



A Transformative Developer of Iconic Projects

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# SUMMARY OF CONDITIONAL SPA

- The Company has entered into a conditional sale and purchase agreement with the shareholders of Capital City Property Sdn. Bhd. (“Capital City”) to acquire the entire issued and paid-up share capital of the Capital City for **S\$300.0 million**
- This will be satisfied by the issuance of 4,285,714,286 new shares in the capital of the Company to the shareholders of Capital City, at an issue price of S\$0.07 per share
- This ascribes a value of S\$48.0 million to the Company, including its existing marble business

# RATIONALE FOR THE PROPOSED RTO

**Synergies with  
existing  
businesses of  
Terratech**

**Experienced  
management  
with  
transformative  
development**

**Larger market  
capitalisation  
and increased  
investor  
interest**

# ABOUT CAPITAL CITY

- Capital City is involved in the **conception, design and execution of integrated property development projects** in Malaysia
- It is the developer of Project Capital City which is located in Tampoi, Johor Bahru
  - ✓ An **integrated mixed development** comprising **two hotel / service-suite blocks, three serviced apartment blocks, and a six-storey retail concept mall, Capital 21**
  - ✓ When completed, Project Capital City aims to be an iconic integrated development in Johor Bahru, Malaysia, bringing **transformative entertainment and retail concepts** to the Johor region

# AWARD-WINNING

- Designed to marry architecture and lifestyle, Project Capital City is the **brainchild of Mr Siow Chien Fu, who serves as Executive Director of Capital City**
- Winner of the Asia Pacific Property Award 2014 – 2015**, for Best Mixed-Use Development Malaysia and Commercial High-Rise Development Malaysia



# FOUNDER & EXECUTIVE DIRECTOR

- Helmed by Mr Siow Chien Fu, **Founder and Executive Director** of Capital City
- **Industry veteran** who is highly experienced in the design and development of varied property projects in Malaysia and overseas, some of which have won industry awards and accolades
- Graduated with a Bachelor of Architecture Degree from University of Kansas, USA in 1986 and is a member of APAM (*Ahli Pertubuhan Arkitek Malaysia*) (Malaysian Institute of Architects) and the Missouri Board of Professional Architects, USA



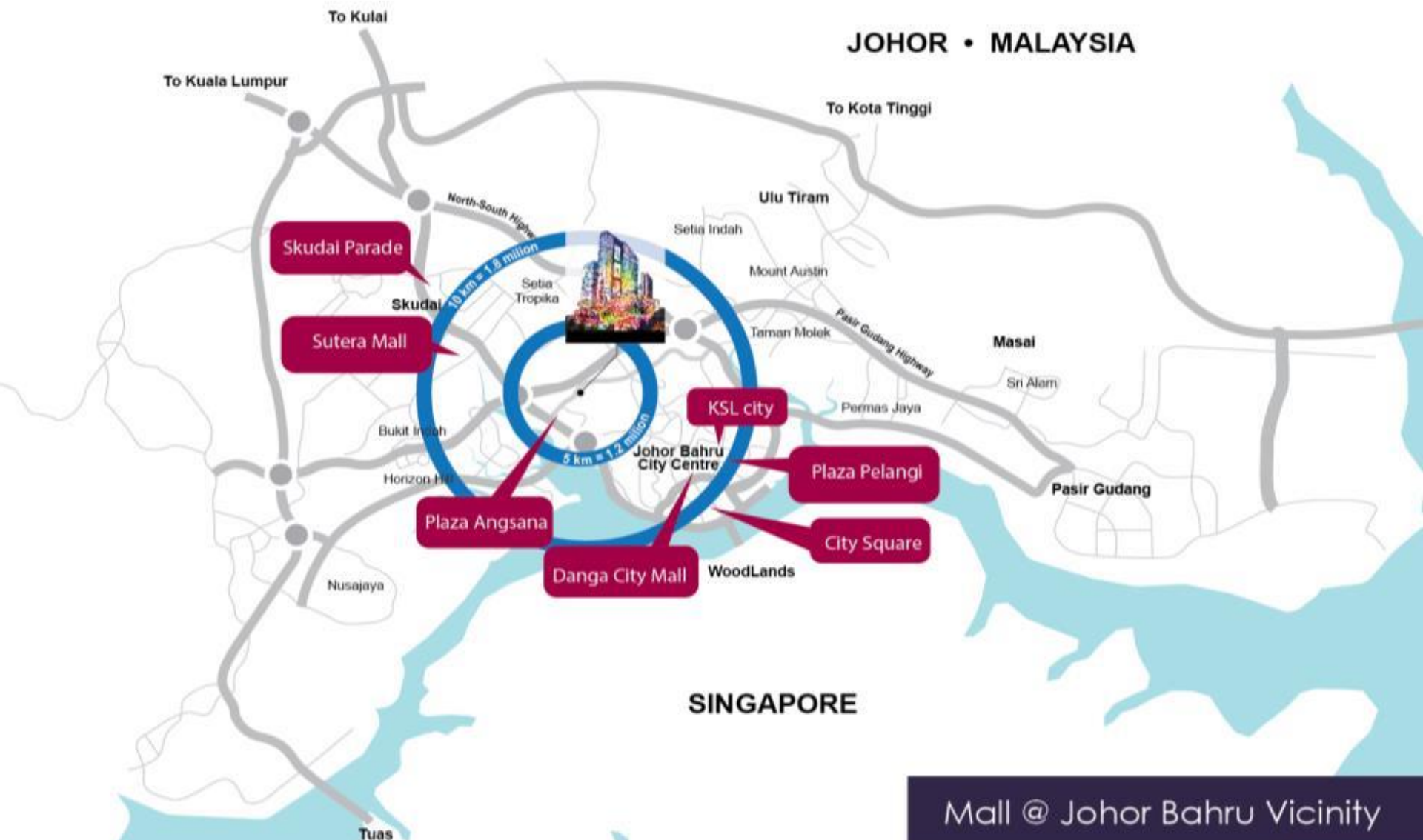
# AWARDS AND EXPERIENCES



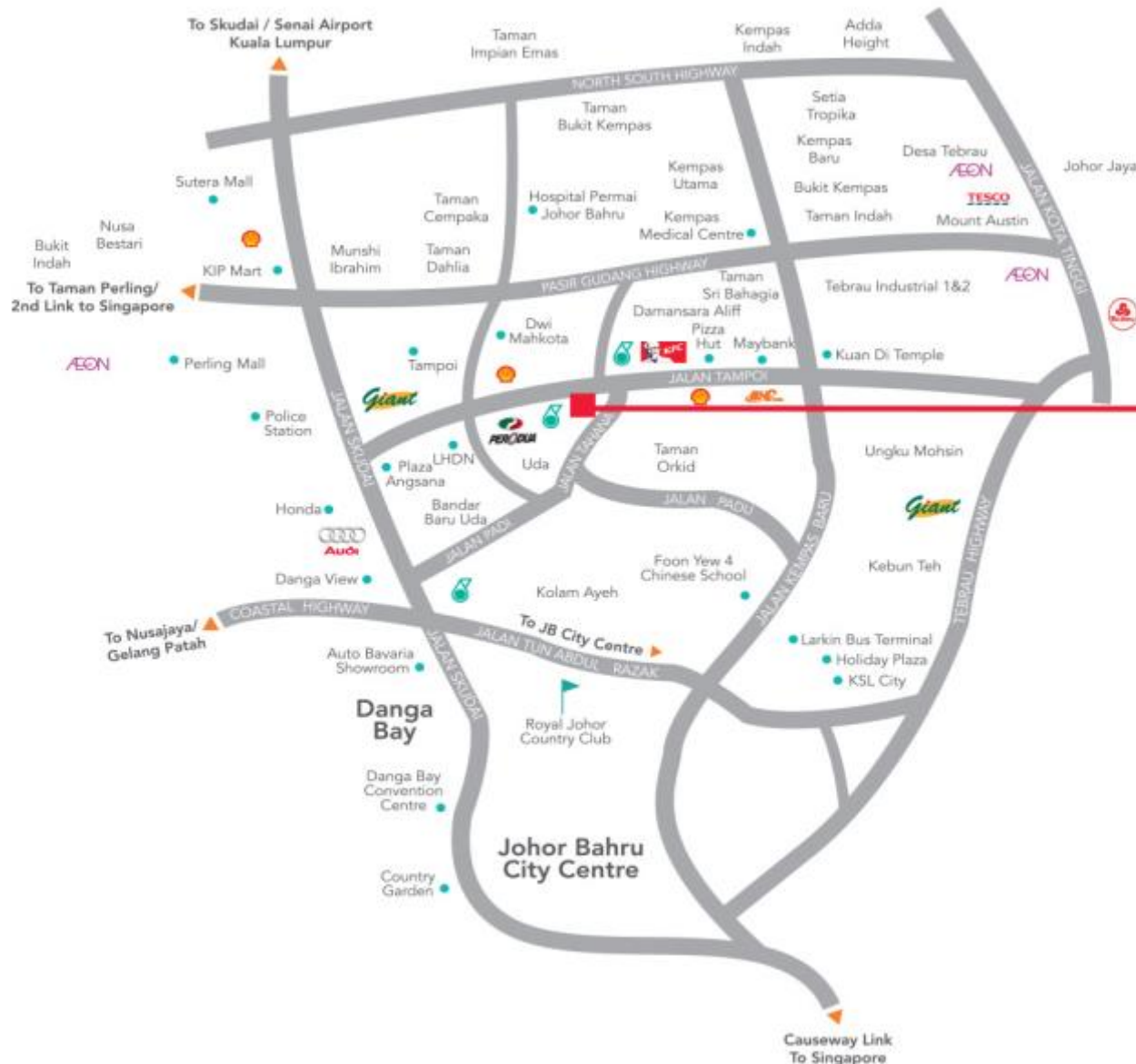
360 Sky Deck and Pool Bar, Eco-tree Hotel Melaka



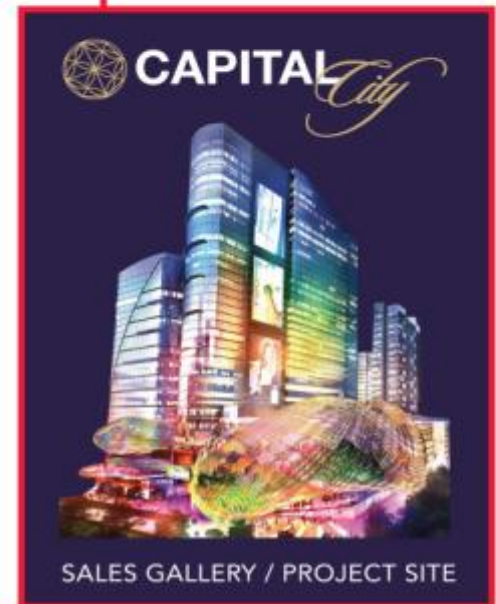
# LOCATION



# LOCATION



GPS Coordinates  
1.506131, 103.713588



# TRANSFORMATIVE & ICONIC

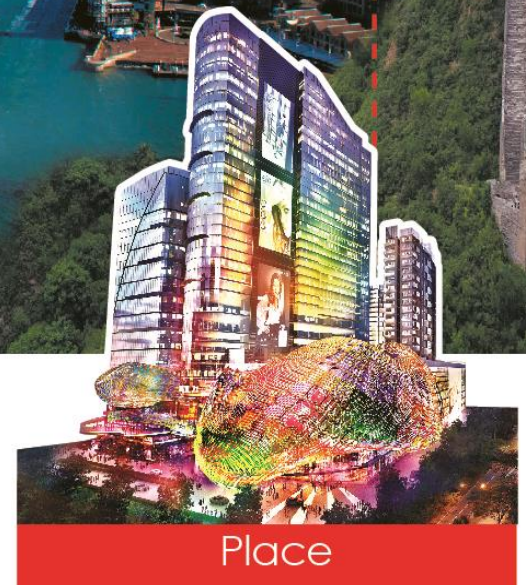
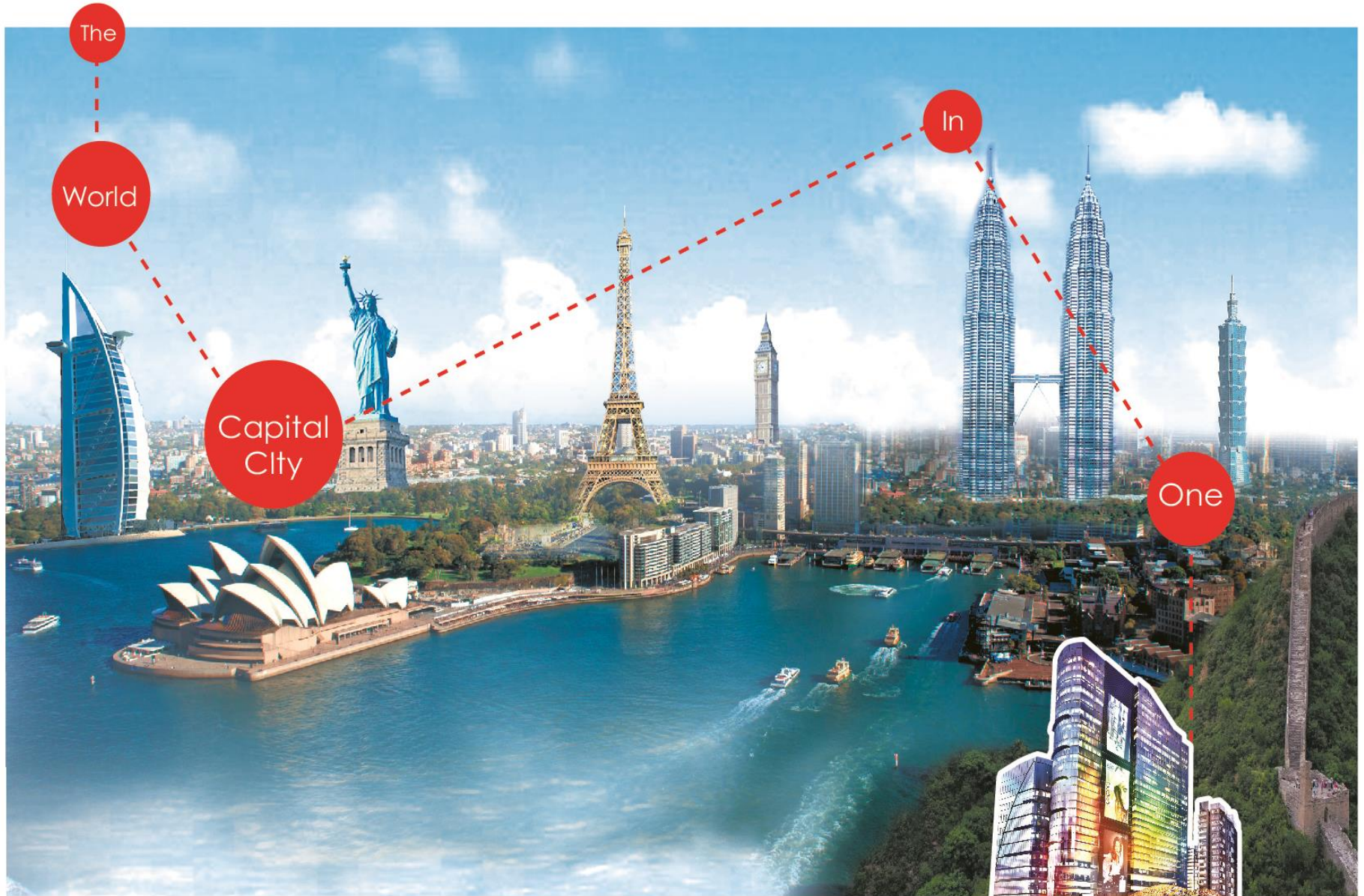


*From the original plan of 84 lots of shop offices...*

# TRANSFORMATIVE & ICONIC

*... To an iconic  
integrated  
development offering  
transformative retail  
and residential  
concepts*





# KEY STATISTICS – PROJECT CAPITAL CITY



- Land size of approx **10 acres**
- **3 serviced apartment blocks with 690 units**
- **2 hotel / service-suite blocks with 945 units**
- **1 six-storey themed retail mall / entertainment hub**

# RECENT PROGRESS – NOV 2015



# RECENT PROGRESS – MAY 2016



# PROSPECTS & FUTURE PLANS



# PROSPECTS & FUTURE PLANS

- ✓ **Focus on developing Project Capital City**, ensuring the project is carried out as scheduled and continuing with our series of promotional roadshows
- ✓ **Seek new partnership opportunities** in the near term to develop more exciting projects
- ✓ Work towards **completion of RTO**





THANK YOU