



POLLUX PROPERTIES LTD.
FY 2014/2015 FINANCIAL RESULTS PRESENTATION
21ST MAY 2015



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2. Operation Review
3. Market Outlook
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FY2014/2015 FINANCIAL RESULTS PRESENTATION

1. FINANCIAL HIGHLIGHTS



FINANCIAL HIGHLIGHTS – OVERVIEW

- FY2015⁽¹⁾ Revenue increased by 57.1% as compared to FY2014.
- Earnings per share increased by 750.0% from 0.04 cents per share in FY2014 to 0.34 cents per share in FY2015.
- Return on equity increased by 785.7% from 0.49% in FY2014 to 4.34% in FY2015.

Note: (1) "FY" refers to the financial year ended 31 March in the respective years.



FINANCIAL HIGHLIGHTS

	FY2015	FY2014	% CHANGE
Revenue (S\$m)	37.88	24.12	57.1
EBIDTA (S\$m)	3.57	0.88	305.6
PATMI (S\$m)	2.12	0.23	821.7
Earnings Per Share (cents)	0.34	0.04	750.0
NAV Per Share (cents)	7.84	7.50	4.5
Return on Equity (%)	4.34	0.49	785.7

Note 1: No fair value adopted on investment properties.

Note 2: Investment properties are stated at cost less accumulated depreciation and accumulated impairment losses.



FINANCIAL HIGHLIGHTS

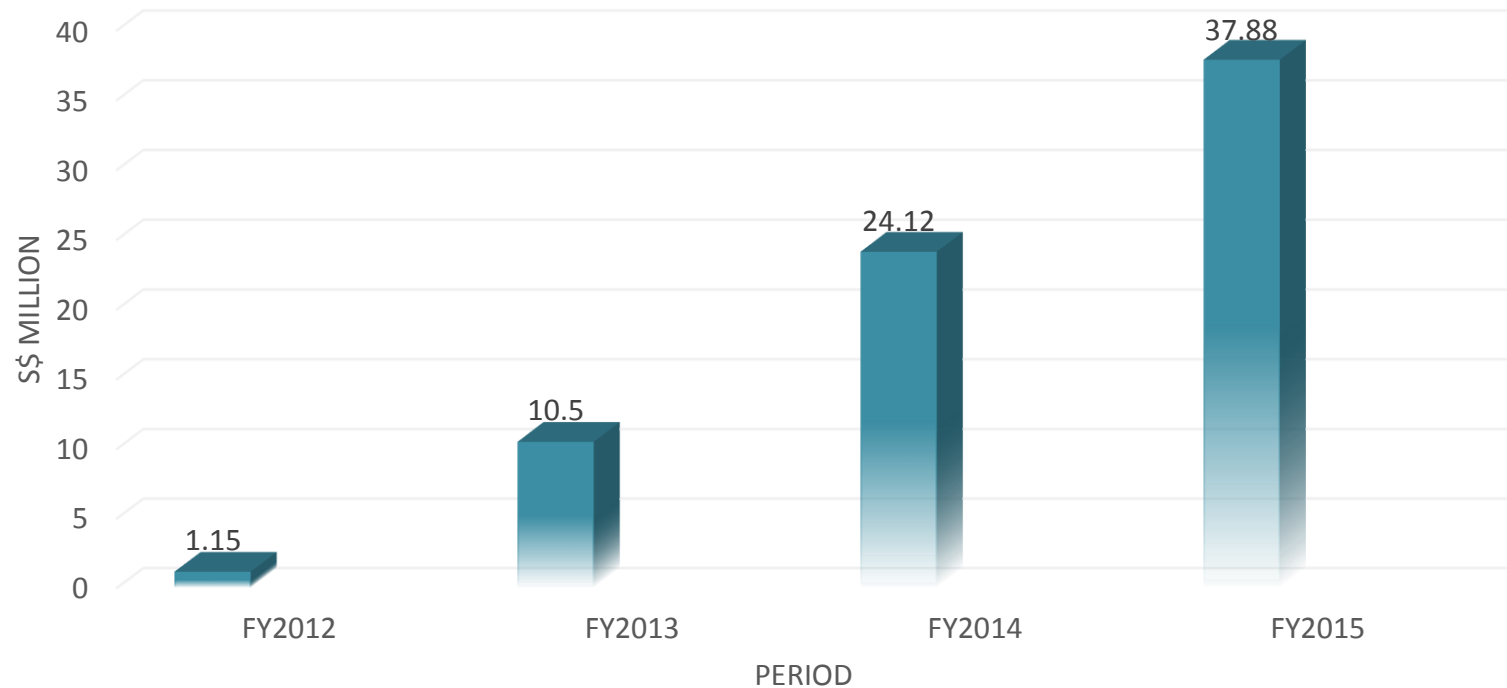
	FY2015	FY2014	% CHANGE
Total Equity (S\$m)	48.83	46.71	4.5
Cash and Bank(S\$m)	16.85	9.71	73.5
Net Debt (%)	73.77	73.95	(0.2)
Gearing Ratio (%)	60.2	61.3	(1.8)
Loans and Borrowings(S\$m)	71.01	67.90	4.6
Interest Coverage Ratio (times) ¹	8.59	6.25	37.4

Note 1: The Interest Coverage Ratio did not include the interest expenses capitalised under development properties



FINANCIAL HIGHLIGHTS

Revenue for the last four Financial Years

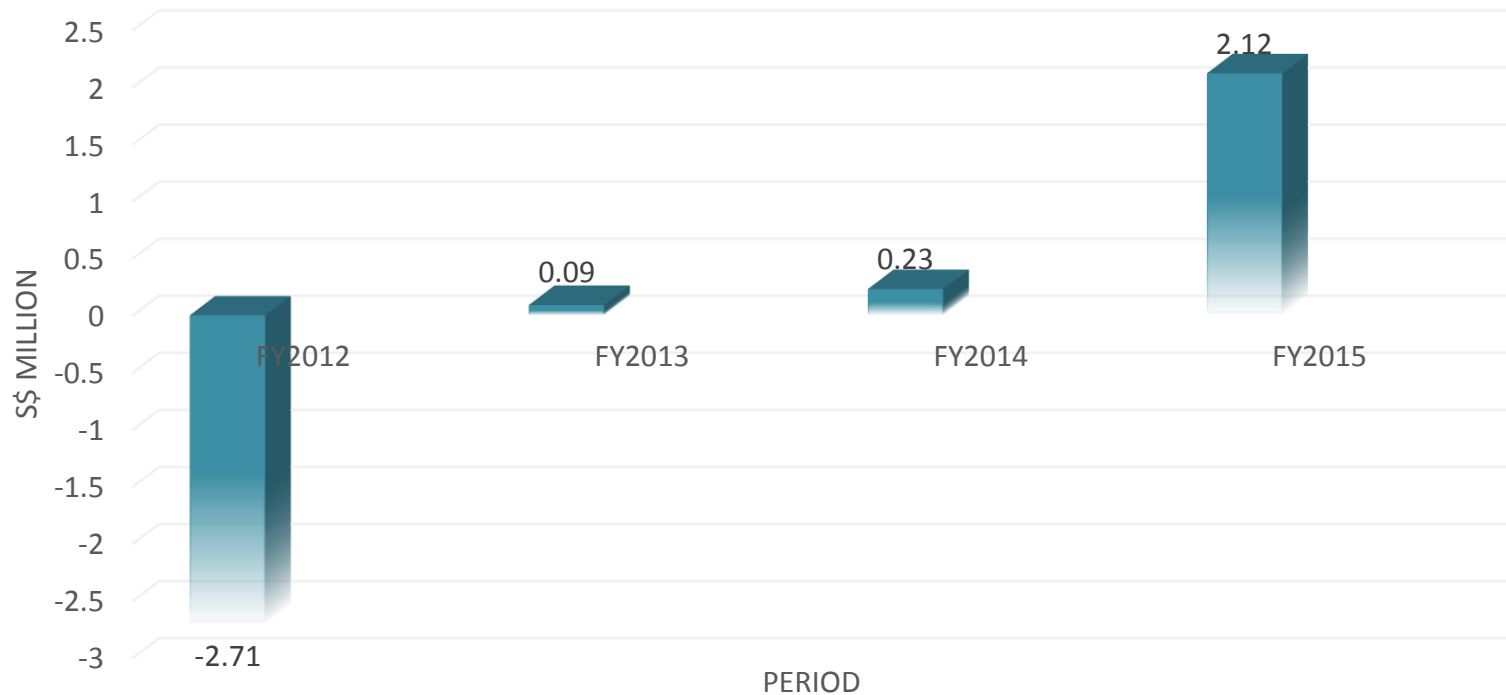


Note: The above financial information is extracted from annual reports / full year announcements of the respective years.



FINANCIAL HIGHLIGHTS

PATMI for the last four Financial Years



: The PATMI for the financial year ended 31 March 2012 excludes profit from discontinued operations.

Note: The above financial information is extracted from annual reports / full year announcements of the respective years.



FY2014/2015 FINANCIAL RESULTS PRESENTATION

2. OPERATION REVIEW



OPERATION REVIEW

Highlights for year 2014 and year 2015

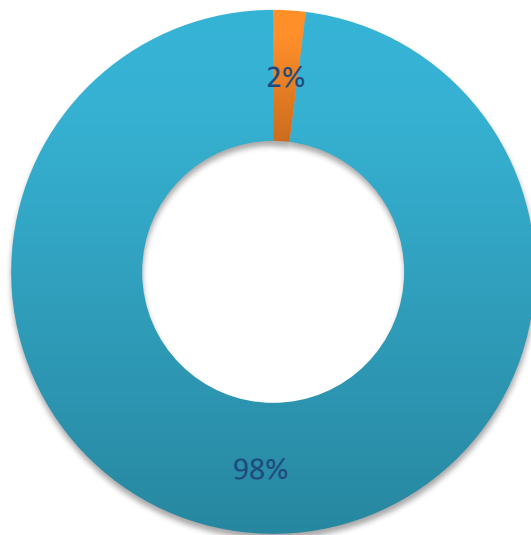
- Soft launch of Louis Kienne Serviced Residences in January 2015.
- Park Residences Kovan obtained Certification of Statutory Completion in February 2015.
- Target to achieve ISO9001, ISO14001 and OHSAS18001 by September 2015



OPERATION REVIEW

Revenue in FY2014/2015 By Business Segments

REVENUE



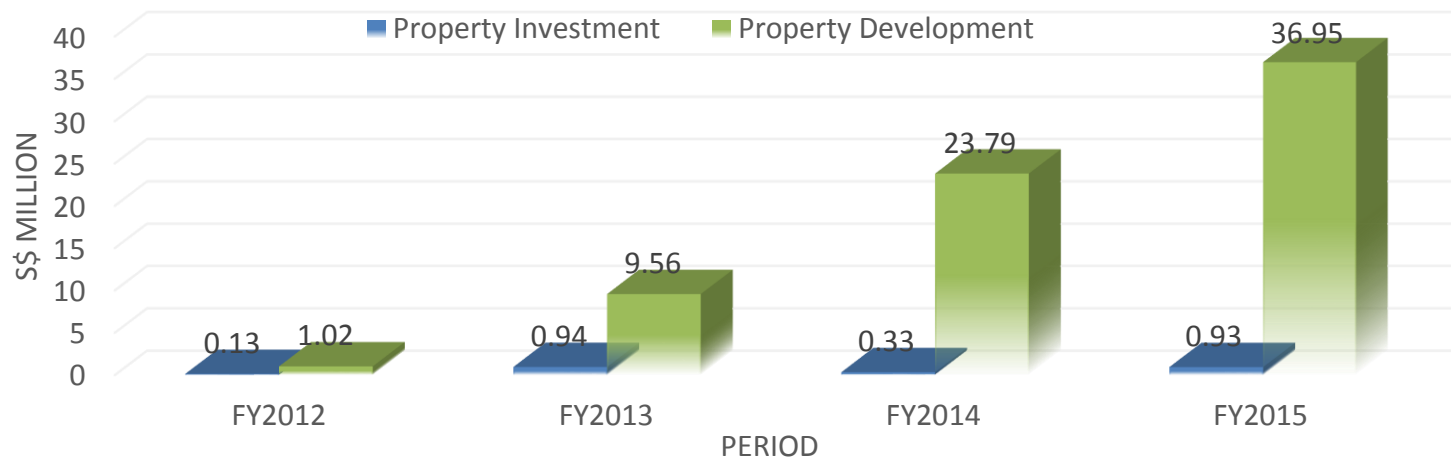
■ Property Investment ■ Property Development

REVENUE	S\$'000	PERCENTAGE %
Property Investment	936	2%
Property Development	36,945	98%
TOTAL	37,881	100%



OPERATION REVIEW

4 years Revenue By Business Segments



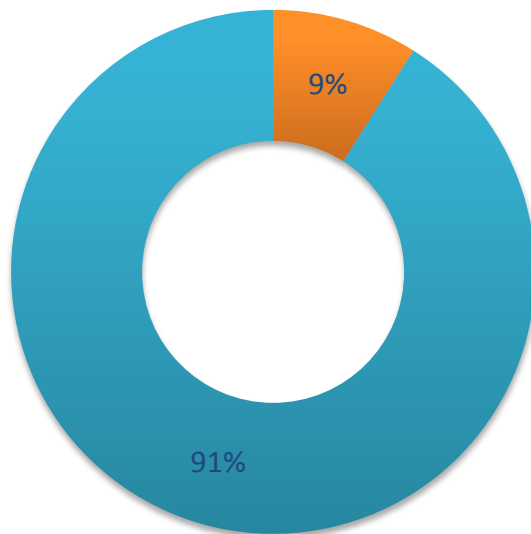
	FY2012 S\$' MIL	FY2013 S\$' MIL	FY2014 S\$' MIL	FY2015 S\$' MIL
Property Investment	0.13	0.94	0.33	0.93
Property Development	1.02	9.56	23.79	36.95
TOTAL	1.15	10.50	24.12	37.88



OPERATION REVIEW

Operating Profit in FY2014/2015 By Business Segments

OPERATING PROFIT



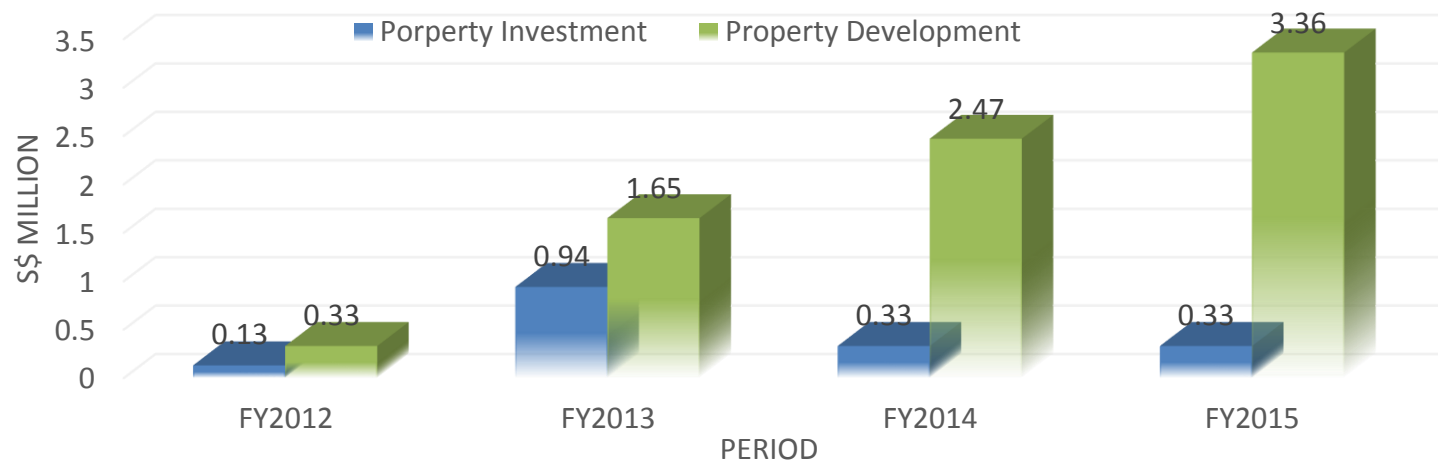
■ Property Investment ■ Property Development

REVENUE	S\$'000	PERCENTAGE %
Property Investment	333	9%
Property Development	3,364	91%
TOTAL	3,697	100%



OPERATION REVIEW

4 years Operating Profit By Business Segments



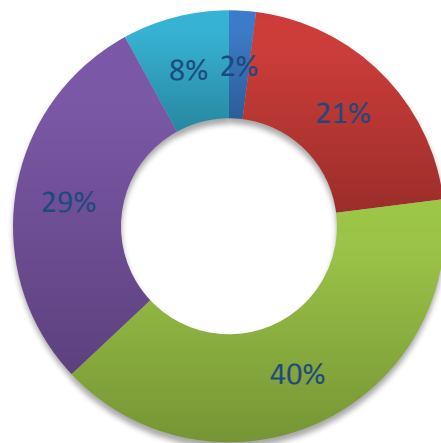
	FY2012 S\$' MIL	FY2013 S\$' MIL	FY2014 S\$' MIL	FY2015 S\$' MIL
Property Investment	0.13	0.94	0.33	0.33
Property Development	0.33	1.65	2.47	3.36
TOTAL	0.46	2.59	2.80	3.69



OPERATION REVIEW

Revenue in FY2014/2015 By Projects

REVENUE

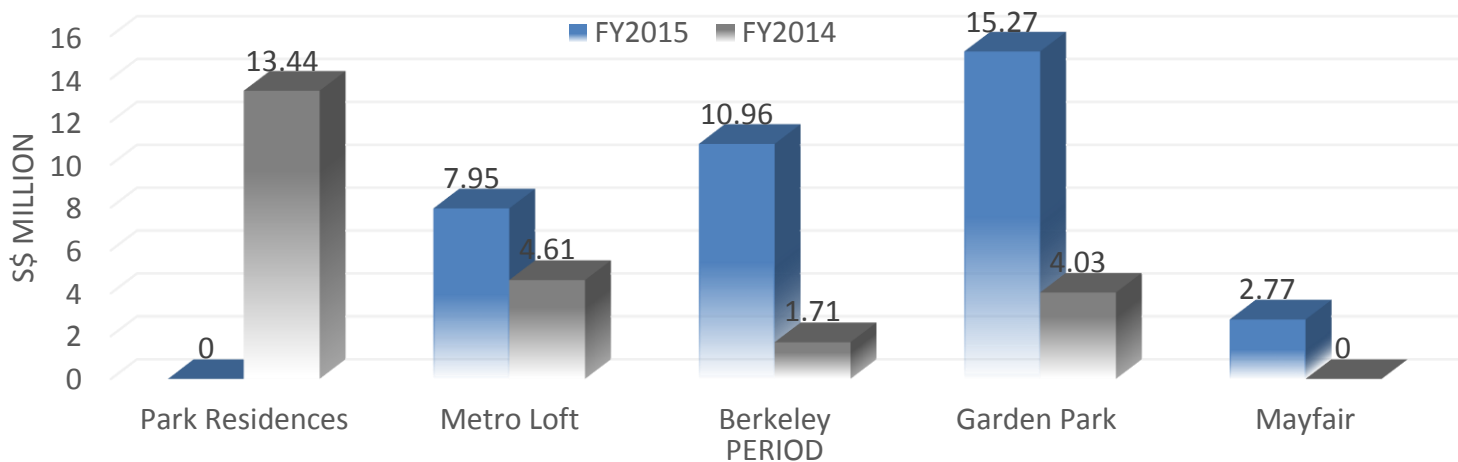


REVENUE	S\$'000	PERCENTAGE %
Rental	936	2%
Metro Loft	7,950	21%
Garden Park Residences	15,265	40%
Berkeley Residences	10,959	29%
Mayfair Residences	2,771	8%
TOTAL	37,881	100%



OPERATION REVIEW

Revenue in FY2015 vs FY2014 By Projects



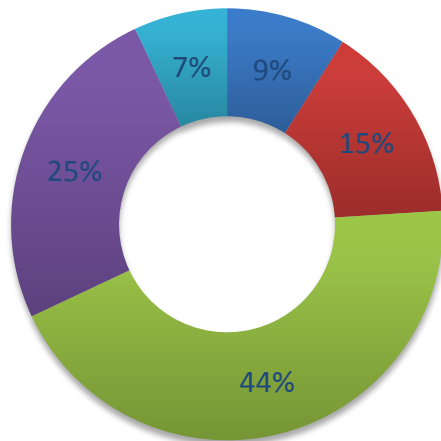
FINANCIAL YEAR	PARK RESIDENCES S\$'MIL	METRO LOFT S\$'MIL	BERKELEY S\$'MIL	GARDEN PARK S\$'MIL	MAYFAIR S\$'MIL
FY2014	13.44	4.61	1.71	4.03	-
FY2015	-	7.95	10.96	15.27	2.77



OPERATION REVIEW

Operating Profit in FY2014/2015 By Projects

OPERATING PROFIT



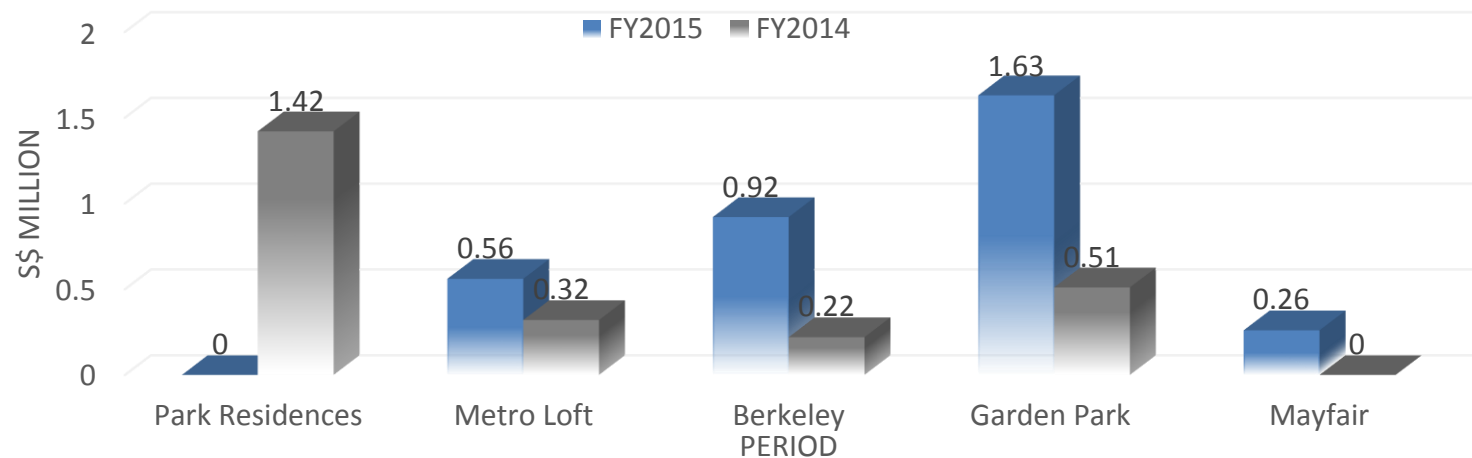
■ Rental ■ Metro Loft
■ Garden Park Residences ■ Berkeley Residences
■ Mayfair

REVENUE	S\$'000	PERCENTAGE %
Rental	333	9%
Metro Loft	558	15%
Garden Park Residences	1,634	44%
Berkeley Residences	917	25%
Mayfair Residences	255	7%
TOTAL	3,697	100%



OPERATION REVIEW

Operating Profits in FY2015 vs FY2014 By Projects



FINANCIAL YEAR	PARK RESIDENCES S\$'MIL	METRO LOFT S\$'MIL	BERKELEY S\$'MIL	GARDEN PARK S\$'MIL	MAYFAIR S\$'MIL
FY2014	1.42	0.32	0.22	0.51	-
FY2015	-	0.56	0.92	1.63	0.26



DEVELOPMENT PROPERTIES

Status of Sales and Construction Progress as of 31 March 2015

PROJECTS	LAUNCH	TOTAL AREA (SQM)	TENURE	TOTAL UNITS	UNITS SOLD (AS OF 31 MAR 2015)	UNITS SOLD %	EST. TOP	CONSTRUCTION PROGRESS % (AS OF 31 MAR 2015)
Park Residences Kovan	August 2011	1118.90	Freehold	41	41	100	February 2014	100
Metro Loft	August 2012	469.70	Freehold	31	31	100	June 2015	65
Pavilion Square**	March 2013	660.00	Freehold	42	42	100	March 2016	28
Pavilion Square* Square* (Commercial)	March 2013	690.00	Freehold	93	93	100	March 2016	28
Garden Park Residences	April 2013	1805.10	Freehold	36	36	100	December	68
Mayfair Residences	May 2013	1425.00	Freehold	20	16	80	June 2016	13
Berkeley Residences	November 2013	1125.80	Freehold	22	22	100	December	80
Total		7294.50		285	281	98.60		

*Above information are as of 31 March 2015

**50:50 joint venture with Goldman Morgan Holding Pte. Ltd.



INVESTMENT PROPERTIES

Project Status

Retail Shops at Balestier Road

- 100% tenanted.

Louis Kienne Serviced Residences at Havelock Road

- Soft launch in January 2015.



INVESTMENT PROPERTIES

Louis Kienne Serviced Residences





INVESTMENT PROPERTIES

Louis Kienne Serviced Residences





INVESTMENT PROPERTIES

Louis Kienne Serviced Residences





FY2014/2015 FINANCIAL RESULTS PRESENTATION

3. MARKET OUTLOOK



SINGAPORE PRIVATE RESIDENTIAL MARKET

1. Singapore's property market will likely remain in down-cycle as private property market continues to operate in a tight financing and regulatory environment. In 1Q2015, prices of private properties fell 1 percent from 1 Jan 15 to 31 Mar 15.
2. The new home sales volume has dropped significantly since the introduction of the Total Debt Servicing Ratio (TDSR) framework in June 2013.

Source from URA website (1Q, 2015)



SERVICED APARTMENT OUTLOOK

1. The Leasing market was buoyant in 2014.
2. Leasing demand in 2015 is expected to favour smaller homes, HDB flats and even individual rooms in both private and public developments as corporate belt-tightening and organisational revamps may result in fewer foreign expatriates arrivals.

Source from URA website (1Q, 2015); Savills Research & consultancy



SINGAPORE PRIVATE RESIDENTIAL MARKET

Property Price Index – Private Residential (4Q 2014 vs 1Q 2015)

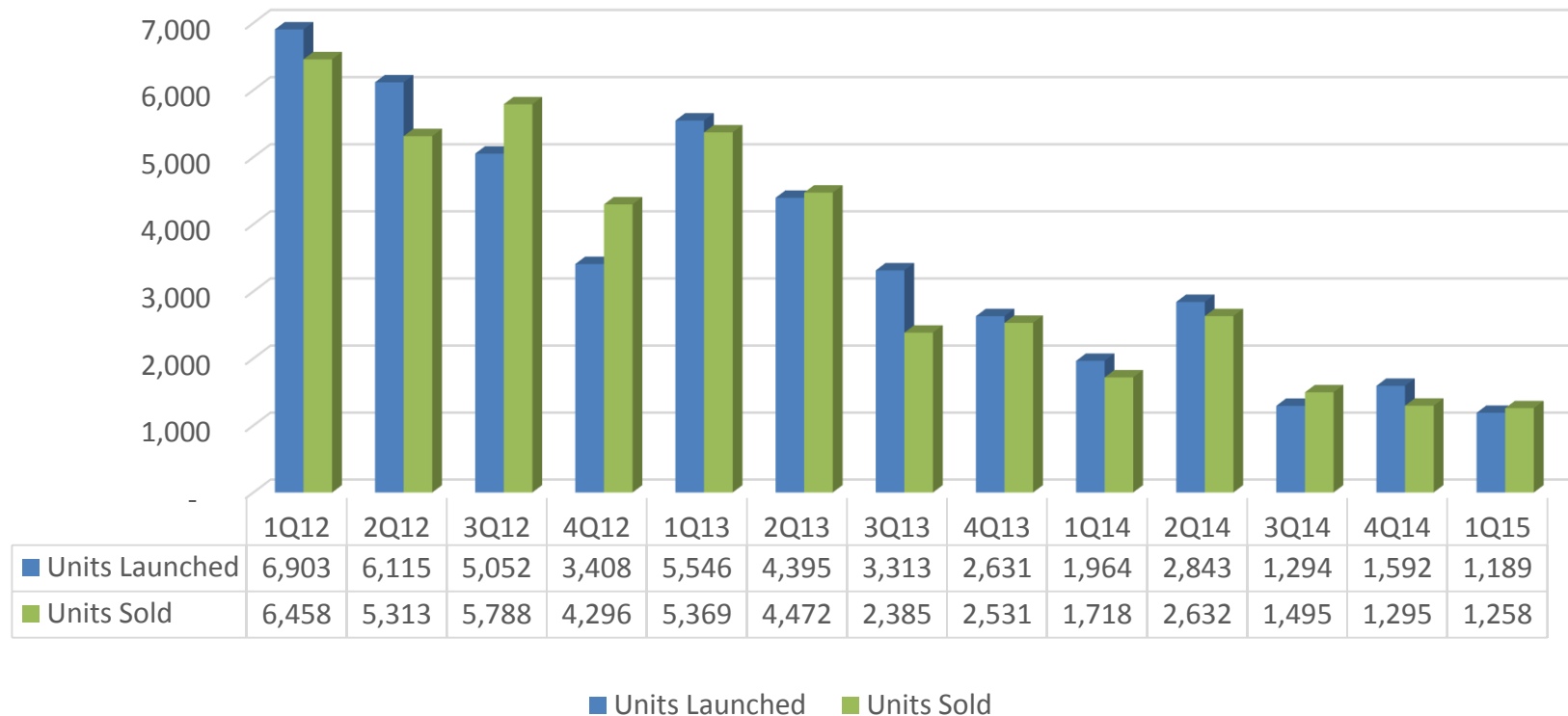
	PRICE INDEX		% CHANGE OVER PREVIOUS QUARTER	
	4Q 2014	1Q 2015	4Q 2014	1Q 2015
Landed Property	167.6	166.1	-1.1	-1.0
Non Landed Property	142.5	140.9	-1.3	-0.9
All Residential	147.0	145.5	-1.1	-1.0

Source from URA website (1Q, 2015)



SINGAPORE PRIVATE RESIDENTIAL MARKET

No. of New Private Residential Units Launched and Units Sold (Under Construction in 2012 – 1Q 2015)



Source from URA website (1Q, 2015)



SINGAPORE PRIVATE RESIDENTIAL MARKET

Number of unsold unit available– Private Residential (4Q 2014 vs1Q 2015)

	4Q 2014	1Q 2015	% CHANGE
Launched But unsold	5,750	5,635	-2.0
Not Launched Yet	10,155	13,723	26.6

Source from URA website (1Q, 2015)



FY2014/2015 FINANCIAL RESULTS PRESENTATION

4. GOING FORWARD



GOING FORWARD

The Management intends to achieve a balance between investment and development opportunities.

We are seeking opportunity into fee-based business by enlarging our portfolio of assets and diversifying our business into overseas market.

We are cautiously seeking opportunities that can provide sustainable return to our shareholders.



THANK YOU