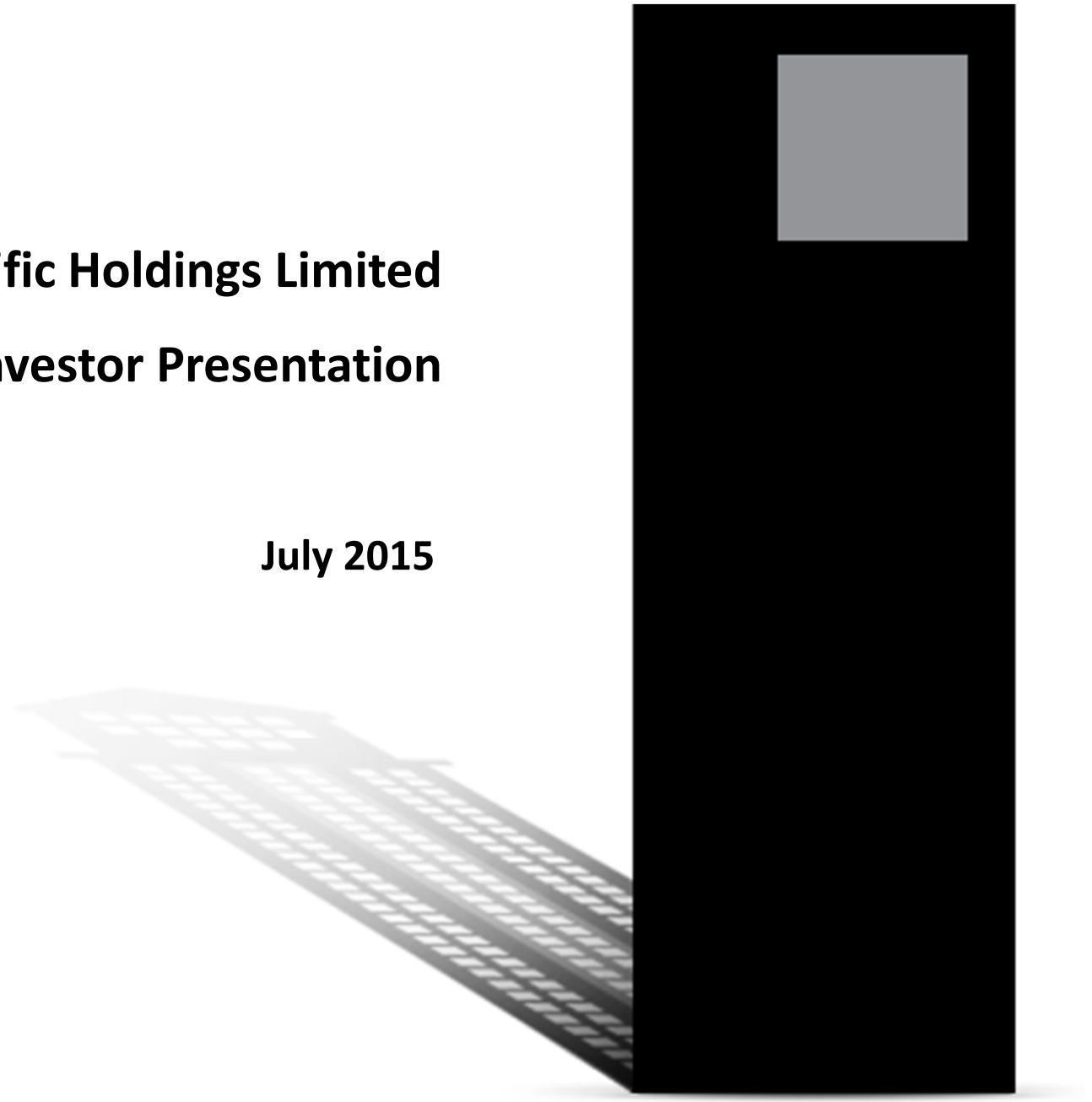
Roxy-Pacific Holdings Limited

Investor Presentation

July 2015



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This presentation includes market and industry data and forecast that have been obtained from internal survey, reports and studies, where appropriate, as well as market research, publicly available information and industry publications. Industry publications, surveys and forecasts generally state that the information they contain has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of such included information. While the Company and or the group has taken reasonable steps to ensure that the information is extracted accurately and in its proper context, the Company and or the group has not independently verified any of the data from third party sources or ascertained the underlying economic assumptions relied upon therein.

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An Asia-Pacific Focused Property and Hospitality Group

Roxy-Pacific Holdings Limited ("**Roxy-Pacific**") was incorporated **on 24 May 1967** and listed on the SGX Main Board since 12 March 2008. The Group's market capitalization is approximately S$615.0 million as at 1 July 2015.

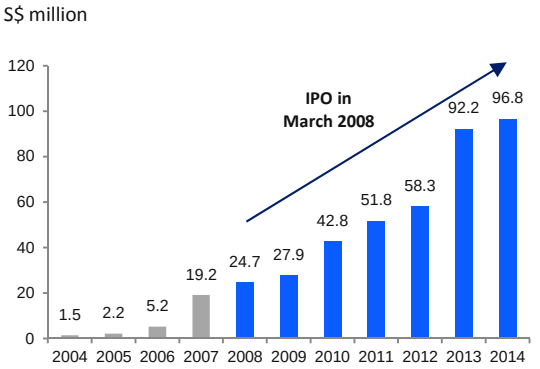
Core Market : Singapore

- Explore overseas market for opportunities
- Increase flow of recurring income
- Minimise concentration risk

Property Development	Hotel Ownership	Property Investment
Established brand name for residential development such as apartments and condominiums with over four decades of track record.	**Singapore** **2000** : Grand Mercure Roxy Hotel (managed by international hotel operator, Accor Group) **2014** : High average occupancy rate ("AOR") of 91.2% and an average room rate ("ARR") of S$184.5	**Singapore** 1984 : 1st Phase Roxy Square 1998 : 2nd Phase Roxy Square
Between 2004 and 2014, Roxy-Pacific developed and launched 38 developments comprising a total of more than 3,000 residential and commercial units in Singapore	**Japan** **October 2014** : Nakagyo-ku, Kyoto	**Australia** July 2014 : 59 Goulburn Street, Sydney
	Thailand **November 2014** : Chalong Sub-district, Mueang District, Phuket	**Hong Kong** January 2014 : 8 Russell Street, Causeway Bay, Hong Kong
	Australia **March 2015** : Wellington Street, Perth (will be managed by Marriot International Management B.V. ("Marriot") under the "Courtyard" brand)	
	Indonesia **June 2015** : Jalan Kramat Raya No. 110, Kelurahan Kwitang, Kecamatan Senen. Jakarta (The JV company intends to develop and own a hotel, or such other property as may be appropriate)	

Net Profit

10th consecutive year of record earnings since IPO

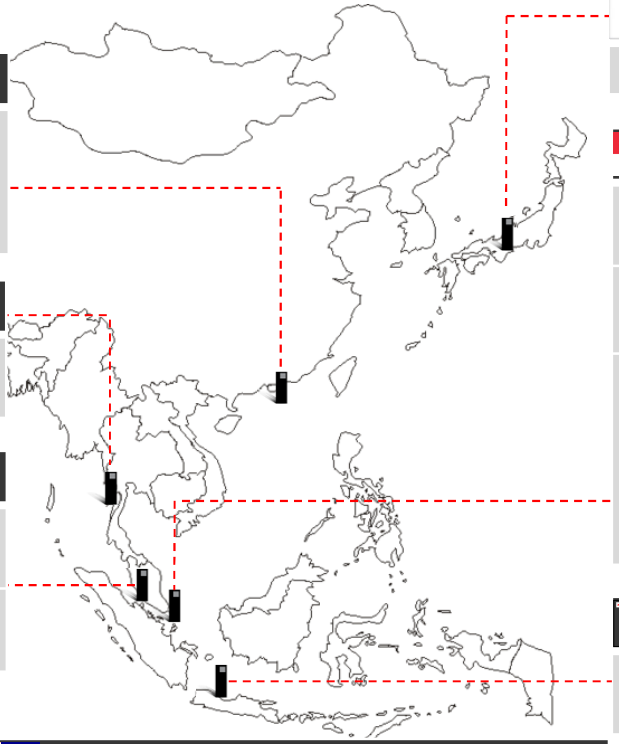


Share Price Performance since IPO



An Asia-Pacific Focused Property and Hospitality Group

Roxy-Pacific has a mixture of property development, hotel ownership and property investments across the Asia-Pacific. Locations include Singapore, Australia, Malaysia, Japan, Thailand and Indonesia. The Group has successfully sold all of the 21 strata retail floors for its investment property in Hong Kong (Causeway Bay).



Hong Kong

Property Investment	21 strata retail floors at Russell Street, Causeway Bay, Hong Kong *(100% sold as of June 2015)*

Thailand

Hotel	Chalong Subdistrict, Phuket (Yr 2017)

Malaysia

Landbank	Jln Dewan Sultan Sulaiman, Kuala Lumpur (Yr 2019)
Landbank	Daerah Ulu Langat, Selangor (1)

Japan

Hotel	Nakagyo-ku, Kyoto (Yr 2015)

Singapore

Hotel	Grand Mercure Roxy Hotel (Yr 2000)
Property Investment	Roxy Square Phase 1 (Yr 1984) and Phase 2 (Yr 1998)
Property Development	Core market for property development Launched 38 Developments with more than 3,000 residential and commercial units (Yr 2004 to 2014)

Indonesia

Landbank	Jalan Kramat Raya 110, Jakarta. Indonesia (3)

Australia

Hotel	Wellington St, Perth (Yr 2017)
Property Investment	Goulburn St, Sydney
Landbank	North Fremantle, Perth (2)
Landbank	Peel St & Cordelia St, Brisbane (Yr 2017)



Note:

(1) The completion of the acquisition of land is expected to take place on 24 August 2015.

(2) The properties are currently zoned as "Industrial" by the relevant Australian authorities. A Development Manager has been engaged for the purpose of remediating the land and rezoning it for commercial and residential use. Upon the completion of the rezoning of the Bracks Street Property, a decision will be made by the joint venture on the use of the property.

(3) The JV company intends to develop and own a hotel (or such other property as may be appropriate) on the Land

An Asia-Pacific Focused Property and Hospitality Group

Roxy-Pacific has established a track record and reputation over its 48 years of real estate experience

1960s

1967
Roxy-Pacific Holdings Limited was incorporated. The Group was formerly known as "Soon Nam Company Limited"

1980s

1984
Completed first phase of Roxy Square (East Coast Road)

1990s

1998
Completed second phase of Roxy Square (Marine Parade Road)

2000s

2000
Grand Mercure Roxy Hotel was completed

Mar 2008
Listed on the Main Board of SGX-ST

2010s

Jul 2013
First overseas property investment. Participated in the development of Wisma Infinitum, a residential and commercial mixed-used development in Kuala Lumpur, Malaysia

Jan 2014
Acquired 21 strata retail floors of mixed-development property at No. 8 Russell Street, Causeway Bay. (30% equity stake)

Jul 2014
Acquired 59 Goulburn Street, Sydney, Australia

Oct 2014
Acquired a land parcel and existing hotel (Hotel Harvest Kyoto) in Nakagyo-ku, Kyoto, Japan

Nov 2014
Acquired a property located in Chalong Sub-District, Mueang District, Phuket, Thailand. The Group intends to redevelop the site into approximately 85 resort villas

Mar 2015
Jointly acquired two land parcels in Brisbane and Perth for commercial and residential developments

Jointly acquired a land located at Wellington Street, Perth for hotel development

Apr 2015
Entered into a sale and purchase agreement to acquire a land parcel in Selangor, Malaysia, for commercial development

Jun 2015
Entered into a conditional sale and purchase agreement to acquire 49% interest in a land located at Jalan Kramat Raya, Jakarta

Fully sold 21 strata retail floors at 8 Russell Street, Hong Kong

End of 2015
Launching of Wisma Infinitum, Kuala Lumpur, Malaysia

Expected to commence operations for Roxy Kyoto Hotel under its own brand name

2016
Expected to complete construction of Wellington Street hotel property

2017
Expected to complete the construction of the Roxy Chalong resort villas

Expected to commence operations for Wellington Street hotel property under Marriot Courtyard brand

2018
Expected to commence operations for Phuket property

2004 – 2014
Developed and launched 38 developments comprising a total of more than 3,000 residential and commercial units In Singapore

An Asia-Pacific Focused Property and Hospitality Group

Roxy-Pacific has a number of core strengths

Experienced management team with established networks	▪ An experienced management team led by four Executive Directors with many years of experience in the property industry. ▪ Established a wide network of contacts such as construction firms, property and marketing agents, suppliers and banks. ▪ Good and effective working relationships with these third parties enable it to secure and complete its property development efficiently and promptly.
Established track record and reputation	▪ Four decades of experience in property development in Singapore since 1967, remaining resilient through several cycles in the property market. ▪ "Roxy-Pacific" is an established brand name for residential developments such as apartments and condominiums. ▪ Developed and launched 38 developments comprising a total of more than 3,000 residential and commercial units in Singapore.
In-depth familiarity and focused developer	▪ Extensive experience in property development in Singapore and actively monitors potential land sites suitable for development in Singapore and Asia-Pacific region. ▪ Focused on core property development business, outsourcing construction and ancillary activities to external contractors and professionals. ▪ Deep experience in real estate; ability to quickly identify and capitalise on latest trends while prudently identifying projects appealing to targeted market segment. ▪ Strong relationship with reputable strategic partners to source and capitalise on opportunities overseas.
Hotel ownership contributes to recurring income	▪ Grand Mercure Roxy Hotel is a key asset of the group. ▪ The Group believes that the hotel and resort assets in Japan (2015), Australia (2017) and Thailand (2018), will generate meaningful recurring income for the Group upon completion.

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An Experienced Management Team

Roxy-Pacific has a strong Executive Management team with deep experience within the property development, hotel ownership and property investments industries. Average tenure with the company and relevant industry/working experience is at 13 years and 24 years respectively.

Executive	Role	Tenure with Roxy-Pacific	Relevant Industry/ Working Experience
Mr Teo Hong Lim	Executive Chairman and CEO	20 years	25 years
Mr Chris Teo Hong Yeow	Executive Director and Managing Director	22 years	28 years
Mr Michael Teo Hong Wee	Executive Director	24 years	24 years
Mr Koh Seng Geok	Executive Director, CFO and Company Secretary	15 years	25 years
Mr Teo Hong Hee	Senior Human Resource and Administration Director	27 years	27 years
Mr Foo Yong Kit Steve	Director (Developments)	8 years	34 years
Ms Shermin Chan Poh Choo	Assistant Director (Finance)	8 years	19 years
Ms Angela Khoo Ying Hui	Assistant Director (Sales, Marketing, Human Resources and Administration)	5 years	10 years
Mr Klaus Gottschalk	General Manager, Grand Mercure Roxy Hotel	1 year	35 years
Mr Melvin Poon Tuck Meng	Director, Hotel Operations	13 years	28 years
Mr Benjamin Hopkins	Director, Australia	<1 year	10 years

Average Years with Company	13
Average Relevant Industry/Working Experience	24

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An Established and Consistent Track Record of Performance

Roxy-Pacific Financial Snapshot: FY2014 and 1Q2015

FY2014 Financial Highlights

- 10th consecutive year of record earnings.(1)
- Achieved net profit of S$96.8 million on total revenue of S$317.8 million.
- Share of profit of joint-venture projects up 5.5 times to S$54.9 million.
- Strong headroom with cash and cash equivalents of S$415.3 million and low gearing of 0.58 times.

1Q2015 Financial Highlights

- Net Profit increased 210% to S$46.3 million.
- Boosted by strong revenue growth of 149% to S$198.2 million, mainly from property development and property investment segments.
- Share of profit from associates up 159% to S$2.7 million.
- Surge in recurring income from investment properties by more than seven times to S$3.0 million.
- Sustained earnings visibility with pre-sale revenue of S$551.9 million, profit of which will be progressively recognised till FY2018.
- Strong cash and cash equivalents of S$359.1 million and low net gearing of 0.5 times

(1) since the 1st set of results for FY2004 reported in the IPO prospectus

An Established and Consistent Track Record of Performance

Roxy-Pacific Financial Snapshot: FY2012-2014, 1Q2015 vs 1Q2014

	31 Mar 2015	31 Mar 2014	31 Dec 2014	31 Dec 2013	31 Dec 2012
Financial Performance					
Revenue (S$'m)	198.2	79.5	317.8	369.0	190.6
Gross Profit (S$'m)	70.2	25.1	97.2	125.7	75.9
Gross Margin (%)	35	32	31	34	40
Share of results of associates net of tax (S$'m)	2.7	1.0	54.8	9.9	4.0
Pre-tax profit (S$'m)	57.2	17.3	110.3	106.7	65.9
Net Profit (S$'m)	46.3	15.0	96.8	92.2	58.3
EBITDA (S$'m)	61.4	19.9	122.5	114.8	72.5

An Established and Consistent Track Record of Performance

Roxy-Pacific Financial Snapshot (Consolidated): FY2012-2014, 1Q2015

	31 Mar 2015	31 Mar 2014	31 Dec 2014	31 Dec 2013	31 Dec 2012
Financial Position					
Total Assets (S$'m)	1,401.6	1,277.7	1,433.3	1,298.9	924.1
Revaluation Surplus (S$'m)	476.2	442.4	475.7	441.5	384.5
Adjusted Total Assets (S$'m) [(1)]	1,877.9	1,720.1	1,909.0	1,740.4	1,308.7
Total Borrowings (S$'m)	821.3	848.3	917.3	880.9	611.4
Cash & Cash Equivalents (S$'m) [(2)]	359.1	317.5	415.3	354.2	253.2
Net Borrowings (S$'m)	462.2	530.8	502.0	526.7	358.2
Equity/Tangible Net Worth (S$'m)	445.6	344.7	400.3	329.6	253.6
Adjusted Tangible Net Worth (S$'m) [(1)]	921.8	787.1	876.0	771.1	638.1
Financial Ratios (Gearing)					
Total Borrowings to Adjusted Tangible Net Worth (x)	0.89	1.08	1.05	1.14	0.96
Net Borrowings to Adjusted Tangible Net Worth (x)	0.50	0.67	0.57	0.68	0.56
Net Borrowings to Adjusted Total Assets (%)	24.6	30.9	26.3	30.3	27.4
Net Borrowings to EBITDA (x)	7.5	26.7	4.1	4.6	4.9
EBITDA to Interest Expense (x)	20.2	12.2	14.6	21.4	17.1

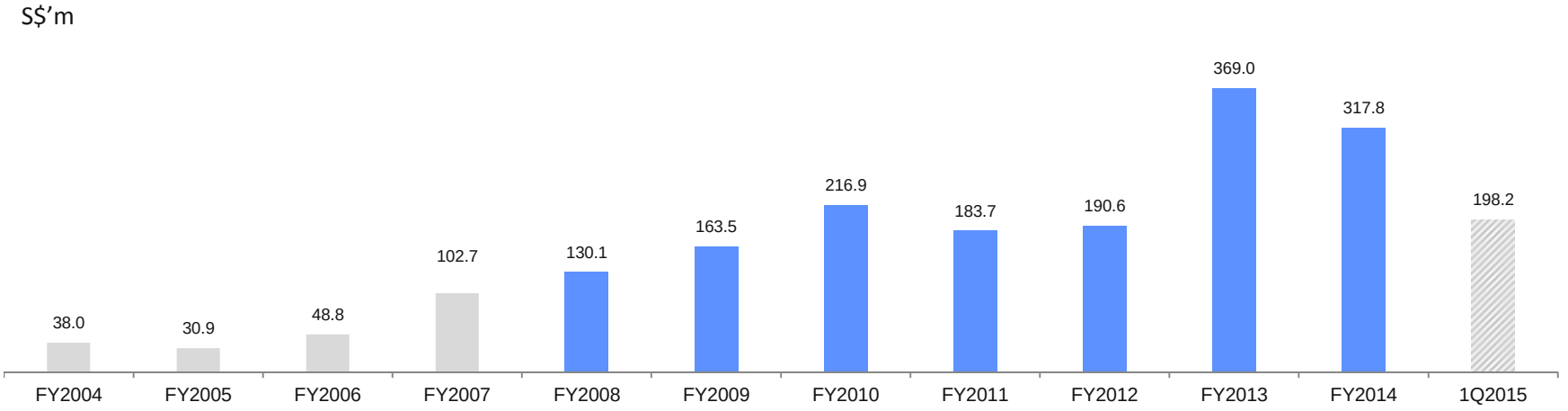
(1) Our directors estimated that the fair value of the Grand Mercure Roxy Hotel and office premise as of 31 March 2015 to be $553.4m (31 December 2014: $553.4m) based on the valuation carried out by an independent valuer on 31 December 2014

(2) Cash holdings include project account monies amounting to S$161.9m as at 31 March 2015 (31 December 2014: S$176.3m)

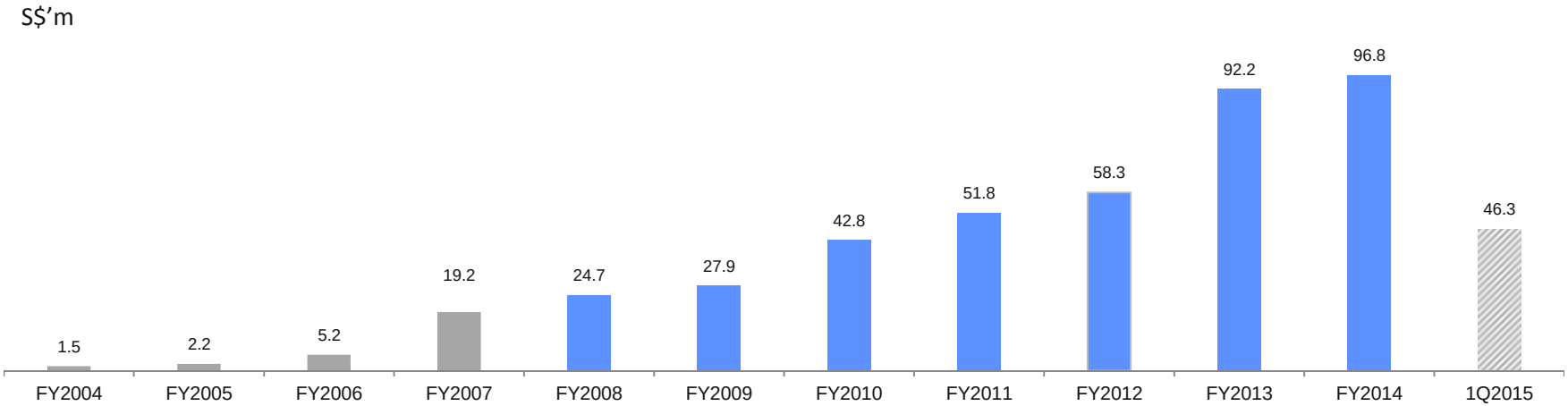
An Established Track Record of Performance

Roxy-Pacific Financial Snapshot: Longer-term Key Trends

Revenue



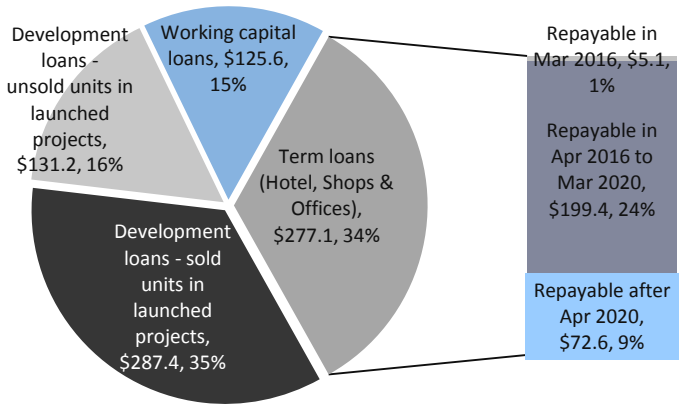
Net Profit



Debt Profile

Debt Profile	31 Mar 2015	31 Dec 2014	31 Dec 2013
Total Borrowings (S$'m)	821.3	917.3	880.9
Fixed Rate Loans (S$'m)	346.4	349.5	90.6
Fixed Rate Loans as % of Total Loans	42	38	10
Weighted average term for Fixed Rate Loans (months)	32	35	13
Weighted average interest rate (fixed rate loans) (%)	2.83	2.83	2.13
Weighted average interest rate (floating rate loans) (%)	2.22	2.08	1.98
Interest cover ratio (times)	19.8	12.1	20.5

Breakdown of Total Outstanding Borrowings of S$821.3m as at 31 March 2015



As at 31 March 2015	Total
	S$'m
Repayable in 1 year or less or on demand	185.5 (1)
Repayable between 2 to 3 years	
- relates to sold development project properties	232.4
- relates to hotel, shops & offices	134.9
- others	131.2
Repayable between 4 to 5 years	64.7
Repayable after 5 years	72.6
Total Borrowings	821.3

(1) S$55.0 million relates to the sold development project properties and is expected to be fully repaid by 31 March 2016 upon obtaining TOP and collections from buyers of properties

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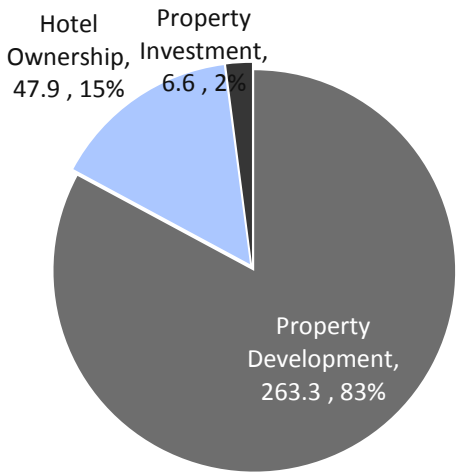
Property Development

Significant contribution from Property Development

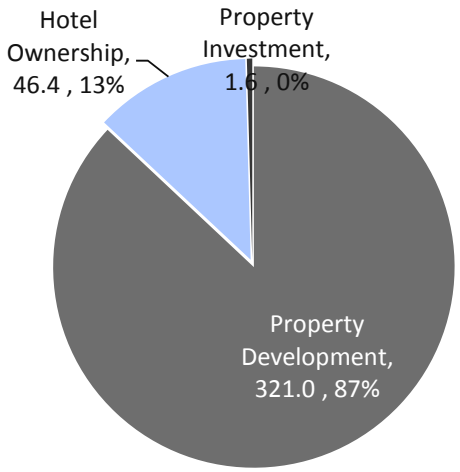
Revenue

(S$'m)

2014



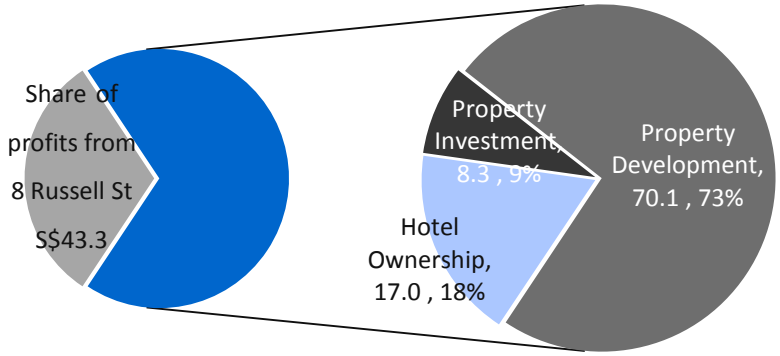
2013



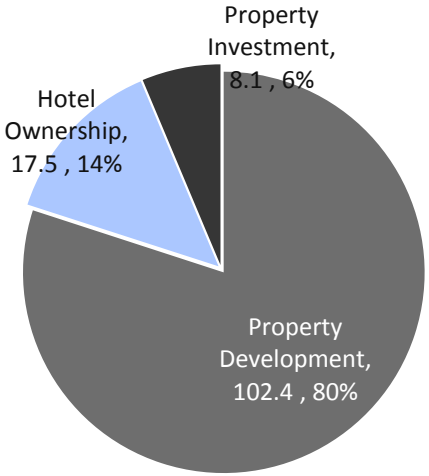
Adjusted EBITDA

(S$'m)

2014



2013



Property Development

Roxy-Pacific Property Development: Revenue by Development

Revenue (S$'m)					
Development	TOP	1Q2015	1Q2014	FY2014	FY2013
Straits Residences	Nov-13	-	-	-	9.7
Spottiswoode 18	Nov-14	-	27.5	60.7	115.9
Jupiter 18	Jan-14	-	1.1	1.0	18.2
Space@Kovan	May-15	0.4	17.5	68.1	59.3
Treescape	Aug-14	-	5.3	9.4	14.4
The MKZ	Dec-14	-	10.2	31.0	20.2
Jade Residences	-	20.7	2.3	41.3	2.7
Whitehaven	-	15.8	3.2	36.4	2.2
WIS@Changi	Dec-13	-	-	-	78.4
Liv on Sophia	-	2.3	-	11.0	-
Liv on Wilkie	-	3.7	-	4.4	-
Centropod@Changi	Jan-15	141.4	-	-	-
Total		**184.3** (1)	**67.1** (1)	**263.3**	**321.0**

1Q2015 Commentary

- Strong 1Q result due to revenue recognition on completion from Centropod@Changi, a commercial development which obtained TOP in Jan-15

FY2014 Commentary

- Decrease in revenue by 18% to S$263.3 million in FY2014
- Driven by an absence of revenue recognition on completion from WIS@Changi (complete in Dec-13) and recognition of lower revenue from Spottiswoode 18, Jupiter 18 and Treescape
- Partly offset by commencement of revenue recognition from LIV on Sophia and Liv on Wilkie plus higher revenue recognition from Space@Kovan, The MKZ, Jade Residences and Whitehaven

(1) Accounted for 93% of total Group's revenue (1Q2014: 84%)

Property Development

Pre-Sale Revenue (by project) to be recognised (S$'m) – 1Q2015

Project Name	Launch Date	Contractual TOP Date	Type of Development	Group's Stake (%)	Total Units in Project (Unit)	Units Sold [1] (%)	Attributable Total Sale Value [1] (S$'m)	Attributable Revenue Recognised up to 31 Mar 2015 (S$'m)	Balance Attributable Progress Billings to be Recognised from 2Q2015 (S$'m)
Natura@Hillview	Mar 2012	Dec 2016	Residential	49	193	100	72.2	63.2	9.0
Millage	Mar 2012	Dec 2018	Residential	48	70	100	23.5	11.4	12.1
			Shop		86	100	28.7	13.9	14.8
Eon Shenton	Apr 2012	Dec 2019	Office	20	98	100	60.1	11.9	48.2
			Residential		132	96	38.6	7.6	31.0
			Shop		23	100	4.8	0.9	3.9
Jade Residences	Apr 2013	Dec 2017	Residential	100	171	92	193.5	64.1	129.4
			Shop		2	100	1.7	0.6	1.1
Whitehaven	May 2013	Dec 2017	Residential	100	120	94	140.8	53.9	86.9
			Shop		1	100	1.2	0.5	0.7
LIV on Sophia	May 2013	Jun 2018	Residential	90	64	100	78.5	11.9	66.6
LIV on Wilkie	Oct 2013	Jun 2019	Residential	90	81	78	81.2	7.3	73.9
Sunnyvale Residences	May 2014	Jun 2018	Residential	100	30	43	20.3	-	20.3
Trilive	Jun 2014	Dec 2017	Residential	85	222	30	61.7	-	61.7
			Shop		2	50	0.7	-	0.7
Total					**1,295**		**807.5**	**247.2**	**560.3**

(1) Based on options to purchase granted up to 31 May 2015.

Property Development

Roxy-Pacific Overseas Land Banks: 1Q2015

Location / Description	Type	Approximate Land Area (sq ft)	Approximate Gross Floor Area (sq ft)	Group's stake (%)	Approximate Attributable Gross Floor Area (sq ft)	Approximate Attributable Land Cost (S$'m)	Approximate Attributable Land Cost (FCY)
Overseas							
Lot 3370, Section 41, Jalan Dewan Sultan Sulaiman, Kuala Lumpur, Malaysia (Wisma Infinitum)	Commercial & Residential Development	71,881	698,706	47%	328,391	16.9	RM42.2m
Geran 319775 Lot 34534 Pekan Cheras, Daerah Ulu Langat, Negeri Selangor, Malaysia (1)	Commercial Development	247,936	TBC	47%	TBC	13.9	RM37.3m
64 Peel Street and 9 Cordelia Street, Brisbane, Australia	Commercial & Residential Development	27,674	332,271	40%	132,908	14.3	AUD13.4m
54 & 85 Bracks Street, North Fremantle, Australia (2)	*Industrial land; to be rezoned for commercial and residential use*	489,284	TBC	20.2%	TBC	12.8	AUD11.9m

Note:
(1) The completion of the acquisition of land is expected to take place on 24 August 2015.

(2) The properties are currently zoned as "Industrial" by the relevant Australian authorities. A Development Manager has been engaged for the purpose of remediating the land and rezoning it for commercial and residential use. Upon the completion of the rezoning of the Bracks Street Property, a decision will be made by the joint venture on the use of the property.

Property Development

Roxy-Pacific Overseas Land Banks



THE COLONY BY INFINITUM

KUALA LUMPUR, MALAYSIA

723 Residential, 31 Commercial units
(A Joint Venture with Macly Group)



64 PEEL ST, 9 CORDELIA ST

BRISBANE

432 Residential, Commercial, Offices

(A Joint Venture with Hostplus)



NORTH FREMANTLE

PERTH, AUSTRALIA

Industrial Site to be re-zoned for mixed-use development

(A Joint Venture with Hostplus)

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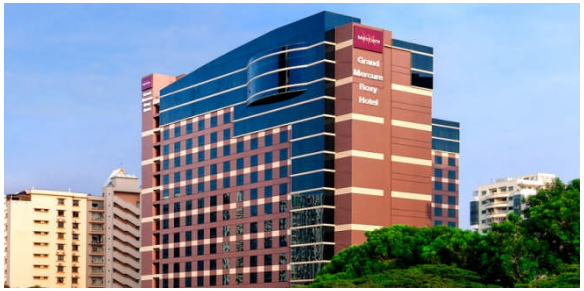
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Hotel Ownership and Property Investment

Roxy-Pacific continues to grow its portfolio of hospitality assets for recurring income

Existing Hotel

East Coast, Singapore



- Grand Mercure Roxy Hotel is a major asset of the Group and is managed by international hotel operator, Accor Group.
- Strategically located in the East Coast area along Marine Parade Road, opposite Parkway Parade Shopping Centre.
- Offers internationally-recognised four-star accomodation with a total of 576 rooms and suites.
- Completed and commenced operations in 2000 under a hotel management contract.
- The hotel contributed S$47.9million, or 15% of the Group's total revenue as at 31 December 2014.
- AOR was between 86.1% to 91.2% for FY2012 to FY2014. ARR ranged from S$184.50 to S$199.90 for FY2012 to FY2014.

Hotels under development

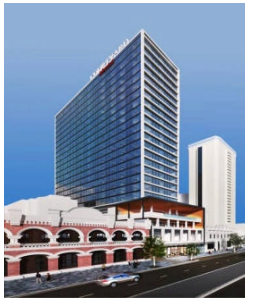
Kyoto, Japan



Phuket, Thailand



Perth, Australia



(Expected completion)

End 2015 — 2017

Hotel Ownership and Property Investment

Hotels under Development

Hotel Details	Kyoto, Japan	Phuket, Thailand	Perth, Australia
Location	Nakagyo-ku, Kyoto	Chalong Subdistrict, Mueang District	Wellington Street
Acquisition date	October 2014	November 2014	March 2015
Group's stake	100%	100%	49%
Tenure	Freehold	Freehold	Freehold
Land area (sq ft)	10,115	504,586	15,048
Attributable acquisition cost	S$25.1 million (JPY 2.2 billion)	S$16.8 million (THB 397.2 million)	S$8.7 million (AUD 8.3 million)
Description of development	An existing hotel undergoing renovation and will be repositioned to an upscale boutique hotel	Existing 13 villas and 2 adjacent land plots that will be developed into a full service villas resort	A hotel development land parcel to be developed into a 23 level, 332 room Marriott Courtyard hotel
Estimated date of completion of renovation /construction	End-2015	2017	2017
No. of rooms/villas on completion	81 rooms	Approximately 85 villas	332 rooms

Hotel Ownership and Property Investment

Property Investment

	Singapore	Australia
Name & Location	Shop units in Roxy Square 50 East Coast Road	59 Goulburn Street, Sydney
Tenure	Freehold	Freehold
Approximate Net Lettable Area (sq ft)	35,975	209,458
No. of units	52 (four units are used as the corporate office & part of a unit is used as premises for Grand Mercure operations)	40
Group's stake	100%	100%
Description	▪ Roxy Square was completed over two phases. ▪ The first phase which fronts East Coast Road was completed in 1984 and second phase which fronts Marine Parade Road was completed in 1998. ▪ Tenancy levels for the shop units have been relatively high at 95.1% to 99.3% from FY2012 to FY2014. ▪ Gross rental income for FY2014: S$1.86million.	▪ 28-storey commercial building ▪ Strategically located in the central business district ▪ Increase stable source of rental income ▪ Part of geographical diversification strategy ▪ Tenancy level is relatively high at 93.0% in FY2014. ▪ Gross rental income for July 2014 to Dec 2014: S$4.86million.

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Growth Strategy and Outlook

Roxy-Pacific's forward strategies

Grow property development and property investment portfolio	▪ Acquisitions of land banks and development sites for development to grow its property development and property investment portfolio. ▪ Identify potential sites for development through private offers, participation in the Singapore Government Land Sales programme, source for sites with vibrant and accessible areas with well-developed amenities in the Asia-Pacific region.
Undertake hotel and resort development projects in the Asia-Pacific region	▪ Leverage on its experience to grow its hospitality portfolio in the Asia-Pacific region. ▪ Actively looking at hotel development and asset enhancement opportunities for future growth. ▪ Intention to develop its own brand of boutique hotels and resorts (Kyoto, Japan and Phuket, Thailand).
Diversify business portfolio to achieve a broader earnings base	▪ Focus on key gateway cities to expand and diversify its business portfolio that complements its growth in the Group's core market, Singapore. ▪ Actively looking for acquisitions and investment opportunities that offer high yield potential. ▪ Intention to widen its asset portfolio to include more hospitality assets in addition to its residential and commercial assets. ▪ Diversified business model provides greater resilience in its earning and more stable sources of cash flows.
Expand business through joint ventures and acquisitions	▪ Constantly searching for opportunities to forge strategic alliances with suitable partners to grow and expand its business.

Growth Strategy and Outlook

Roxy-Pacific 2015 Outlook

Singapore's GDP growth for 2015 is expected to be between 2.0% and 4.0%, consistent with the 2.9% growth last year

1

Property Development

- Prices of private residential properties are expected to moderate up to 5.0% in 2015.
- The property market is expected to improve in 2016 as buyers recalibrate their expectations with the lowered prices and attempt to time their purchases with the expected government's easing of property measures.
- Singapore remains our key market despite the property cooling measures. We continue to be very selective in identifying suitable sites for continued growth in Singapore.
- Completion of Centropod @Changi in Jan 2015; this will underpin the Group's performance for FY2015.

2

Expansion beyond Singapore

- Todate, we have acquired two landbanks in Australia and one in Malaysia this year.
- Key strategy is to work closely with experienced partners and reputable industry players for both property development and investment projects.

3

Hotel Ownership

- Singapore hospitality sector's outlook remains fairly optimistic with several government initiatives to boost tourist numbers, such as the S$20 million campaign by the Singapore Tourism Board was launched in May 2015.
- Completion of land parcel located at 609 Wellington Street, Perth Australia in March 2015 for development of a 332-room Marriott Courtyard hotel.
- Commencement of refurbishment works for the hotel in Kyoto and in Phuket, the Group intends to re-develop the land into a villa resort.

Q & A

Roxy-Pacific
Holdings Limited

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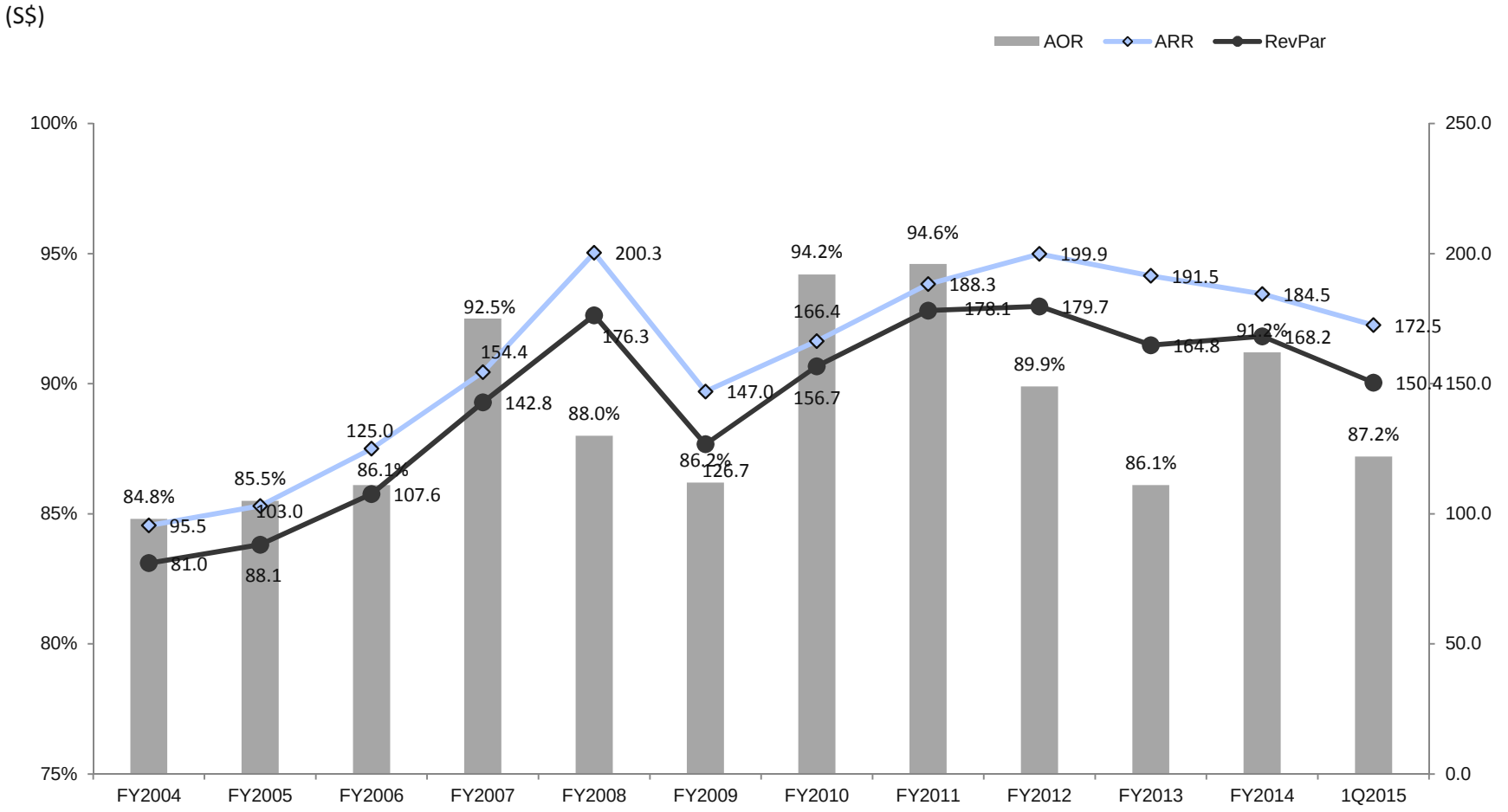
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Hotel Ownership and Property Investment

Hotel Ownership Key Metrics: FY2004 – FY2014, 1Q2015

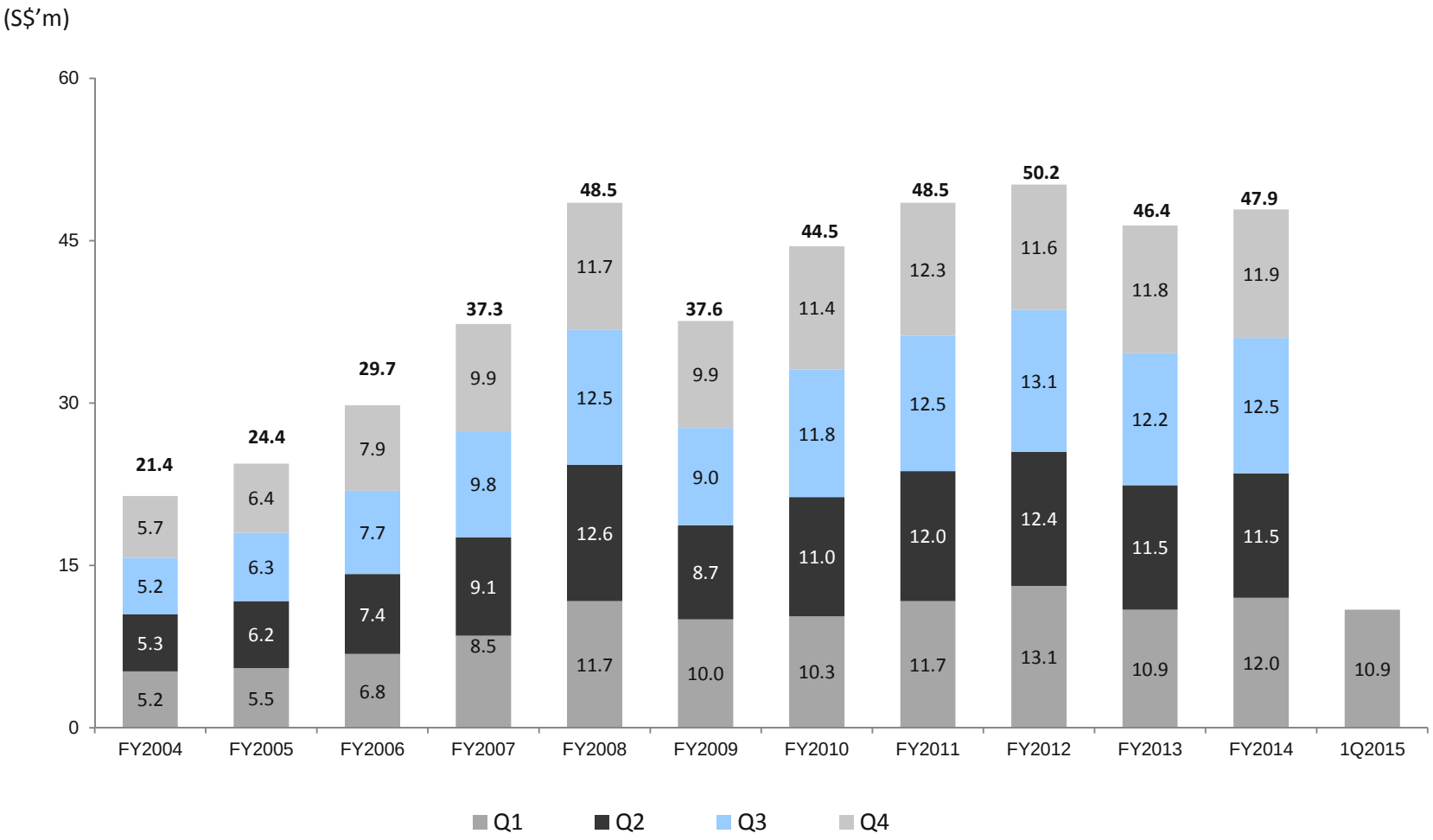
Average Occupation Rate, Average Room Rate and Revenue Per Available Room



Hotel Ownership and Property Investment

Hotel Ownership Revenue: FY2004 – FY2014, 1Q2015

Hotel Revenue

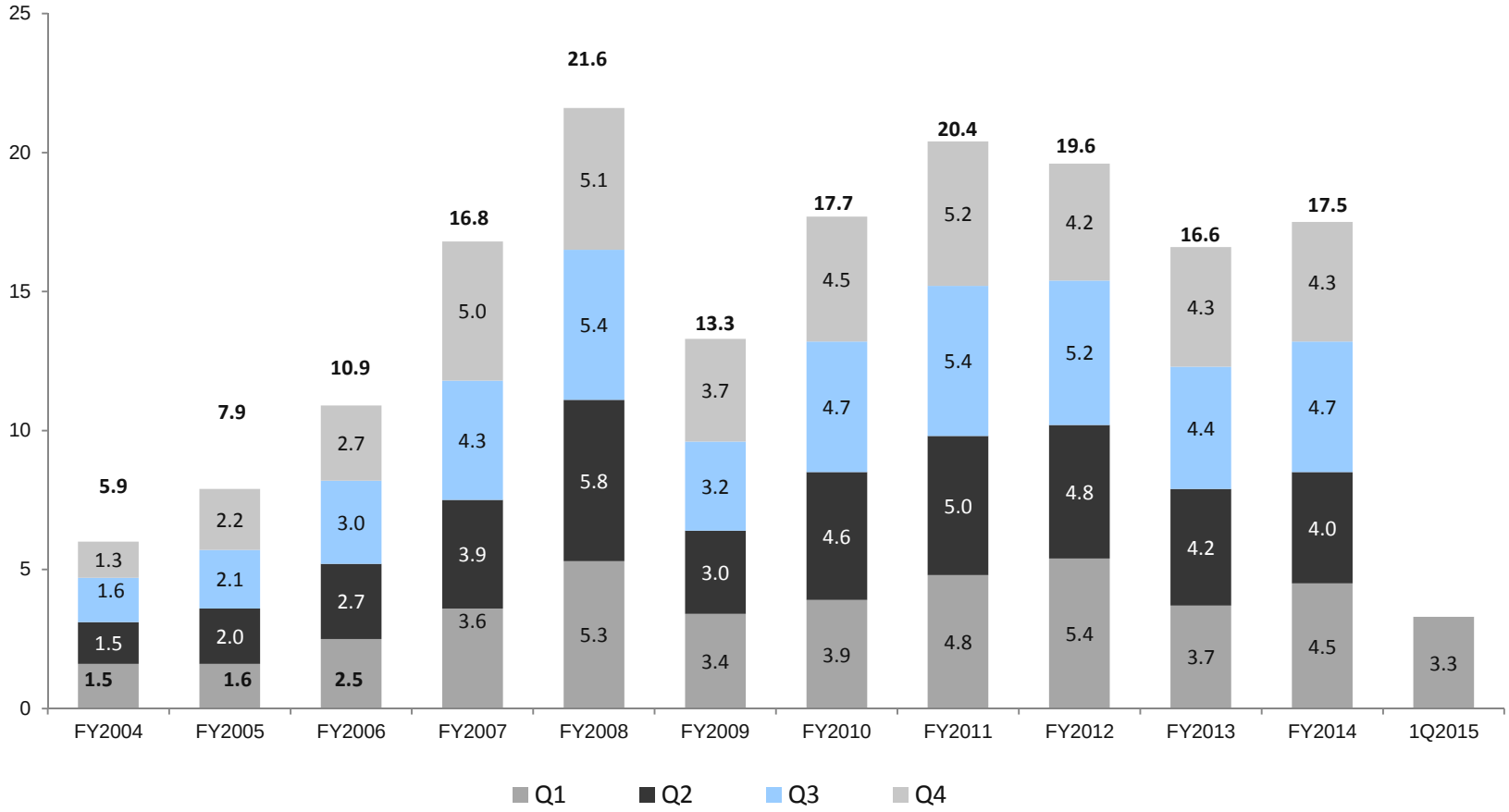


Hotel Ownership and Property Investment

Hotel Ownership Profit: FY2004 – FY2014, 1Q2015

Hotel Net Operating Profits

(S$'m)

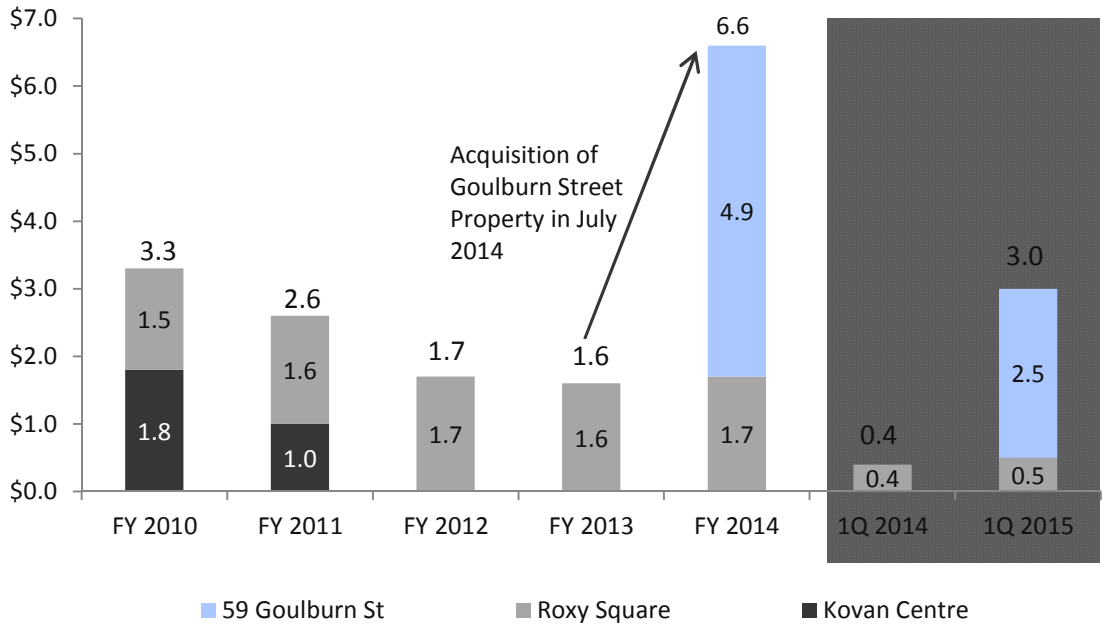


Hotel Ownership and Property Investment

Property Investment: Contribution FY2010-FY2014, 1Q2015

Property Investment Revenue

(S$'m)



- Revenue from the Property Investment segment rose four times to S$6.6million in FY2014 as compared to S$1.6million in FY2013 mainly due to office rental income from the Goulburn Street Property.
- The group continues to look for acquisitions and investment opportunities that offer high yield potential.
- The Group will work closely with reputable and experienced partners for overseas projects to increase its flow of recurring income for greater earnings stability and growth.