



Cedar Strategic Holdings Ltd.

Annual General Meeting

14 June 2014

Disclaimer

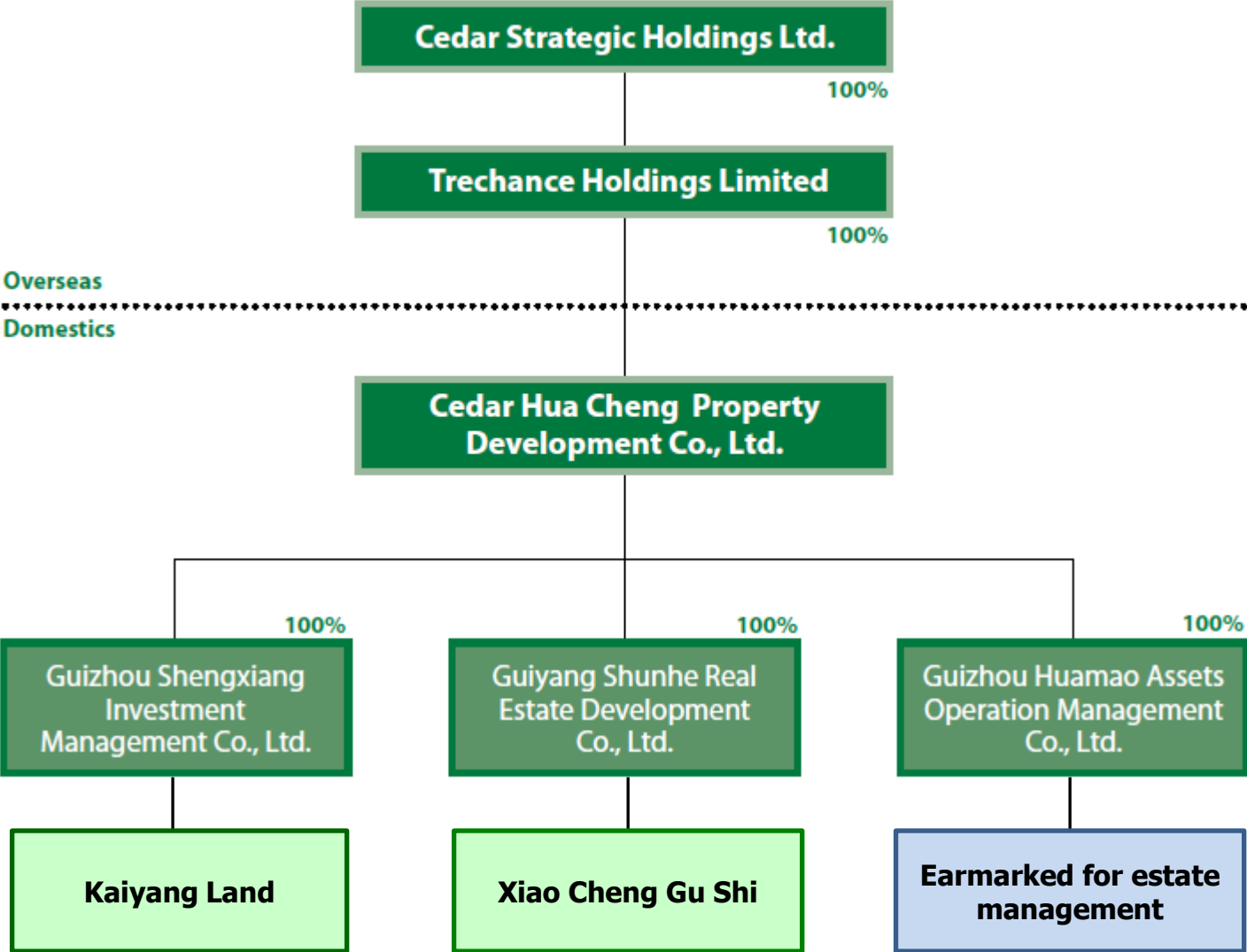
This presentation is intended to provide background information only and does not purport to make any recommendation upon which you may reasonably rely without taking further and more specific advice. You should make your own decision on whether to participate based on your own judgement. Potential investors must make their own independent assessment and investigation of the opportunity and should not rely on any statement or the adequacy or accuracy of the information that has been provided. The information provided does not purport to cover all relevant information about any potential investment in the Company. This document may contain forward-looking statements that involve assumptions, risks and uncertainties. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events. Accordingly, potential investors are advised to seek appropriate independent advice, if necessary, to determine the suitability of this investment.

Agenda

- **Overview of Cedar Strategic Holdings Ltd.**
- **Year in Review**
- **Outlook: Southwest China Property Market**
- **Management Strategy**
- **Next Steps**



Group Structure



Year in Review: Financial Highlights

- Achieved gross revenue of RMB61 million in FY2013 following acquisition of Trechance and contribution from *Xiao Cheng Gu Shi*
- As a result of divesting the discontinued operations, NPAT was RMB76 million for FY2013

RMB '000	Year ended 31 Dec 2013 (FY2013) (Audited)	Period from 1 Oct 2011 to 31 Dec 2012 (FY2012)
Revenue	61,133	-
Gross Profit	17,307	-
Profit/(Loss) after tax from continuing operations	(10,196)	(24,751)
Profit/(Loss) from discontinued operations	86,264	(34,846)
Profit/(Loss) for the year/period	76,068	(59,597)

Project Update: Xiao Cheng Gu Shi

- Delivered 246 units since acquisition;
- ASP RMB2,937/psm; NPAT RMB**703**/psm
- Deliver balance of 931 units by end-2014; GFA **72,766** sqm



Outlook: Southwest China Property Market

Merits

- Guizhou: top GDP growth of 13%, double the PRC's 7% for 1Q2014
- Bijie: unsold inventory is less than 50,000 sqm out of 860,000 sqm in 2012; less than 6% of total supply (Source: JLL)
- Urbanisation targeted to grow from 30% to 50% => 35 mil sqm of GFA needed over the next 10 years in Bijie
- Affordability: 5x to 7x annual income versus 11x to 19x (in Tier-one cities)

Outlook: Southwest China Property Market

Challenges

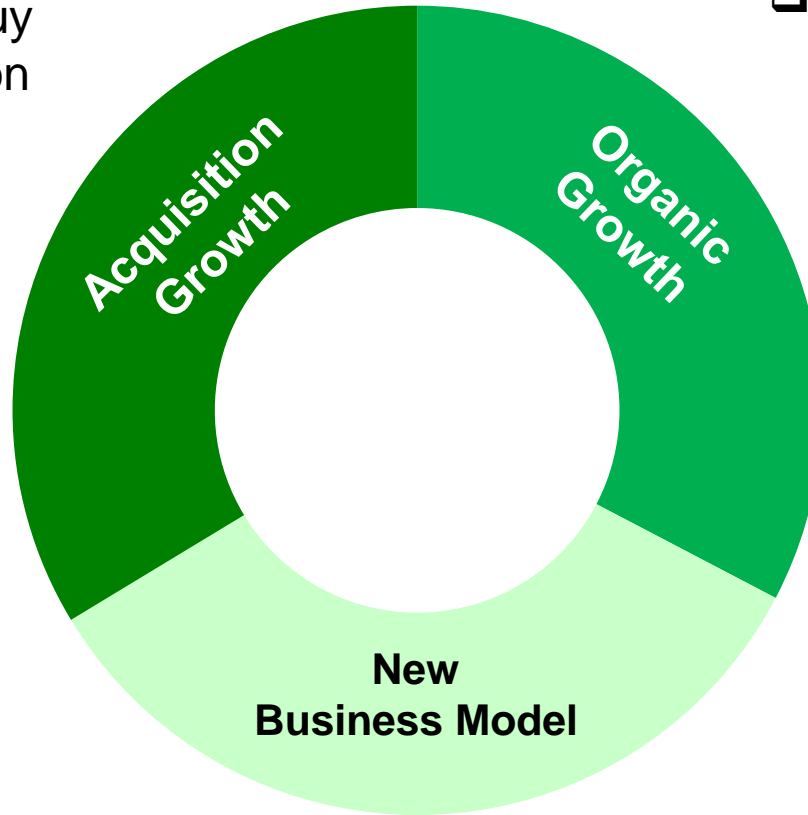
- Lack of property financing within China
- Suppliers' credit tightened
- High interest costs of grey financing
- Buyers' perceived risk of property meltdown



**Management is closely
monitoring the
environment and trends**

Management Strategy

- ❑ Option to buy over 4 million sqm GFA in Guizhou

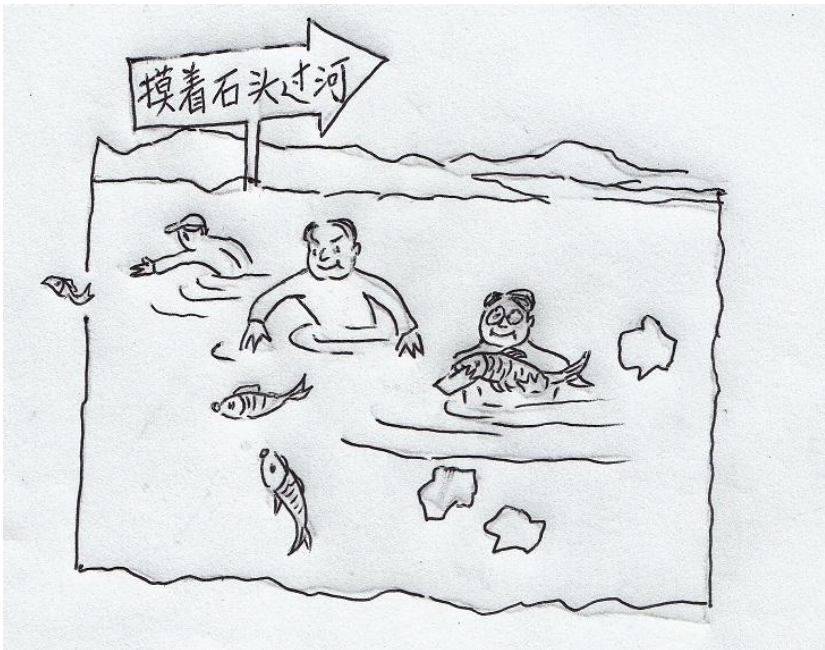


- ❑ Ecotourism; development of up to 400 retirement bungalows

- ❑ Calibrating between risks and rewards, supply and demand, availability of low-cost international funding

Next steps...

- FY2014: Complete *Xiao Cheng Gu Shi*
- ***Evolving Cedar's business to become a differentiated property player, capitalising on China's challenging conditions***



摸着石头过河；
业务转型及升级兼顾

The Chinese idiom 'Touch the stones as you cross the river' alludes to stability; slow and steady wins the race



Cedar Strategic Holdings Ltd.

Commencement of Annual General Meeting