



A DIVERSIFIED PROPERTY DEVELOPER



SLB Development Ltd.
新聯明發展有限公司

CORPORATE PRESENTATION

July 2018

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An architectural rendering of a modern multi-story residential and commercial building. The ground floor features a retail strip with various shops, including 'Lovi's CHOCS', 'HARVEY 'CAFE', 'PIZZA', 'MONACA WINE', 'JAVA CUP', and 'VIVIANNE'. The upper floors are residential with balconies and large windows. The building is surrounded by lush greenery and a paved walkway with people walking. A car is visible on the road to the right.

OVERVIEW

PORTFOLIO

COMPETITIVE STRENGTHS

FINANCIAL HIGHLIGHTS

OVERVIEW



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ABOUT SLB DEVELOPMENT LTD.

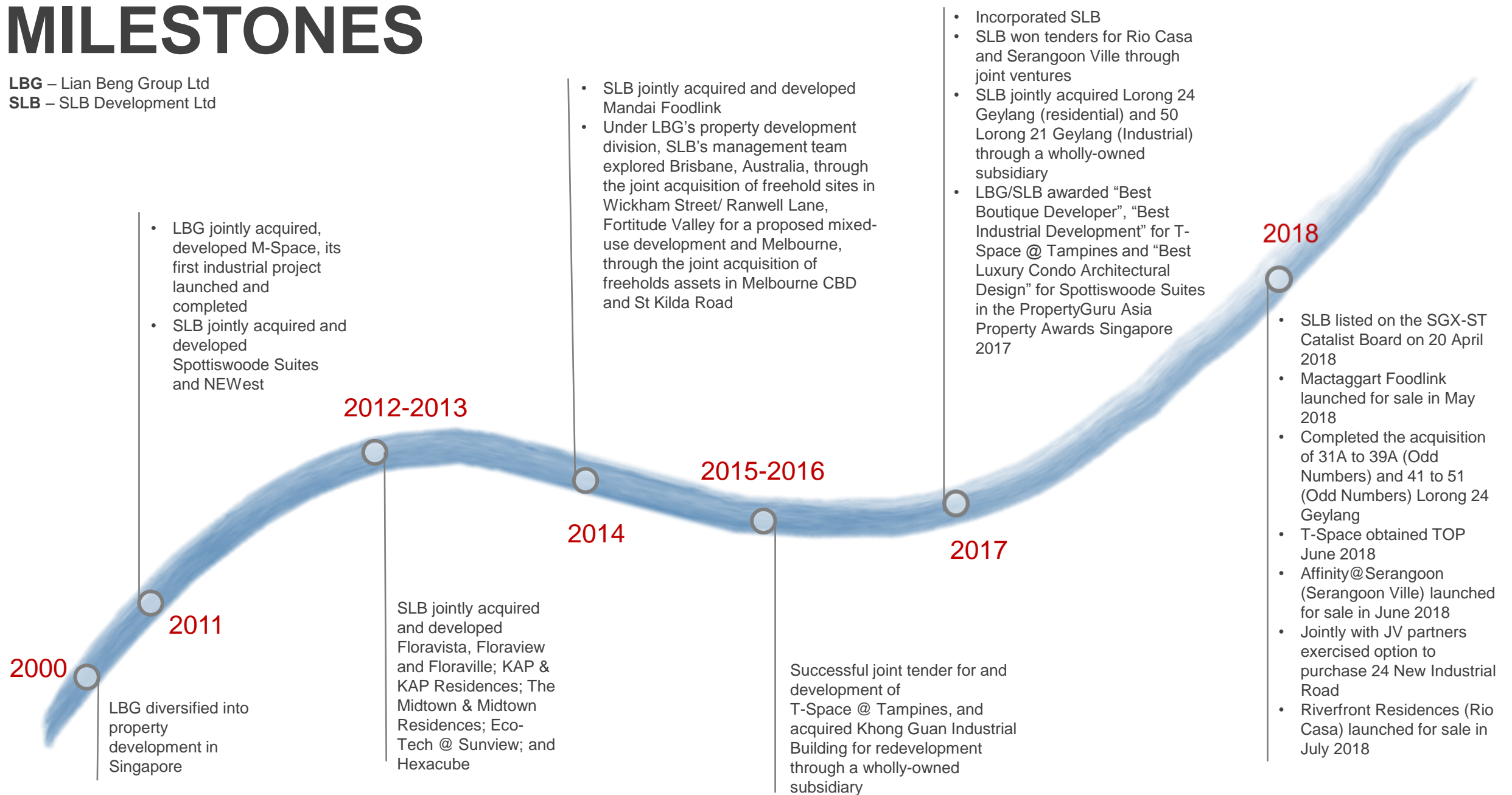
A DIVERSIFIED PROPERTY DEVELOPER



- Develop and sell residential, mixed-use, industrial and commercial development properties
- Experienced in different types of property development projects, small to large scale
- Diversified business allows better management of exposure to fluctuations in demand and/or changes in regulations for each type of property development

MILESTONES

LBG – Lian Beng Group Ltd
SLB – SLB Development Ltd



PORTFOLIO



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PORTFOLIO

Overview

7

Residential & mixed-use developments launched

- Spottiswoode Suites
- The Midtown & Midtown Residences
- KAP & KAP Residences
- NEWest
- Floraview, Floravista & Floraville
- Riverfront Residences
- Affinity @ Serangoon

1

Residential pipeline project

- Lorong 24 Geylang

4

Industrial developments launched

- Mandai FoodLink
- Ecotech @ Sunview
- T-Space @ Tampines
- Mactaggart Foodlink

2

Industrial pipeline projects

- 50 Lorong 21 Geylang
- 24 New Industrial Road (Subject to legal completion)

1

Commercial development launched

- Hexacube

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Residential



Spottiswoode Suites

Type	Residential
Tenure	Freehold
% Stake	50
% Sold ⁽¹⁾	100
TOP	June 2017
Approximate land area (sq ft)*	38,911
Gross Floor Area (sq ft)*	123,946

* Based on conversion of 1.0 sq m = 10.7639 sq ft, rounded off to nearest whole number

⁽¹⁾ As at June 30, 2018

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Residential — Recently Launched



Affinity@Serangoon (FKA Serangoon Ville)

Type	Residential
Estimated GDV (S\$'b)	1.3
Tenure	Leasehold
% Stake	20
% Sold ⁽¹⁾	43% sold 130/300 (phase 1)
Launch Date	June 2018
Approximate land area (sq ft)*	296,910
Gross Floor Area (sq ft)*	831,350

* Based on conversion of 1.0 sq m = 10.7639 sq ft, rounded off to nearest whole number

⁽¹⁾ As at July 8, 2018

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Residential — Recently Launched



Riverfront Residences (FKA Rio Casa)

Type	Residential
Estimated GDV (S\$'b)	1.5
Tenure	Leasehold
% Stake	20
% Sold ⁽¹⁾	72% sold 575/800 (phase 1)
Launch Date	July 3, 2018
Approximate land area (sq ft)*	396,231
Gross Floor Area (sq ft)*	1,109,446

* Based on conversion of 1.0 sq m = 10.7639 sq ft, rounded off to nearest whole number

⁽¹⁾ As at July 8, 2018

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Mixed-Use – Residential & Commercial



The Midtown & Midtown Residences

Type	Mixed-use
Tenure	Leasehold
% Stake	50
% Sold ⁽¹⁾	99.6
TOP	May 2016
Approximate land area (sq ft)*	57,046
Gross Floor Area (sq ft)*	181,404



NEWest

Type	Mixed-use
Tenure	Leasehold
% Stake	10
% Sold ⁽¹⁾	100
TOP	July 2016
Approximate land area (sq ft)*	164,665
Gross Floor Area (sq ft)*	270,691



Floravista, Floraview and Floraville

Type	Mixed-use
Tenure	Freehold
% Stake	10
% Sold ⁽¹⁾	84.5
Recurring income p.a. (S\$m)	1.2
TOP	Aug 2017
Approximate land area (sq ft)*	88,706
Gross Floor Area (sq ft)*	133,838



KAP & KAP Residences

Type	Mixed-use
Tenure	Freehold
% Stake	15
% Sold ⁽¹⁾	98.4
TOP	Nov 2016
Approximate land area (sq ft)*	59,576
Gross Floor Area (sq ft)*	184,719

* Based on conversion of 1.0 sq m = 10.7639 sq ft, rounded off to nearest whole number

⁽¹⁾ As at June 30, 2018

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Commercial – Retail & Office



Hexacube

Type	Commercial
Tenure	Freehold
% Stake	40
% Sold ⁽¹⁾	68.5
TOP	March 2017
Approximate land area (sq ft)*	17,158
Gross Floor Area (sq ft)*	54,207

* Based on conversion of 1.0 sq m = 10.7639 sq ft, rounded off to nearest whole number

⁽¹⁾ As at June 30, 2018

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Industrial



Mandai Foodlink

Type	Industrial
Tenure	Leasehold
% Stake	65
% Sold ⁽¹⁾	100
TOP	April 2017
Approximate land area (sq ft)*	74,177
Gross Floor Area (sq ft)*	183,815



Eco-Tech @ Sunview

Type	Industrial
Tenure	Leasehold
% Stake	19
% Sold ⁽¹⁾	100
TOP	July 2015
Approximate land area (sq ft)*	303,251
Gross Floor Area (sq ft)*	758,123



T-Space @ Tampines

Type	Industrial
Tenure	Leasehold
% Stake	51
% Sold ⁽¹⁾	93
TOP	June 2018
Approximate land area (sq ft)*	294,882
Gross Floor Area (sq ft)*	737,048

* Based on conversion of 1.0 sq m = 10.7639 sq ft, rounded off to nearest whole number

⁽¹⁾ As at June 30, 2018

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Industrial – Recently Launched



Mactaggart FoodLink

Type	Industrial
Tenure	Freehold
% Stake	100
% Sold ⁽¹⁾	61
Launch Date	May 2018
Completion Date	FY2021
Approximate land area (sq ft)*	21,123
Gross Floor Area (sq ft)*	56,821

* Based on conversion of 1.0 sq m = 10.7639 sq ft, rounded off to nearest whole number

⁽¹⁾ As at June 30, 2018

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Pipeline Developments – Singapore

RESIDENTIAL



Lorong 24 Geylang

Type	Residential
Tenure	Freehold
% Stake	42
Launch Date	2H2018
Approximate land area (sq ft)*	26,187
Gross Floor Area (sq ft)*	80,654

INDUSTRIAL

24 New Industrial Road

Type	Industrial
Tenure	Freehold
% Stake	51
Proposed/ Expected GFA (sq ft)*	155,861

(Pending Legal Completion)

50 Lorong 21 Geylang

Type	Industrial
Tenure	Freehold
% Stake	100
Launch Date	2H2018
Proposed/ Expected GFA (sq ft)*	22,518

* Based on conversion of 1.0 sq m = 10.7639 sq ft, rounded off to nearest whole number

PORTFOLIO

Pipeline Developments – Overseas

Xiongan, China's Third Economic Engine?

Xiongan New Area, comparable to the Shenzhen and Shanghai Pudong special economic zones, is expected to boost the economic development of the Beijing-Tianjin-Hebei region.



- Shenzhen Special Economic Zone, founded in 1980
- Shanghai Pudong New Area, founded in 1993
- Xiongan New Area, founded on April 1, 2017

Source: Caixin



Source: <https://www.caixinglobal.com/2017-04-07/101075447.html>

Sino-Singapore Health City (Gaobeidian, Hebei Province, the PRC)

Type	Mixed-use (residential and commercial)
Tenure	Leasehold
% Stake	At or below 10 ¹
Expected Launch date	2H2018
Approximate land area (sq ft)*	2,334,711

* Based on conversion of 1.0 sq m = 10.7639 sq ft, rounded off to nearest whole number

¹ Our Company holds an effective equity interest varying from 9.0% to 10.0% in the respective PRC Group Companies which hold the land use rights of the lands for this project, further details of which are set out in note (10) of the section entitled "Group Structure" of the Offer Document dated April 11, 2018

COMPETITIVE STRENGTHS



SLB Development Ltd.
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ESTABLISHED & DIVERSIFIED TRACK RECORD

Competitive Strengths



Spottiswoode Suites
“Best Luxury Condo Architectural Design”

T-Space
“Best Industrial Development”



Wide Range of Experience

Projects range from small to large scale, covering a broad spectrum of needs

Diversified Business

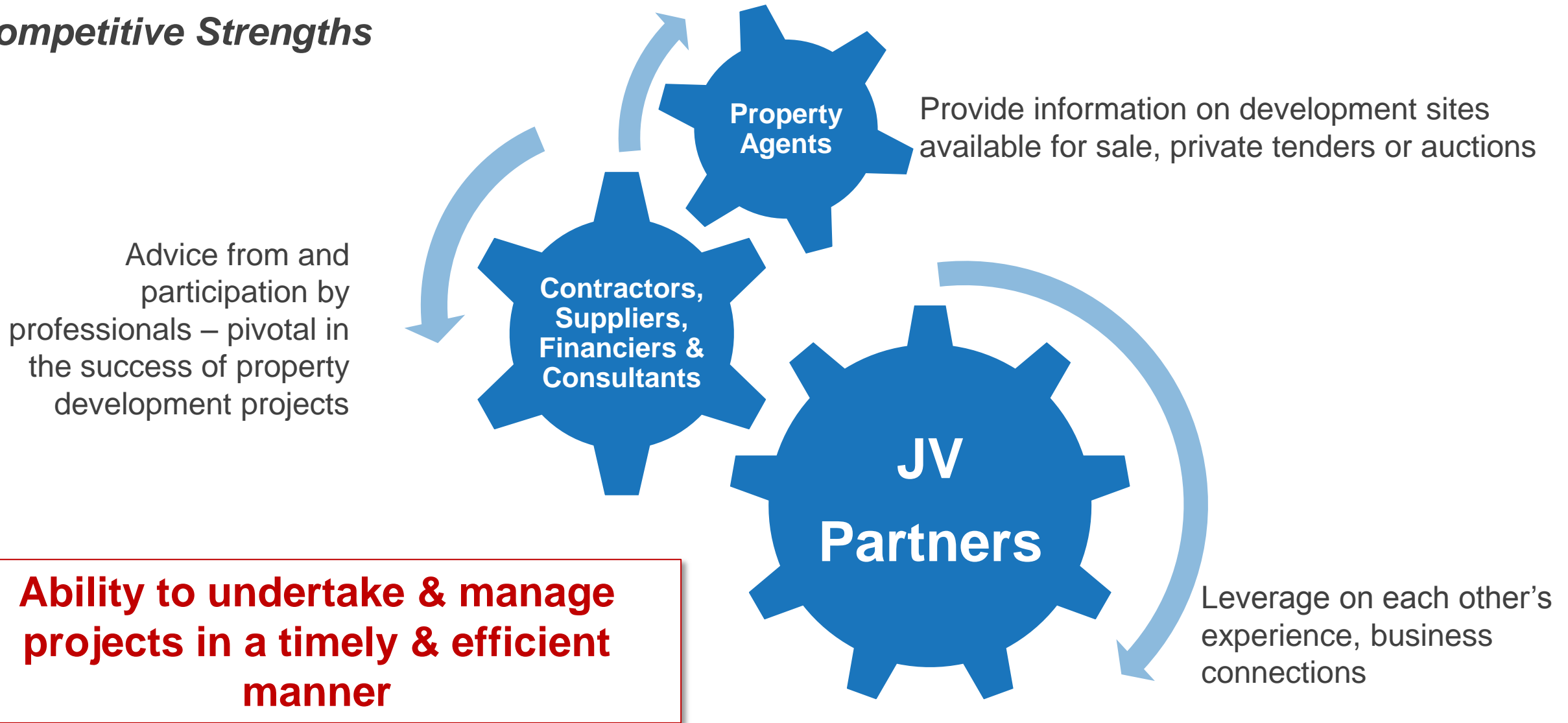
Ability to manage exposure to fluctuations in demand and regulatory changes for each type of property development

Established Track Record

8 of 17 property development projects by LBG were undertaken by SLB Group, of which, two were award-winning developments

ESTABLISHED NETWORK OF BUSINESS RELATIONSHIPS

Competitive Strengths



Overseas Development Experience

Competitive Strengths



Extensive Studies & Market Research
First Hand Knowledge

Overseas Ventures and Expansion

Overseas Exploration
UK, Australia and Vietnam

FINANCIAL HIGHLIGHTS

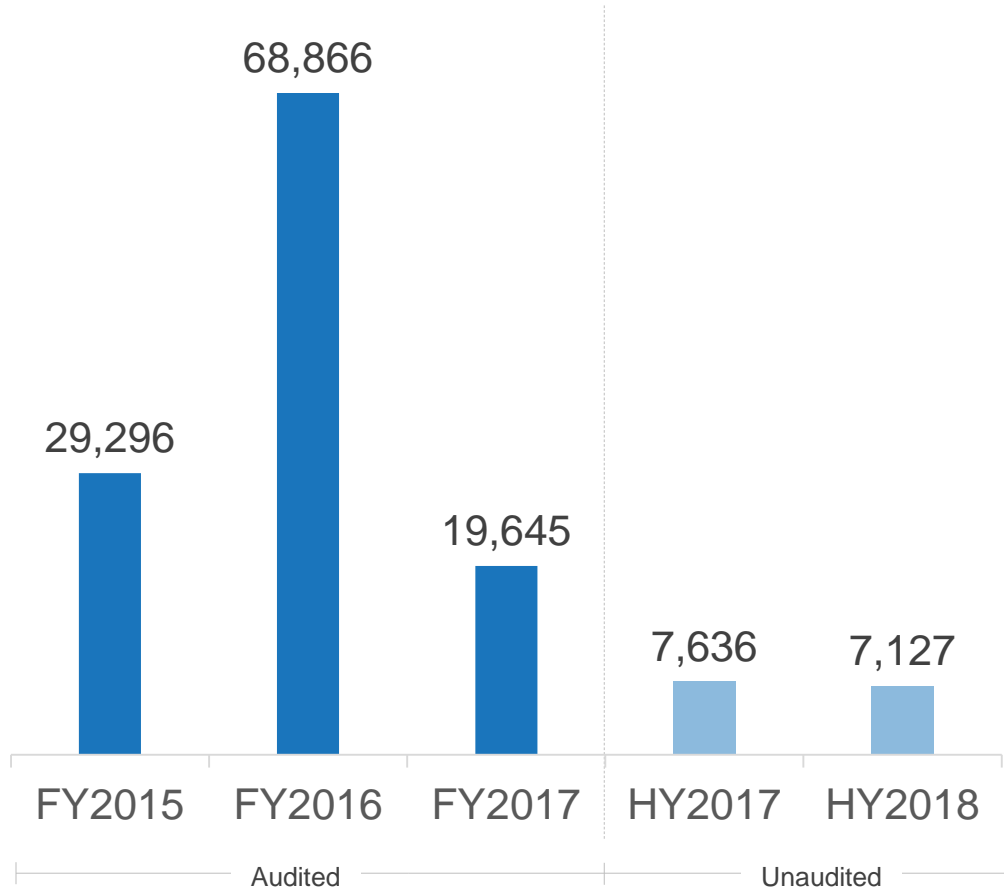


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PROFIT HIGHLIGHTS

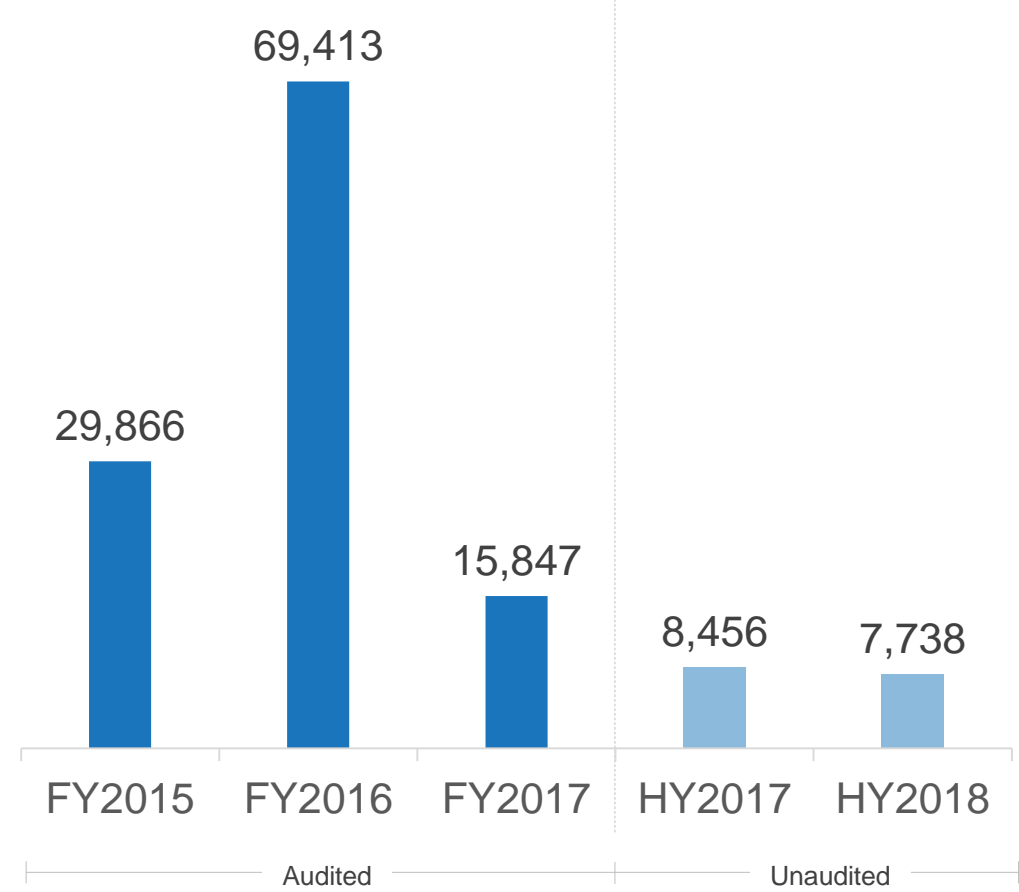
Profit Before Tax

(S\$'000)



Profit Attributable to Owners of the Company

(S\$'000)

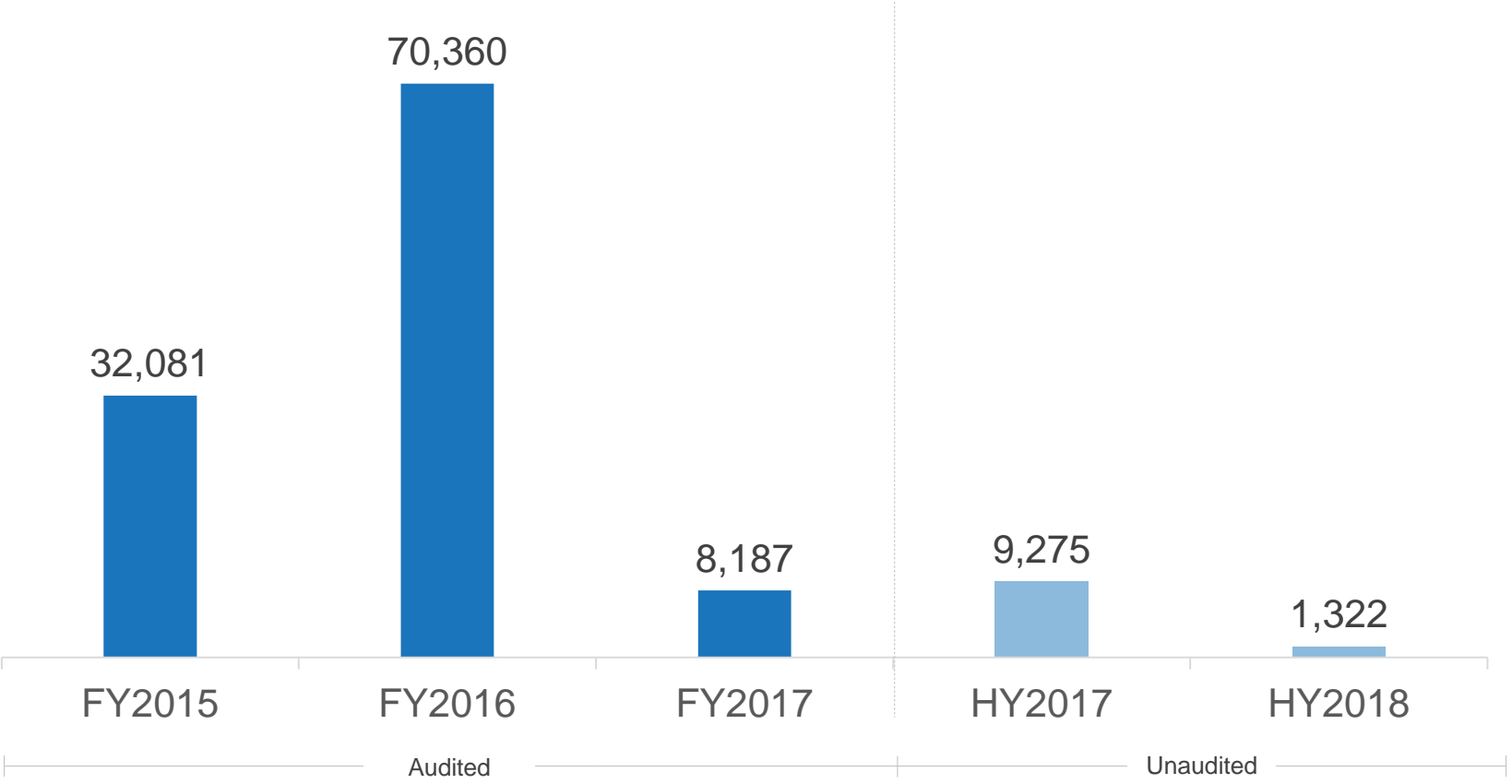


Source: Offer Document dated April 11, 2018

EARNINGS HIGHLIGHTS

Share of Results of JVs & Associates*

(S\$'000)



Source: Offer Document dated April 11, 2018
* According to our Company's stake in them

INVESTMENT HIGHLIGHTS

A DIVERSIFIED PROPERTY DEVELOPER

- 1 Diversified Across Various Property Types & Geography** – Residential; mixed-use, industrial and commercial
- 2 Joint Venture Business Model**
- 3 Established Track Record** – 17 years of industry experience under Lian Beng Group and ability to add value to property development projects
- 4 Positioned to Ride the Wave** – Healthy land bank and pipeline of property launches
- 5 Potential Growth** – Prudently replenish land bank; Expand into overseas development in Asia-Pacific, Western Europe and North America regions



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PROPERTY DEVELOPER**



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THANK YOU