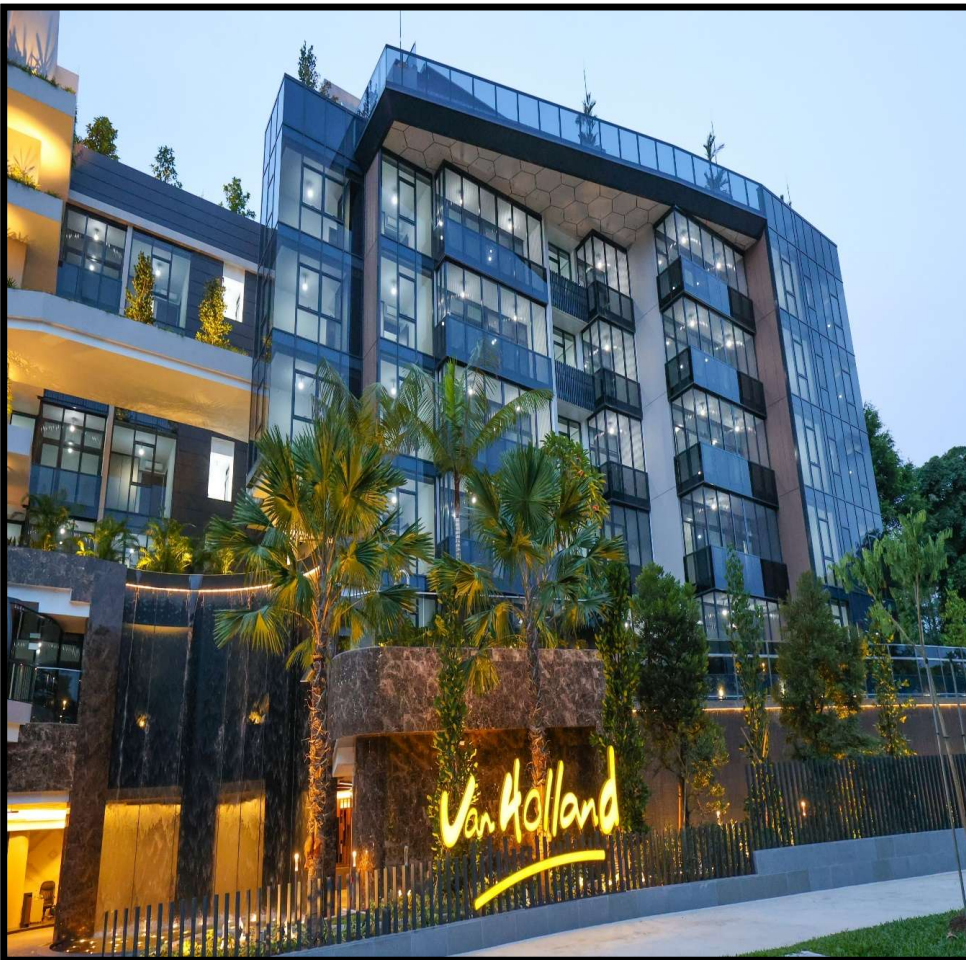
Healthy Construction Order Book



A modern high-rise apartment building with two towers connected by a skybridge. The building features glass facades, balconies with glass railings, and some balconies with small plants. The skybridge has a glass dome structure. The background shows a dense green forest under a clear blue sky.

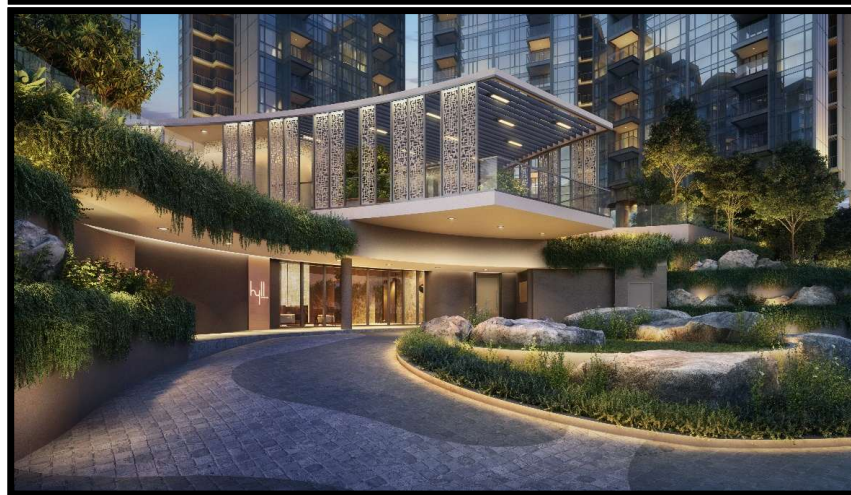
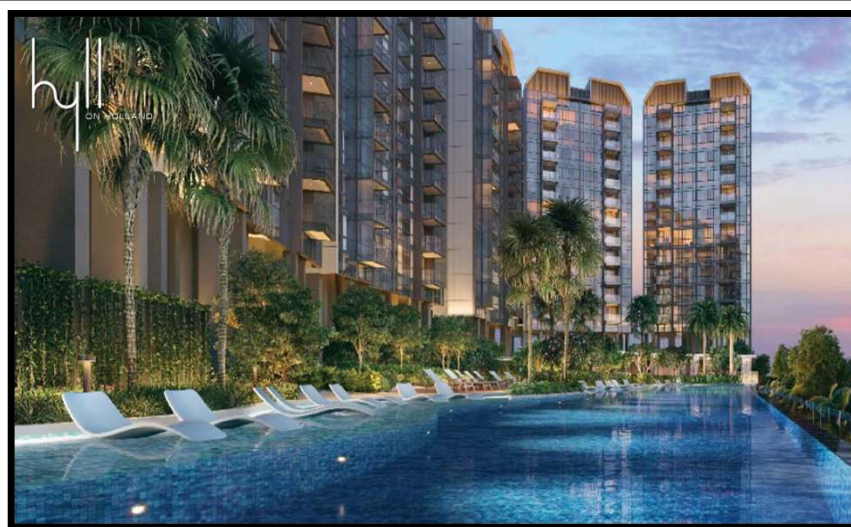
Real Estate

Real Estate – Recently Completed Projects



	Van Holland
Group Stake	100%
% Sold	100%
TOP	April 2024
Project Brief	- Sheltered link-bridge directly connects Van Holland to Holland Village 69-unit residential development, a 2-storey waterfall, a 26-metre infinity lap pool and a rooftop clubhouse - Award-winning – Best Luxury Boutique Condo Development and Best Boutique Condo Architectural Design – bestowed by PropertyGuru Asia Property Awards

Real Estate – Recently Completed Projects



	Hyll on Holland
Group Stake	20%
% Sold	100%
TOP	May 2024
Project Brief	• Located at the junction of Holland Road and Queensway in District 10 • The development is conveniently located within 6 mins walk to Holland Village MRT station and is easily connected to two expressways, PIE and AYE • It has a total of 310 units comprising a mixture of 1-bedroom to 5-bedroom units

Real Estate – Upcoming Project (Medini i-Walk)



Group Stake	25%
Location	Plot A-27 at South Urban Centre, Medini City, Johor, Malaysia
Tenure	99 years (currently being converted to freehold)

Site Area / GFA	112,440 Sqft / 449,759 Sqft
Description	- Proposed Mixed-Use Development - Johor-Singapore Special Economic Zone

Investment Properties



Alocassia

– Located along Bukit Timah Road and proximity to Stevens MRT Station. Comprising 11 commercial units.



First City Complex

– Located in Batam, Indonesia. Comprising commercial and office units, as well as apartments.



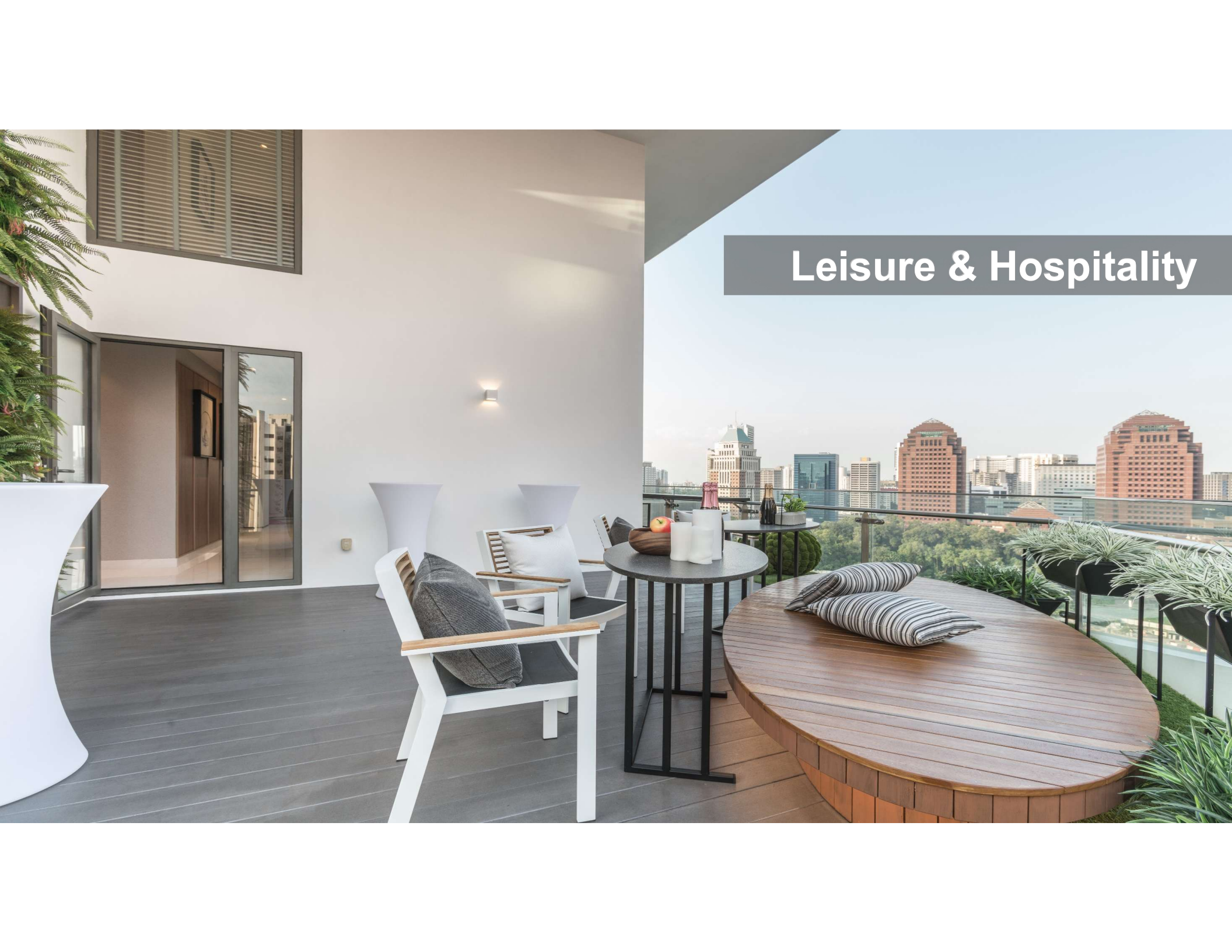
Nonhyeon I'Park

– Located in Gangnam district in Seoul, South Korea. Comprising units of officetel.



Sun Plaza

– Located in Sembawang and connected to the MRT Station. Comprising of retail and commercial units

A modern rooftop terrace with a grey tiled floor. On the left, a white curved planter holds a green fern. A large glass door with a dark frame leads into a building. The terrace is furnished with two white armchairs with wooden armrests and grey cushions, and a round wooden table with a black metal base. A large, oval-shaped wooden table with a curved edge is in the foreground, featuring two striped cushions. In the background, a city skyline with various skyscrapers is visible under a clear sky. A grey banner with the text "Leisure & Hospitality" is positioned in the upper right corner.

Leisure & Hospitality

Leisure & Hospitality – Oxford Hotel



Freehold 134-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



Business Strategies



Capitalise On Business Synergies

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



Assets Enhancement

- Prudent capital allocation
- Efficient capital deployment
- Sun Plaza - Energy saving project



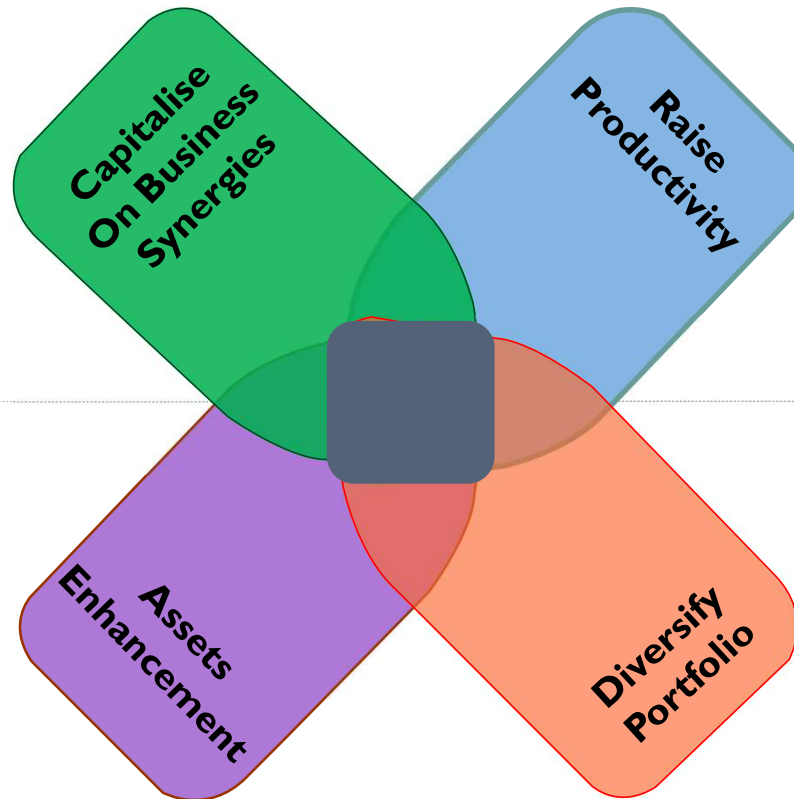
Raise Productivity

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



Diversify Portfolio

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



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**

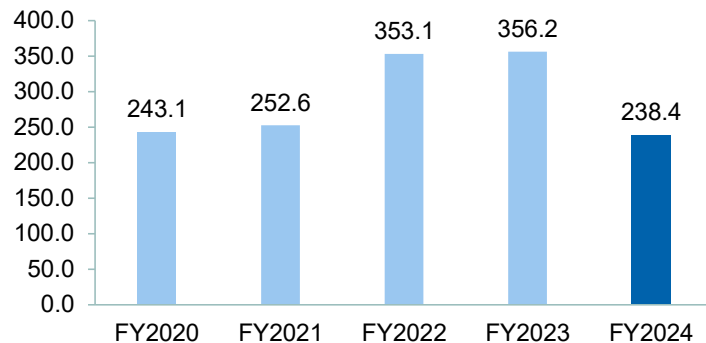
Financial Highlights

Financial Highlights

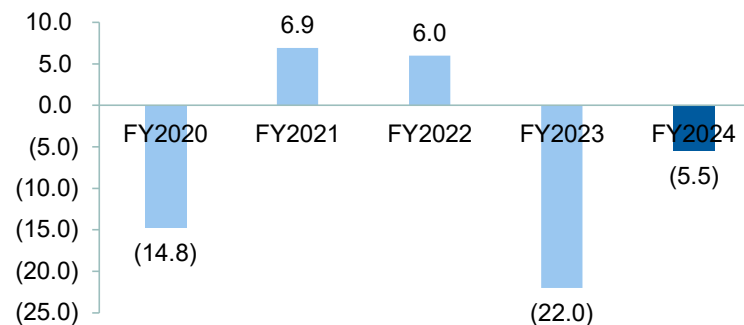


\$'million	FY2020	FY2021	FY2022	FY2023	FY2024
Revenue	243.1	252.6	353.1	356.2	238.4
Gross Profit	1.5	21.6	26.0	7.5	19.3
Gross Profit Margin (%)	0.6	8.6	7.4	2.1	8.1
Profit/(Loss) Before Tax	(16.2)	8.8	9.2	(25.8)	(7.1)
Net Profit /(Loss) Attributable to equity holders	(14.8)	6.9	6.0	(22.0)	(5.5)
Earnings/(Loss) Per Share (in cents)	(3.59)	1.67	1.46	(5.32)	(1.32)

Revenue (\$'million)



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



Revenue by Business Segments

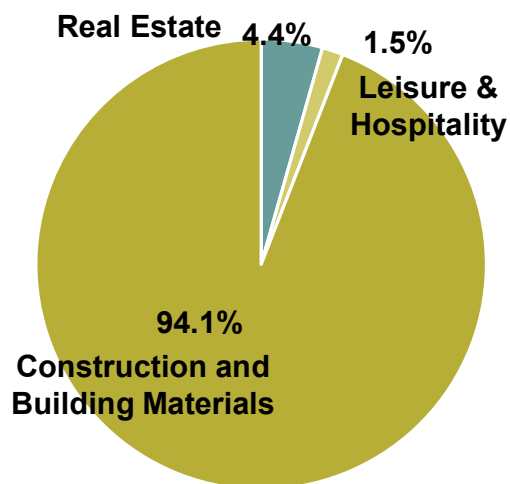


Revenue

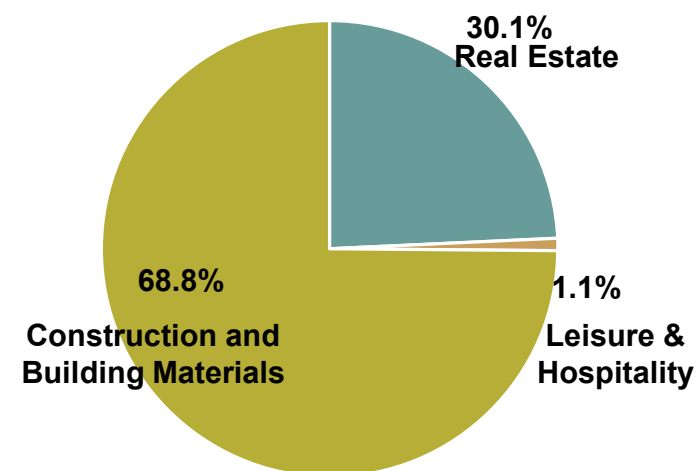
FY2024 \$238.4million

(FY2023: \$356.2million)

FY2024



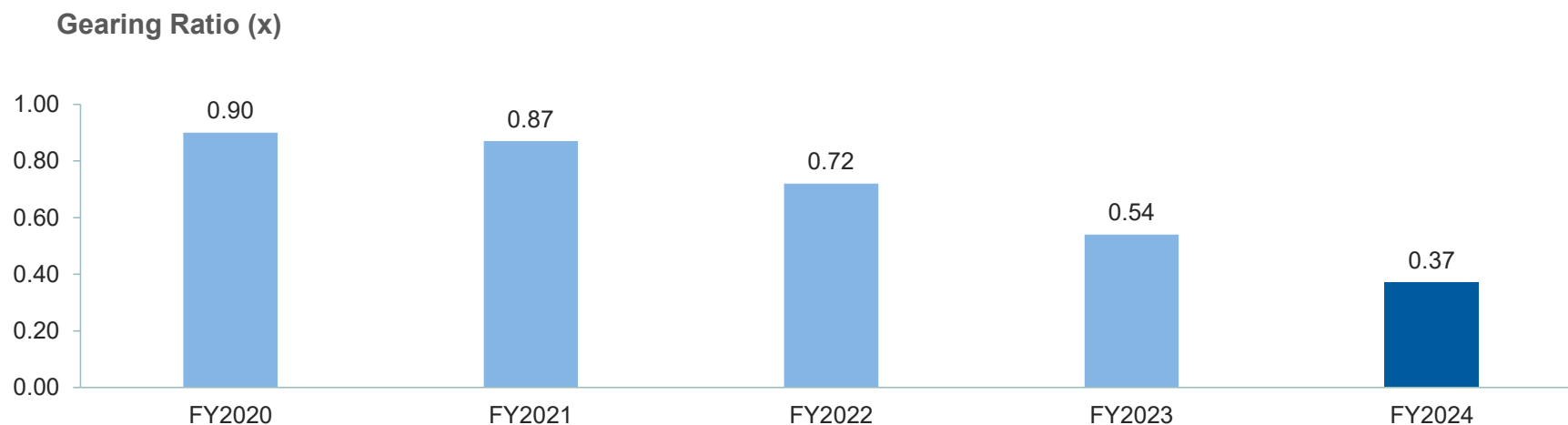
FY2023



Gearing Ratio



\$'million	31 Dec 2020	31 Dec 2021	31 Dec 2022	31 Dec 2023	31 Dec 2024
Cash and Bank Balances	101.8	95.2	82.4	95.8	71.1
Total Borrowings	360.7	346.3	289.2	240.1	168.3
Net Debt	258.9	251.1	206.8	144.3	97.2
Gearing Ratio (x)	0.90	0.87	0.72	0.54	0.37



Balance Sheets & Key Ratios



\$'million	31 Dec 2020	31 Dec 2021	31 Dec 2022	31 Dec 2023	31 Dec 2024
Current Assets	451.8	471.2	415.9	375.0	279.2
Current Liabilities	233.8	277.0	325.0	282.0	223.3
Net Current Assets	218.0	194.2	90.0	93.0	55.9
Total Assets	819.4	829.0	801.9	723.4	627.5
Total Liabilities	516.8	486.2	452.6	404.6	319.3
Net Assets	302.6	342.8	349.3	318.8	308.2
Net Asset Value Per Share (in cents)	69.80	69.61	70.04	64.22	63.01
Current Ratio (x)	1.93	1.70	1.28	1.33	1.25



Building Cities Building Dreams

Thank You