

SLB SLB Development Ltd.
新聯明發展有限公司



A Diversified Property Developer • Residential • Mixed Use • Industrial • Commercial

Presentation Outline

➤ Overview

- About SLB
- CEO's Milestone

➤ Portfolio

- Current Projects
- Completed Projects

➤ Financial Highlights

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Overview – About SLB



Industrial



Industrial



Mixed Use – Office/Retail



Industrial



Residential



Mixed Use



Mixed Use – Residential/Retail



Residential



Residential

➤ A Diversified Property Developer

- listed on the Catalist Board of the Singapore Exchange since April 2018

➤ Extensive experience and proven track record across various asset classes

- residential, mixed-use, industrial and commercial developments

➤ Effective Management of Exposure to Changes

- the diversified nature of our portfolio allows for the effective management of exposure to fluctuating demands and/or changes in regulations of each type of property development

Overview – CEO's Milestone



Matthew Ong

Executive Director & CEO

BSc Business & Mgt Studies
University of Bradford, UK



Project Coordinator
Construction
Lian Beng Group

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2017 - Wilkie Edge, S\$280mil

Overview – CEO's Milestone

United Kingdom



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➤ Financial Highlights

Portfolio – Current Projects (Ongoing)

Summary of Estimated Gross Development Value (GDV) and Revenue Attained

Project Name	Estimated GDV (S\$'000)	Revenue Attained (S\$'000)
Riverfront Residences	1,500,000	696,000
Affinity @ Serangoon	1,300,000	272,000
Mactaggart Foodlink	83,000	58,000
Total Estimated GDV	2,883,000	1,026,000

Note: The information on revenue attained and percentage of units sold as shown in this presentation are based on the available information as at 22 October 2018.

Portfolio – Current Projects (Ongoing)



Riverfront Residences

Location	: 350 Hougang Ave 7
Type	: Residential
Tenure	: 99 years leasehold
Land area	: 36,811 m ²
Total units	: 1,472 units
Total GDV	: S\$1.5b
Group's stake	: 20%
Launch date	: July 2018 (Phase 1 – 800 units)
% sold	: 96% (Phase 1)

Portfolio – Current Projects (Ongoing)



Affinity @ Serangoon

Location	: 128-134 Serangoon North Avenue 1
Type	: Residential
Tenure	: 99 years leasehold
Land area	: 27,584 m ²
Total units	: 1,057 units
Total GDV	: S\$1.2b
Group's stake	: 20%
Launch date	: June 2018 (Phase 1 – 300 units)
% sold	: 78% (Phase 1)

Portfolio – Current Projects (Ongoing)



Mactaggart Foodlink

Location	: 20 Mactaggart Road
Type	: Industrial
Tenure	: Freehold
Land area	: 1,962 m ²
Total units	: 28 units
Total GDV	: S\$83m
Group's stake	: 100%
Launch date	: May 2018
% sold	: 64%

Portfolio – Current Projects (In The Pipeline)

Summary of Estimated Gross Development Value (GDV)

Project Name	Estimated GDV (S\$'000)
Rezi 24 @ Geylang ⁽¹⁾	104,000
50 Lorong 21 Geylang ⁽¹⁾	22,000
24 New Industrial Road ⁽²⁾	152,000
Project Gaobeidian ⁽¹⁾	787,000
Total Estimated GDV	1,065,0000

(1) Based on professional valuation report dated 31 January 2018

(2) Based on professional valuation report dated 30 October 2018

Portfolio – Current Projects (In The Pipeline)



Rezi 24 @ Geylang

Location	: 31-51 (odd) Lorong 24 Geylang
Type	: Residential
Tenure	: Freehold
Land area	: 2,433 m ²
Total units	: 110 units
Total GDV	: S\$104m
Group's stake	: 42%
Launch date	: Expected end 2018

Portfolio – Current Projects (In The Pipeline)



24 New Industrial Road

Location : 24 New Industrial Road
Type : Industrial
Tenure : Freehold
Land area : 5,792 m²
Total units : 85 units
Total GDV : S\$152m
Group's stake : 51%
Launch date : Expected 2019



50 Lor 21 Geylang

Location : 50 Lorong 21 Geylang
Type : Industrial
Tenure : Freehold
Land area : 837.1 m²
Total units : 10 units
Total GDV : S\$22m
Group's stake : 100%
Launch date : Expected 2019

Portfolio – Current Projects (In The Pipeline)



Gaobeidian Project –
Sino-Singapore Health City
Location : Gaobeidian, the PRC
Type : Township development
Tenure : 40 / 70
Land area : 216,900 m²
Total GDV : S\$787m
Group's stake : 9% to 10%

Portfolio – Current Projects (Completed)

Summary of Estimated Gross Development Value (GDV) and Revenue Attained

Project Name	Estimated GDV (S\$'000)	Revenue Attained (S\$'000)
T-Space @ Tampines	238,000	226,000
Hexacube	120,000	72,300
Spottiswoode Suites	251,000	250,500
Floraville & Floraview	191,000	138,200
Mandai Foodlink	88,000	87,600
NEWest	563,000	563,200
The Midtown	415,000	415,000
KAP & KAP Residences	543,000	539,000
Eco-Tech @ Sunview	263,000	263,000
Total Estimated GDV	2,672,000	2,554,800

Portfolio – Completed Projects (2018)



T-Space @ Tampines

Location	: Tampines North Drive 1
Type	: Industrial
Tenure	: 30 years
Land area	: 27,395 m ²
Total units	: 251 units
Total GDV	: S\$238m
Group's stake	: 51%
% sold	: 99%

Portfolio – Completed Projects (2017)



Hexacube @ Changi

Location	: 160 Changi Road
Type	: Commercial
Tenure	: Freehold
Land area	: 1,594 m ²
Total units	: 73 units
Total GDV	: S\$120m
Group's stake	: 40%
% sold	: 68.5%

Portfolio – Completed Projects (2017)

Spottiswood Suites

Land Area : 3,740 m²
Total : 183 units
Total GDV : S\$251m
Group's stake: 50%



Floraville & Floraview

Land Area : 8,249 m²
Total : 168 units
Total GDV : S\$191m
Group's stake: 10%

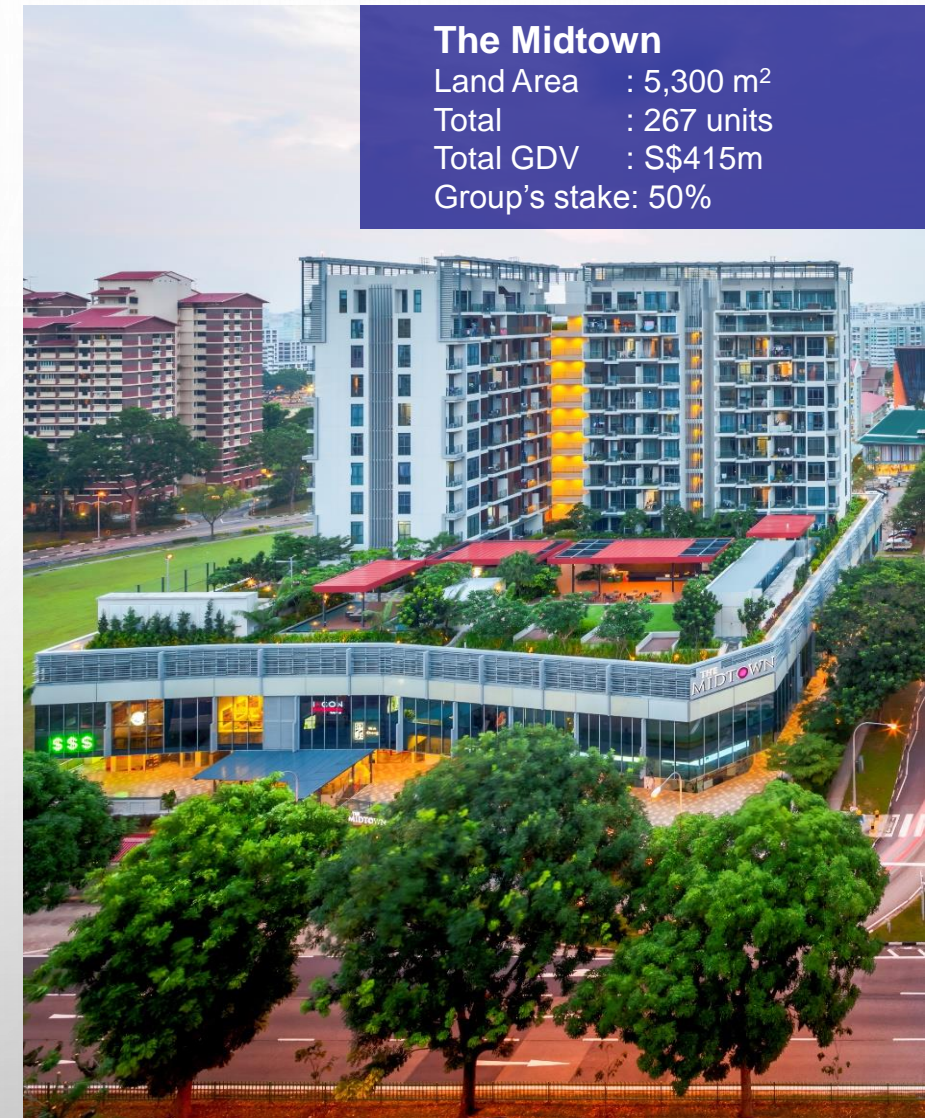


Mandai Foodlink

Land Area : 6,891 m²
Total : 88 units
Total GDV : S\$88m
Group's stake: 100%



Portfolio – Completed Projects (2016)

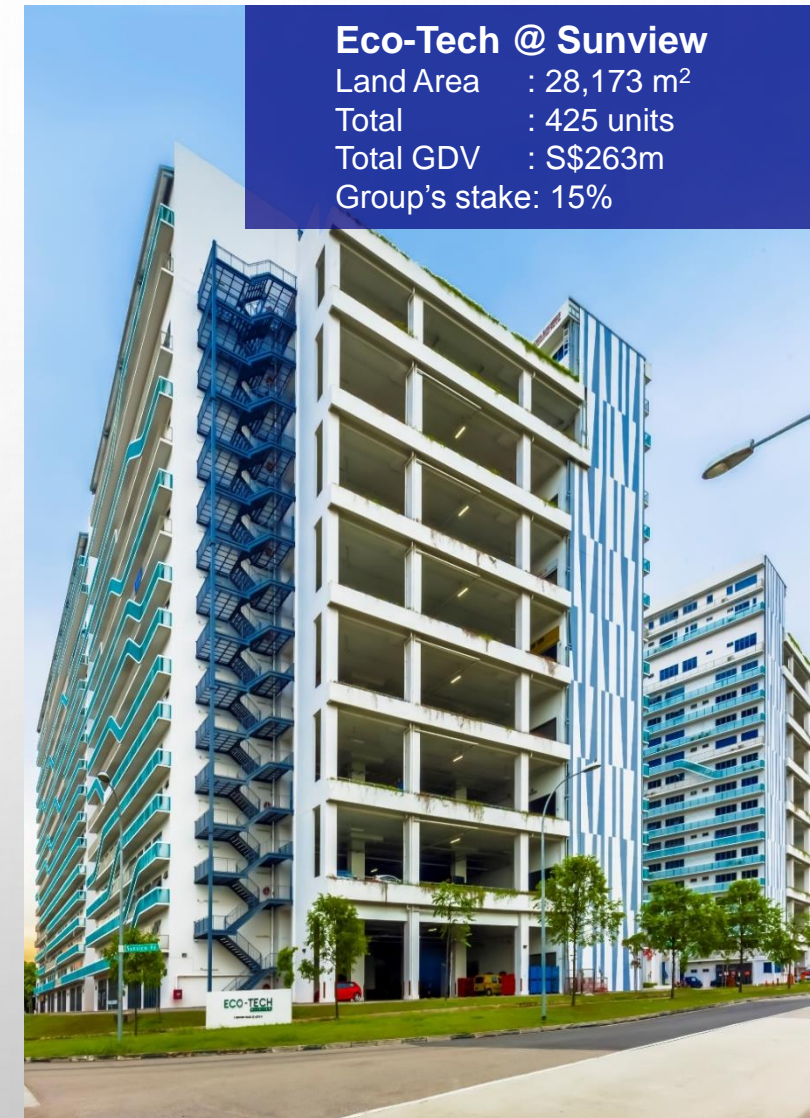


Portfolio – Completed Projects (2016/2015)



KAP & KAP Residences

Land Area : 5,535 m²
Total : 249 units
Total GDV : S\$543m
Group's stake: 19%



Eco-Tech @ Sunview

Land Area : 28,173 m²
Total : 425 units
Total GDV : S\$263m
Group's stake: 15%

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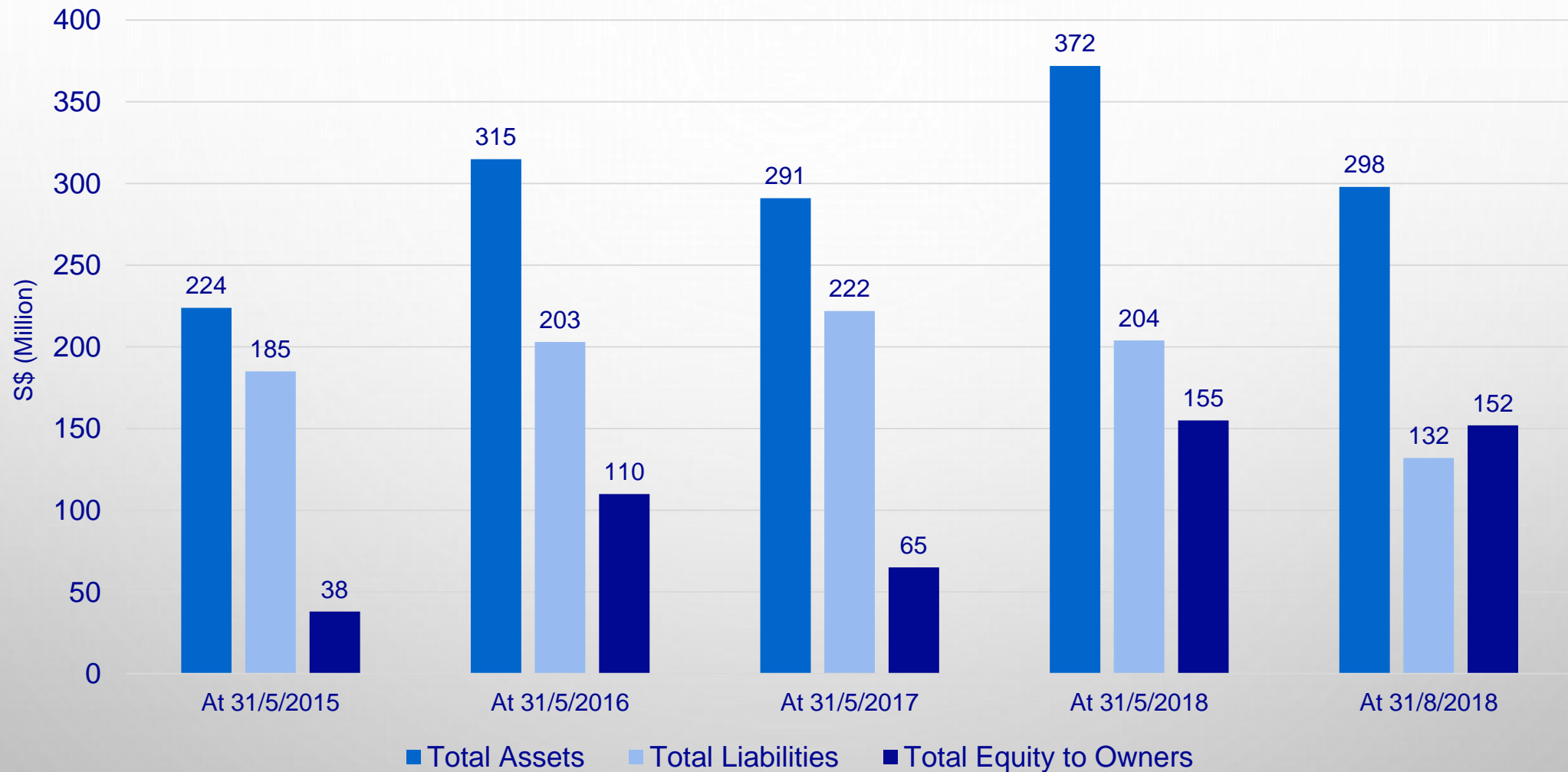
➤ Financial Highlights

Financial Highlights – Summary of Financial Position

	31/5/2015 (S\$'000) ⁽¹⁾	31/5/2016 (S\$'000) ⁽¹⁾	31/5/2017 (S\$'000) ⁽¹⁾	31/5/2018 (S\$'000) ⁽¹⁾	31/8/2018 (S\$'000) ⁽¹⁾
Cash and Cash Equivalents	15,629	17,409	26,284	51,102	56,783
Development Properties	86,564	88,020	67,327	79,168	67,436
Total Assets	223,825	314,850	290,835	372,077	297,638
Current Bank Borrowings	4,507	-	10,000	82,138	450
Non-Current bank Borrowings	67,491	77,491	96,724	35,490	35,340
Total Bank Borrowings	71,998	77,491	106,724	117,628	35,790
Total Liabilities	184,708	203,169	222,369	204,376	132,331
Total Equity to Owners	37,939	109,795	65,319	155,443	152,199
Net Assets per Share (Cents)	5.62	16.27	9.68	17.03	16.67
Net Cash (Debt) to Equity	(1.49)	(0.55)	(1.23)	(0.43)	0.14

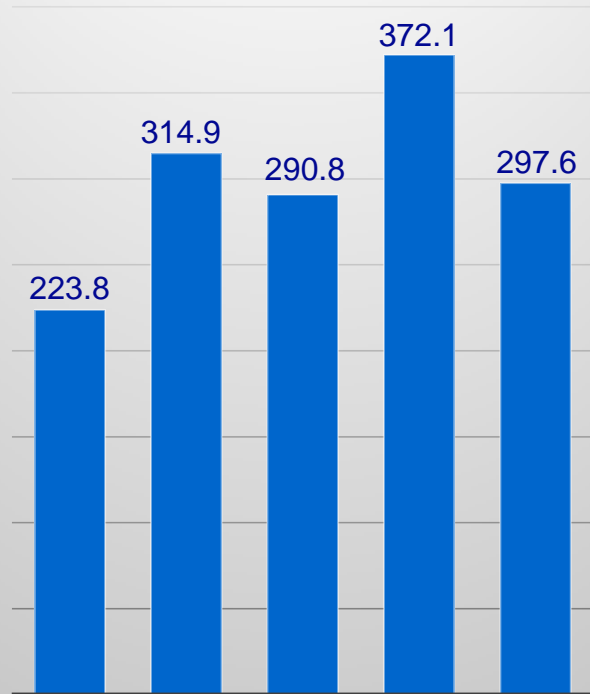
⁽¹⁾ Following the adoption of the new Singapore Financial Reporting Standards International (“**SFRS(I)**”) on 1 June 2018, in particular SFRS(I) 15, the Group has restated its comparative financial figures. The restated financial figures are unaudited.

Financial Highlights – Total Assets, Total Liabilities and Total Equity to Owners



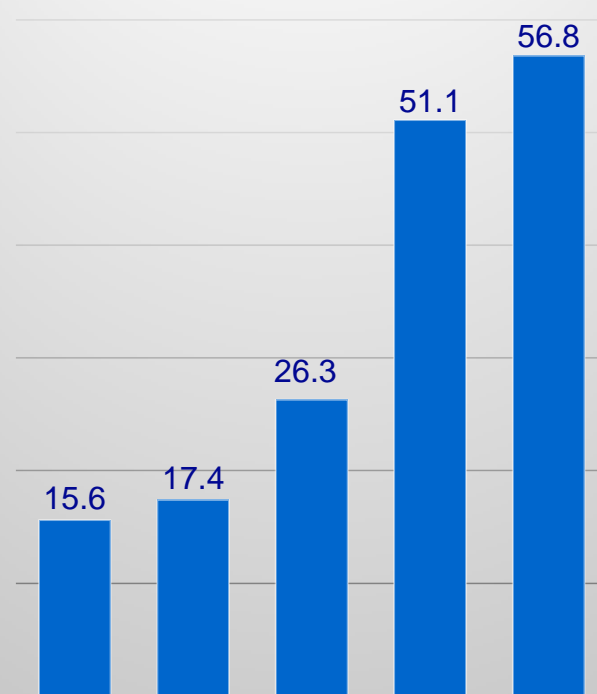
Financial Highlights

Total Assets
S\$ Million



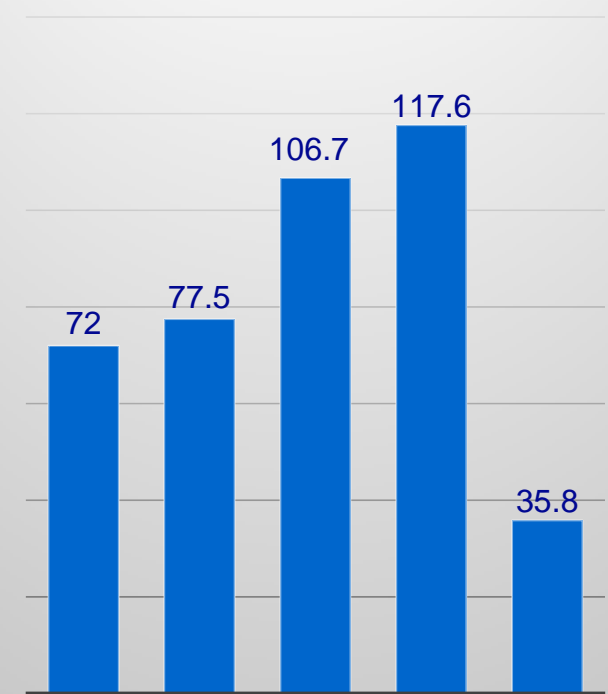
FY2015 FY2016 FY2017 FY2018 1Q2019

Cash and Cash Equivalents
S\$ Million



FY2015 FY2016 FY2017 FY2018 1Q2019

Total Bank Borrowings
S\$ Million



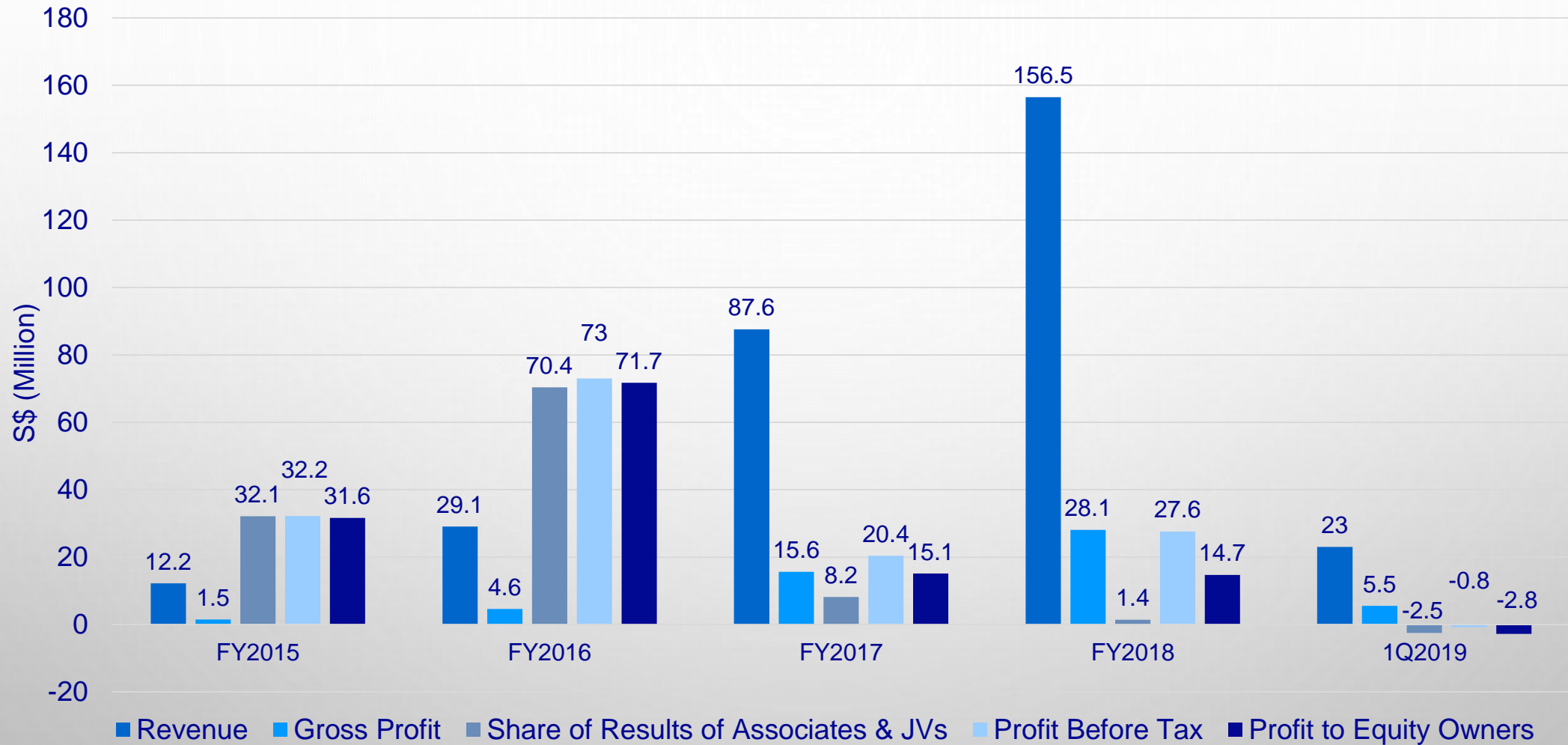
FY2015 FY2016 FY2017 FY2018 1Q2019

Financial Highlights – Summary of Profit or Loss

	FY2015 (S\$'000) ⁽¹⁾	FY2016 (S\$'000) ⁽¹⁾	FY2017 (S\$'000) ⁽¹⁾	FY2018 (S\$'000) ⁽¹⁾	1Q2019 (S\$'000) ⁽¹⁾
Revenue	12,176	29,079	87,575	156,472	22,985
Gross profits	1,457	4,567	15,609	28,112	5,515
Operating profits	108	2,648	12,228	26,174	1,611
Share of profit (loss) of associates and joint ventures	32,081	70,361	8,187	1,400	(2,450)
Profit before tax	32,189	73,009	20,415	27,574	(839)
Profit after tax	31,957	72,381	19,554	23,848	(1,382)
Profit Attributable to Owners	31,614	71,673	15,143	14,737	(2,793)
	FY2015	FY2016	FY2017	FY2018	1Q2019
Earnings Per Share (Cents)	4.7	10.6	2.2	1.6	(0.3)

(1) Following the adoption of the new Singapore Financial Reporting Standards International (“SFRS(I)”) on 1 June 2018, in particular SFRS(I) 15, the Group has restated its comparative financial figures. The restated financial figures are unaudited.

Financial Highlights – Summary of Profit or Loss



Financial Highlights – Stock Information

As of 24 Oct 2018	
Share Price	S\$0.18
Market Capitalisation	S\$164.3 million
Free Float	25.89%

A Diversified Property Developer

Investment Highlights

- 1 Diversified Across Various Property Types and 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

Thank You

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