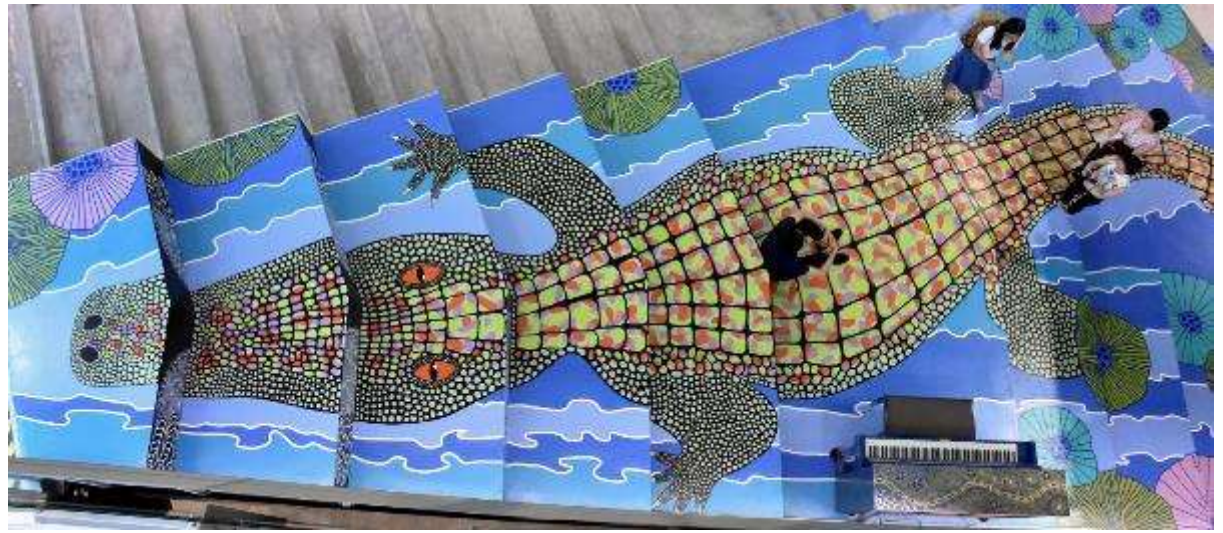




**UOL GROUP
1H2019 RESULTS
8 AUGUST 2019**





AGENDA

- 1H2019 KEY FINANCIALS
- OPERATION HIGHLIGHTS



COMPANY OVERVIEW

- UOL Group Limited (UOL) was founded in 1963 and listed on the Singapore Exchange in 1964
- Total assets of \$20.0 billion as at 30 June 2019
- Geographical presence in 13 countries - Singapore, Malaysia, Indonesia, Philippines, Thailand, Vietnam, Myanmar, Australia, China, Bangladesh, UK, USA and Canada
- Through hotel subsidiary, Pan Pacific Hotels Group Limited (PPHG), UOL owns and/or manages over 30 hotels, resorts and serviced suites in Asia, Oceania and North America under two acclaimed brands: “Pan Pacific” and PARKROYAL
- Through Singapore-listed property subsidiary, United Industrial Corporation Limited (UIC), UOL owns an extensive portfolio of prime commercial assets in Singapore and has interests in Pan Pacific Singapore, Marina Mandarin and Mandarin Oriental
- Award-winning developer known for corporate, architectural and design excellence



CORE BUSINESSES

Property development



- Wholly-owned projects
- Joint-venture projects
- UIC-owned projects

Property investments



- Wholly-owned properties
- Joint-venture properties
- UIC-owned properties
- Marina Centre Holdings Pte Ltd – 61.39%*

Hotel operations



- Wholly-owned hotels
- Joint-venture hotels
- UIC-owned hotels
- Aquamarina Hotel Private Limited – 65.37%*

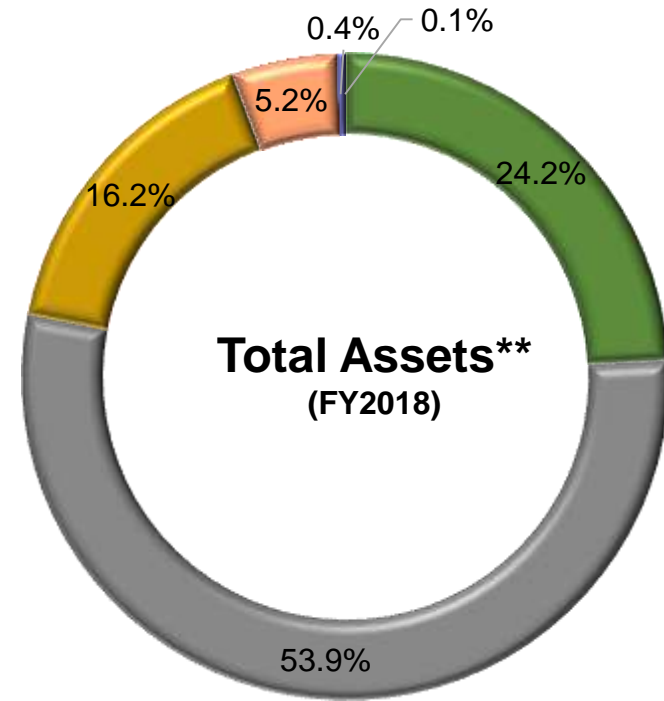
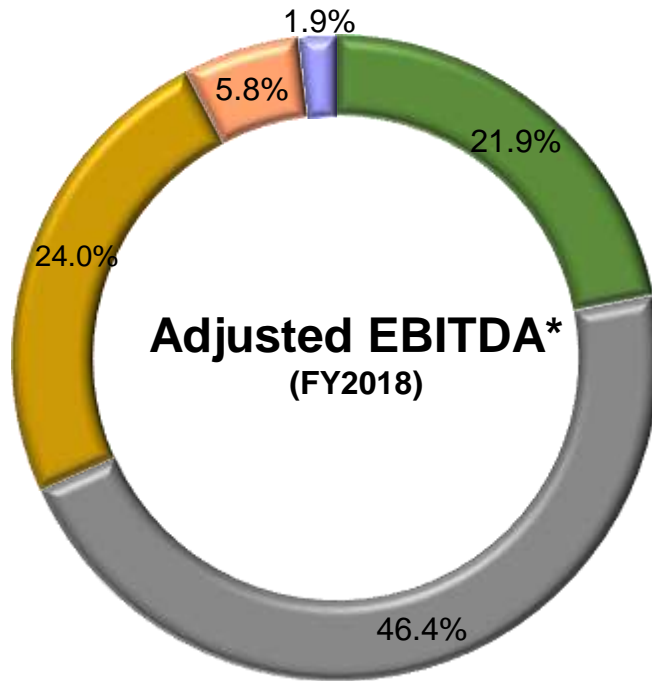
Notes:

-*Effective interest including interests owned by UIC as at 8 August 2019

- UOL's other businesses are management services (project management, facilities management, hotel and other management), technologies and investments in securities

DIVERSIFIED PORTFOLIO

Contribution by Business Segment



■ Property development ■ Property investments ■ Hotel operations ■ Investments ■ Management services & technologies

*Excludes unallocated costs, other gains/losses and fair value gains on investment properties.

**Unallocated assets account for 0.1% of total assets.



Photo credit: Timothy Nolan

1H2019 KEY FINANCIALS

KEY FINANCIALS

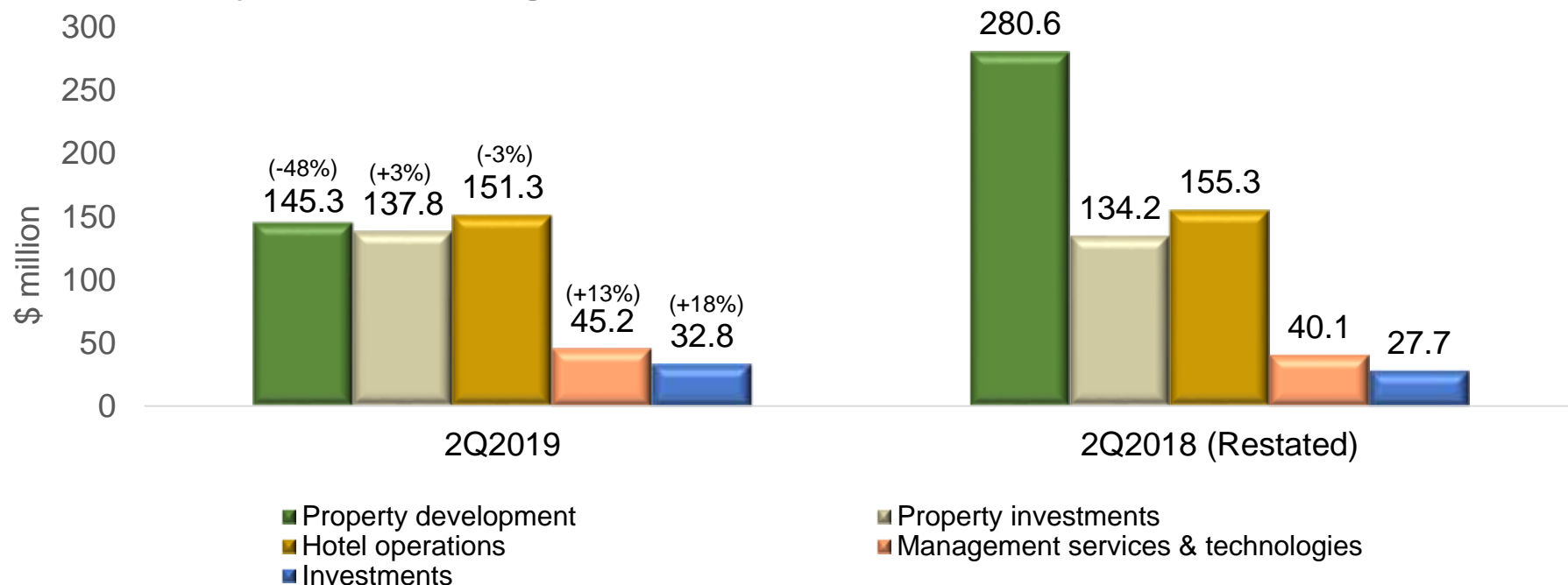
\$m	2Q2019	2Q2018 (Restated)	% Change	1H2019	1H2018 (Restated)	% Change
Revenue	512.3	637.9	-20	1,253.5	1,301.6	-4
Profit before fair value and other gains and income tax	141.8	152.1	-7	282.8	293.6	-4
Fair value gains on the Group's investment properties	181.9	64.4	182	181.9	64.4	182
Profit before income tax	323.7	216.5	50	464.7	358.0	30
PATMI	195.4	131.9	48	267.7	207.2	29
Earnings per share (cents)	23.18	15.67	48	31.77	24.62	29

KEY FINANCIALS

	2Q2019	FY2018 (Restated)	% Change
Net tangible asset value per share	\$11.56	\$11.27	3
Total equity	\$14,043m	\$14,434m	-3
Cash	\$613m	\$677m	-9
Net debt	\$4,201m	\$4,033m	4
Gearing ratio	0.30	0.28	7

CONTRIBUTIONS BY BUSINESS SEGMENT

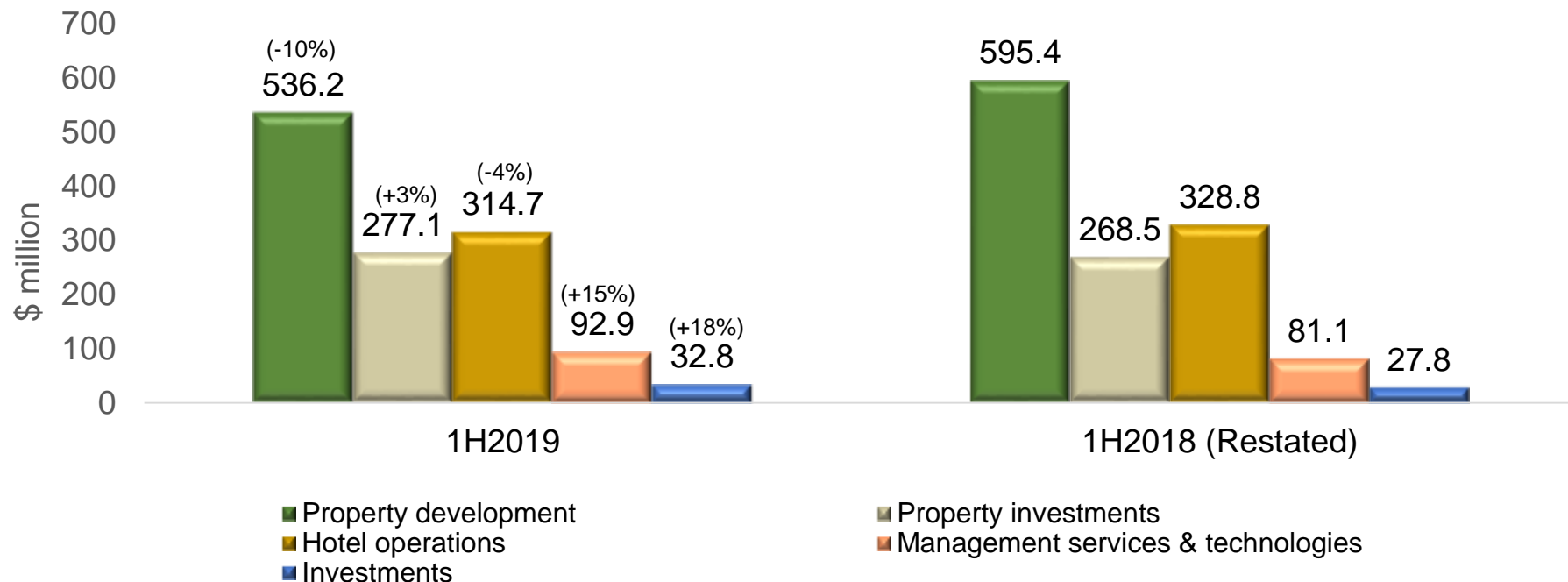
Revenue by Business Segment



	2Q2019	2Q2018
Property development	28%	44%
Property investments	27%	21%
Hotel operations	30%	25%
Management services & technologies	9%	6%
Investments	6%	4%

CONTRIBUTIONS BY BUSINESS SEGMENT

Revenue by Business Segment



	1H2019	1H2018
Property development	43%	46%
Property investments	22%	21%
Hotel operations	25%	25%
Management services & technologies	7%	6%
Investments	3%	2%



OPERATION HIGHLIGHTS

PROPERTY DEVELOPMENT

Profit Recognition of Launched Projects

Project Name	% Effective Stake	No. of Units	Saleable Area (sqm)	% Sold (as at 30.06.19)	% Completed (as at 30.06.19)	TOP Date
<u>Ongoing</u>						
Amber45	100	139	13,535	74.8	43	Est. 3Q2020
The Tre Ver	75	729	51,573	54.9	9	Est. 3Q2021
MEYER HOUSE	50	56	16,111	3.6	16	Est. 3Q2021
<u>Completed</u>						
Park Eleven, Shanghai	55	398	78,526	38.2	100	TOP
V on Shenton	50	510	47,427	88.6	100	TOP
Mon Jervois	50	109	14,145	86.2	100	TOP
Pollen & Bleu	50	106	10,714	98.1	100	TOP

PROPERTY DEVELOPMENT

Singapore Residential Pipeline

Project Name/Location	Tenure of Land	Site Area (sqm)	No. of Residential Units	% Effective Stake
Avenue South Residence [^]	99	22,852	1,074	65
Clementi Avenue 1 site	99	16,543	640	90
Total		39,395	1,714	

Overseas Residential Pipeline

Project Name/Location	Tenure of Land	Site Area (sqm)	No. of Residential Units	% Effective Stake
One Bishopsgate Plaza [*]	Freehold	3,200	160	100

[^] Mixed-use development with 1,074 residential units and a commercial component

^{*} Mixed-use development with 160 residential units, 237 hotel rooms and a commercial component

PROPERTY DEVELOPMENT

MEYER HOUSE – Strong Product Differentiation



Artist's impression of MEYER HOUSE.

- Private previews since May 2019
- Luxury freehold development (dubbed as “Nassim Residences of the East”) along Meyer Road
- 56-unit project with large format units; each unit has a dedicated private lobby and lift
- Close to upcoming Tanjong Katong MRT station
- 50:50 joint venture with Kheng Leong

PROPERTY DEVELOPMENT

Avenue South Residence – Riding a New Growth Story



Artist's impression of Avenue South Residence.

- Under the government's Draft Master Plan 2019, the Greater Southern Waterfront is envisaged to be a gateway for future live, work and play
- A 56-storey development with an access park leading to the 24km Rail Corridor
- Total GFA of 84,551 sqm; 1,074 residential units and 1,300 sqm of commercial space
- 50:30:20 joint venture between UOL, UIC and Kheng Leong; 65% effective stake
- To launch in 3Q2019

PROPERTY DEVELOPMENT

Awarded residential site at Clementi Avenue 1



Source: URA

- Awarded government land sales site at Clementi Avenue 1 on 9 July 2019 for \$491.3 million
- 80:20 joint venture between UOL and UIC; 90% effective stake
- Total GFA of 57,900 sqm; estimated 640 residential units
- Located adjacent to completed project The Clement Canopy which is fully sold
- Close proximity to tertiary institutions and commercial hubs
- Target to launch in 2020

PROPERTY DEVELOPMENT

Park Eleven – Strong Overseas Contribution



- Mixed-use development with 398 residential units and 3,900 sqm of net lettable area of retail in Shanghai, China
- Located within Changfeng Ecological Business Park, close to Hongqiao Transportation Hub and The Bund
- 40:30:20 joint venture between UOL, UIC and Kheng Leong; 55% effective stake
- Phase 1 sold well, achieving 38.2% sales
- Target to launch Phase 2 in 4Q2019

PROPERTY DEVELOPMENT

One Bishopsgate Plaza – First Foray into UK



Artist's impression of One Bishopsgate Plaza.

- A 42-storey tower with residential, hotel and commercial components in London, UK
- Comprises a 160-unit residential development The Sky Residences, 237-key Pan Pacific London and 2,267 sqm of net lettable area of commercial space
- Located in London's central financial district, near Liverpool Street Station and the future Crossrail Station
- Structural top-up completed in May 2019; projected to complete in 2020
- Residential soft launch in 4Q2019

PROPERTY INVESTMENTS

Enhancing Shoppers' Experience With New Offerings and Signature Events



Urban Attack at Velocity@Novena Square attracted more international participants this year.



Lock City Singapore 2019 at KINEX.

- Ongoing asset enhancement initiative (AEI) at Velocity@Novena Square to convert lower yielding area to higher yielding space while enhancing retail offerings and improving trade mix
 - Reconfigured retail space at level 1 fully leased¹ features new food enclave with popular eateries such as Song Fa Bak Kut Teh, HuLuRuk, TORI-Q and SF Farm Mart; target to open by end 2019
- New retail concepts and tenants brought into UOL's three malls include:



Farm Mart



duckland



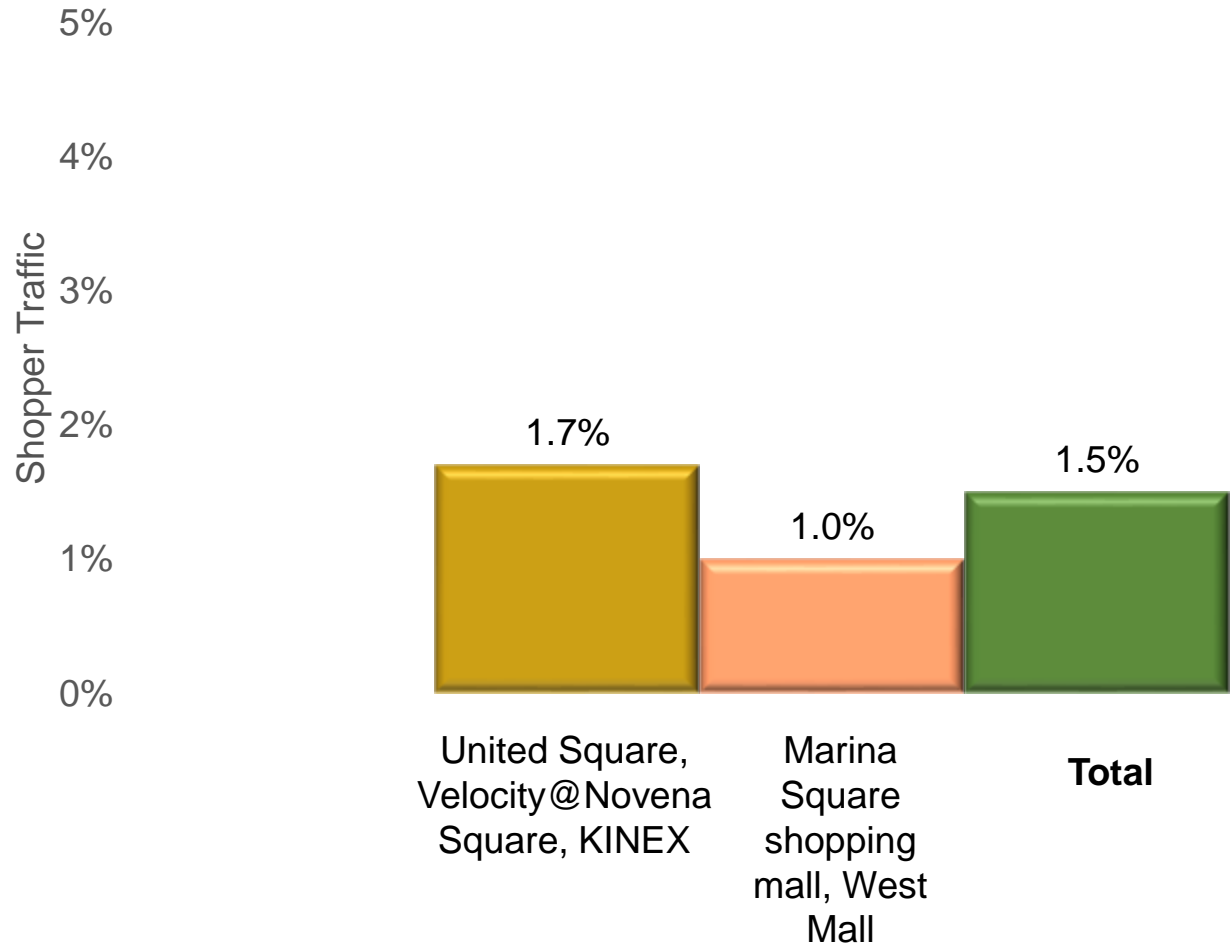
CRYSTAL JADE GO

¹Includes both leases committed and offers received with lease documentation underway.

SHOPPER TRAFFIC (RETAIL PORTFOLIO)

Shopper Traffic (2Q2019 vs 2Q2018)

- Total shopper footfall increased by 1.5%



PROPERTY INVESTMENTS

Office properties	Net Lettable Area (sqm)*
<u>Portfolio</u>	
Novena Square	41,627
United Square	26,971
Odeon Towers	18,349
Faber House	3,956
One Upper Pickering	8,089
72 Christie Street, Australia	11,259
110 High Holborn, London	7,954
120 Holborn Island, London	18,323
Total	136,528
<u>Retail properties</u>	
<u>Portfolio</u>	
Velocity@Novena Square shopping mall	15,885
United Square shopping mall	19,525
KINEX shopping mall	19,058
The Esplanade Mall, Tianjin	7,115
110 High Holborn, London	2,792
120 Holborn Island, London	13,827
Sub Total	78,202
<u>Pipeline</u>	
Park Eleven Mall, Shanghai	3,900
One Bishopsgate Plaza, London (commercial component)	2,267
Sub Total	6,167
Total	84,369
Grand Total	220,897

*As at 30 June 2019

PROPERTY INVESTMENTS

Commercial properties under UIC		Net Floor Area (sqm)
<u>Portfolio</u>		
Singapore Land Tower		57,500
Clifford Centre		25,470
The Gateway		69,803
SGX Centre 2		25,800
Abacus Plaza		8,397
Tampines Plaza		8,397
Stamford Court		5,990
UIC Building		26,373
	Total	227,730
Retail properties		
<u>Portfolio</u>		
Marina Square shopping mall		73,097
West Mall		17,042
	Total	90,139
	Grand Total	317,869

HOTEL OPERATIONS

Owns and/or manages over 30 hotels with more than 10,000 rooms

- Comprises two highly-acclaimed brands – “Pan Pacific” and PARKROYAL



PARKROYAL Penang Resort, Malaysia



Pan Pacific Melbourne, Australia



PARKROYAL on Pickering, Singapore

HOTEL OPERATIONS

	Existing		Pipeline	
	No. of Hotels	No. of Rooms	No. of Hotels	No. of Rooms
By Brand				
Pan Pacific	19	5,996	5	1,181
PARKROYAL	13	3,878	6	1,404
Others	5	1,959	-	-
Total	37	11,833	11	2,585
By Ownership Type				
Owned	27	9,533	4	977
Managed	10	2,300	7	1,608
Total	37	11,833	11	2,585

Note: Includes serviced suites and hotels held by associated companies.

HOTEL OPERATIONS

Owned Hotels under UOL	Country	Rooms
Portfolio		
PARKROYAL on Beach Rd	Singapore	346
PARKROYAL on Kitchener Road	Singapore	532
PARKROYAL on Pickering	Singapore	367
Pan Pacific Perth	Australia	486
Pan Pacific Melbourne	Australia	396
PARKROYAL Darling Harbour	Australia	340
PARKROYAL Parramatta	Australia	286
PARKROYAL Melbourne Airport	Australia	276
PARKROYAL Kuala Lumpur	Malaysia	426
PARKROYAL Penang Resort	Malaysia	310
Pan Pacific Xiamen	China	354
Pan Pacific Suzhou	China	480
Pan Pacific Tianjin	China	319
Pan Pacific Yangon	Myanmar	331
PARKROYAL Yangon	Myanmar	342
Pan Pacific Hanoi	Vietnam	324
PARKROYAL Saigon	Vietnam	186
Sofitel Saigon Plaza	Vietnam	286
	Sub Total	6,387
Pipeline		
Pan Pacific London	UK	237
Pan Pacific Orchard	Singapore	350
	Total	6,974

HOTEL OPERATIONS

Owned Hotels under UIC	Country	Rooms
<u>Portfolio</u>		
Pan Pacific Singapore	Singapore	790
Marina Mandarin	Singapore	575
Mandarin Oriental	Singapore	527
The Westin Tianjin	China	275
Tianjin Yanyuan International Grand Hotel	China	296
	Total	2,463
	Grand Total	9,437
Owned Serviced Suites under UOL	Country	Rooms
<u>Portfolio</u>		
Pan Pacific Serviced Suites Orchard	Singapore	126
Pan Pacific Serviced Suites Beach Road	Singapore	180
PARKROYAL Serviced Suites Singapore	Singapore	90
PARKROYAL Serviced Suites Kuala Lumpur	Malaysia	287
	Total	683
<u>Pipeline</u>		
Pan Pacific Serviced Suites Kuala Lumpur	Malaysia	210
PARKROYAL Serviced Suites Jakarta	Indonesia	180
	Grand Total	1,073

PIPELINE PROJECTS (OWNED)

Pan Pacific Orchard – Total Redevelopment to Maximise Returns



Artist's impression of Pan Pacific Orchard.

- Pan Pacific Orchard was closed from 1 April 2018 for redevelopment into a new iconic and green 350-key hotel
- New flagship hotel for “Pan Pacific” brand
- Will feature three unique levels of experiential sky gardens which will redefine the vertical sky-rise typology
- Target to open in 2021

PIPELINE PROJECTS (OWNED)

Pan Pacific London – Enhancing Presence in Key Gateway Cities



Artist's impression of Pan Pacific London.

- Located in Bishopsgate, London's central financial district
- Part of a 42-storey luxury mixed-use development
- 237 rooms with dining, meeting, fitness and wellness facilities
- Target to open in 2020

PIPELINE PROJECTS (OWNED)

PARKROYAL Serviced Suites Jakarta – Strengthening Regional Presence



- Located in central Jakarta, the 180-suite PARKROYAL Serviced Suites Jakarta is located in Tower 2 of Thamrin Nine
- PPHG will also manage a 185-key PARKROYAL Jakarta in the same tower
- Constructed in phases, Tower 2 is expected to be completed in 2021

Thamrin Nine (artist's impression) is a 5.4 hectare mixed-use development comprising UOB Plaza, Tower 1 and Tower 2 (far right).

PIPELINE PROJECTS (OWNED)

Pan Pacific Serviced Suites Kuala Lumpur – Capitalising on Plot Ratio Intensification



Artist's impression of Pan Pacific Serviced Suites Kuala Lumpur (right).

- Located in Bukit Bintang, the shopping and entertainment district of Kuala Lumpur
- Redevelopment of the multi-storey carpark at PARKROYAL Kuala Lumpur into a 210-key Pan Pacific Serviced Suites Kuala Lumpur
- Target to open in 2021

BEST IN CLASS PROPERTIES

Award-winning and Quality Properties across Residential, Commercial and Hospitality Asset Classes



Nassim Park Residences, Singapore



One Bishopsgate Plaza,
London, UK



PARKROYAL on Pickering, Singapore



The Clement Canopy, Singapore



DISCLAIMER

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WATCHING CLOUDS

Capri's marble

by
Paul Tompkins

The sculpture depicts a pair of hands reaching up to the clouds in the sky, which merge into a face shape over time. Disappearing like smoke or sand, the sculpture invites people to reach new heights.

Adopted by:



Q & A