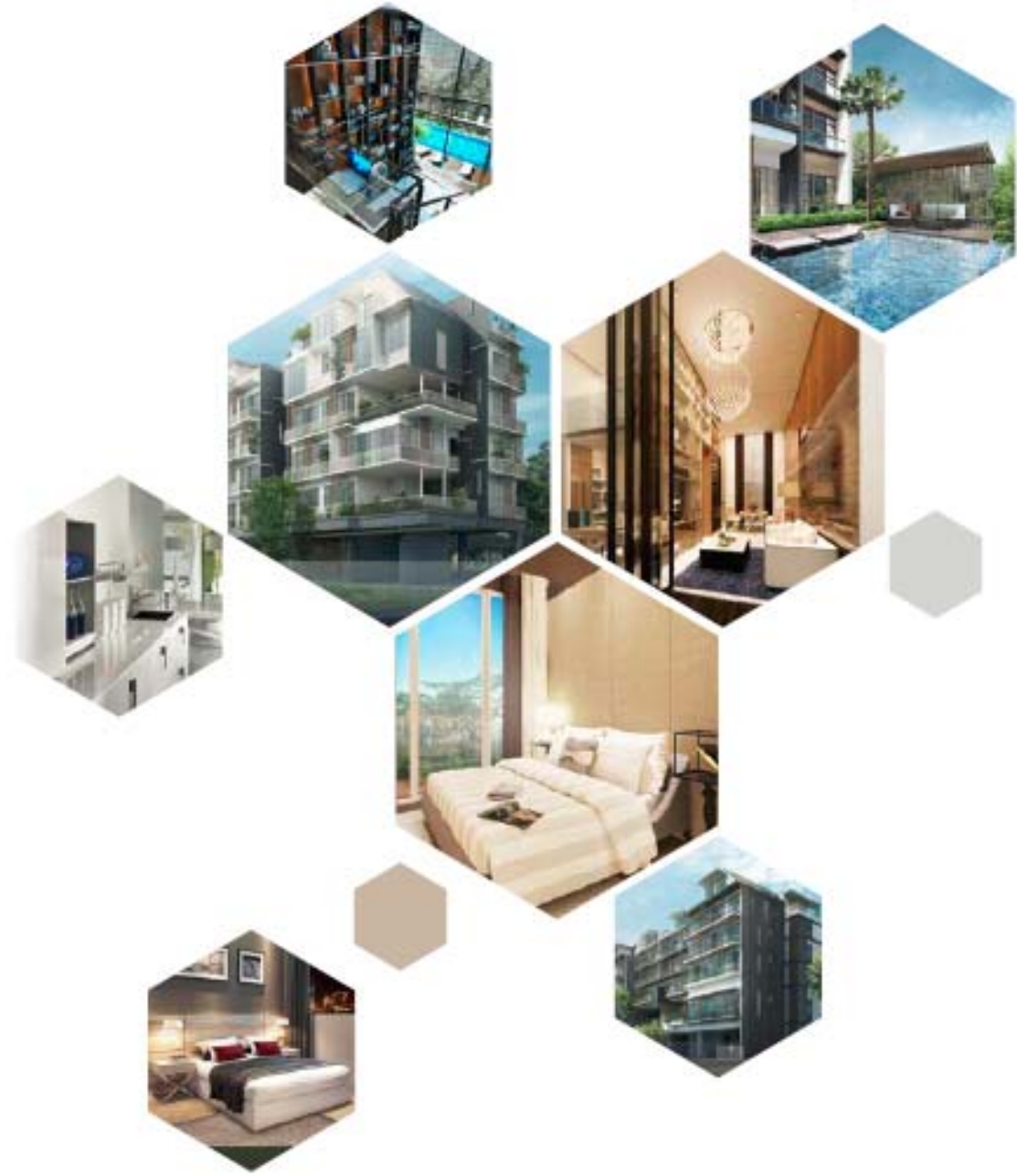




POLLUX
PROPERTIES



15TH ANNUAL
GENERAL MEETING

23RD JULY 2015



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The contact person for the Sponsor is Ms. Goh Mei Xian, Deputy Head of Continuing Sponsorship, Canaccord Genuity Singapore Pte. Ltd., at 77 Robinson Road #21-02, Singapore 068896, telephone (65) 6854-6160.



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CONTENTS

1. Financial Highlights
2. Operation Review
3. Market Outlook
4. Going Forward



15TH ANNUAL GENERAL MEETING

1. FINANCIAL HIGHLIGHTS



FINANCIAL HIGHLIGHTS – OVERVIEW

- FY2015 Revenue increased by 57.05% as compared to FY2014.
- Earnings per share increased by 750.00% from 0.04 cents per share in FY2014 to 0.34 cents per share in FY2015.
- Return on equity increased from 0.49% in FY2014 to 4.34% in FY2015.



FINANCIAL HIGHLIGHTS

	FY2015	FY2014	% CHANGE
Revenue (\$ million)	37.88	24.12	57.05
EBIDTA (\$ million)	3.57	0.88	305.68
PATMI (\$ million)	2.12	0.23	821.74
Earnings Per Share (cents)	0.34	0.04	750.00
NAV Per Share (cents)	7.84	7.50	4.53
Return on Equity (%)	4.34	0.49	785.71



FINANCIAL HIGHLIGHTS

	FY2015	FY2014	% CHANGE
Total Equity (S\$ million)	48.83	46.71	4.54
Cash and Cash Equivalents (S\$ million)	16.85	9.71	73.53
Net Debt (S\$ million)	73.77	73.95	(0.24)
Gearing Ratio (%)	60.17	61.29	(1.83)
Loans and Borrowings (S\$ million)	71.01	67.90	4.58
Interest Coverage Ratio (times) ¹	8.59	6.25	37.44

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

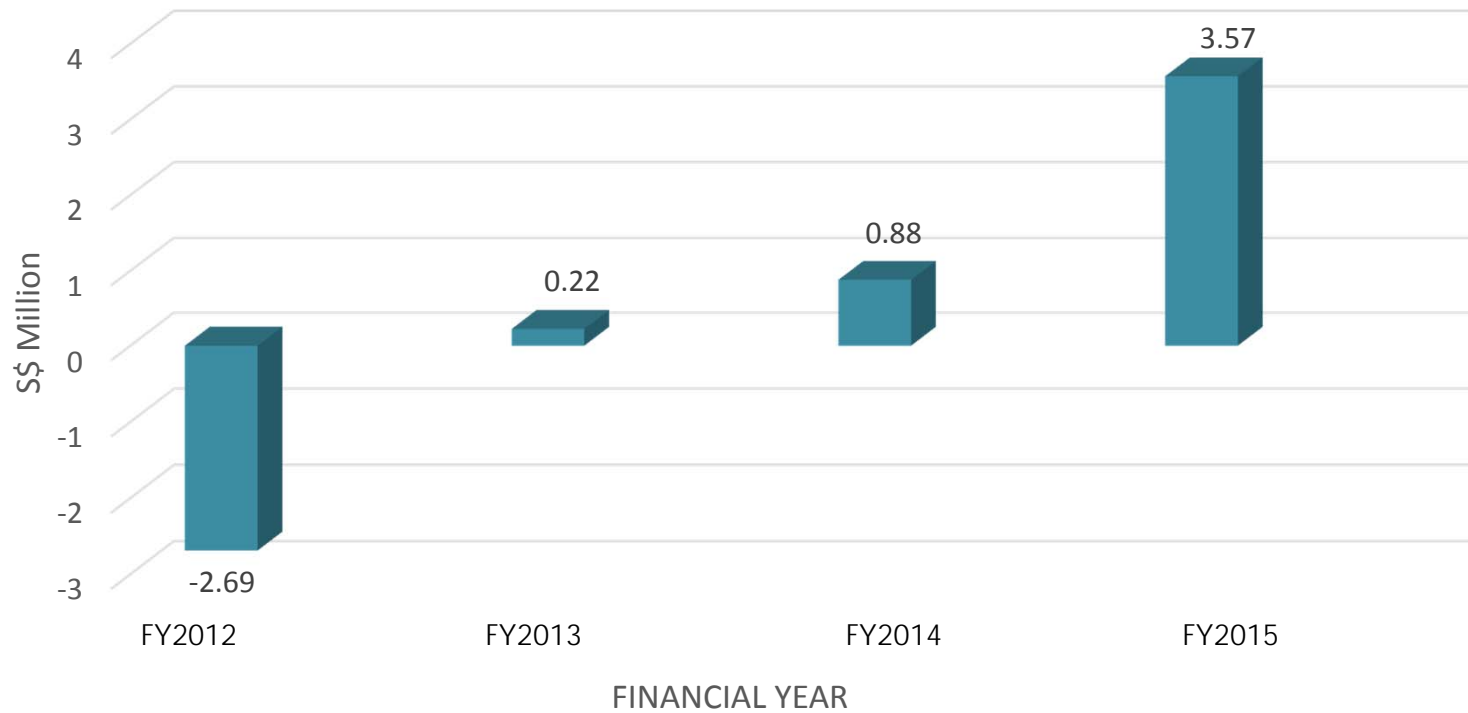


Note: The above financial information is extracted from annual reports / full year announcements of the respective financial years.



FINANCIAL HIGHLIGHTS

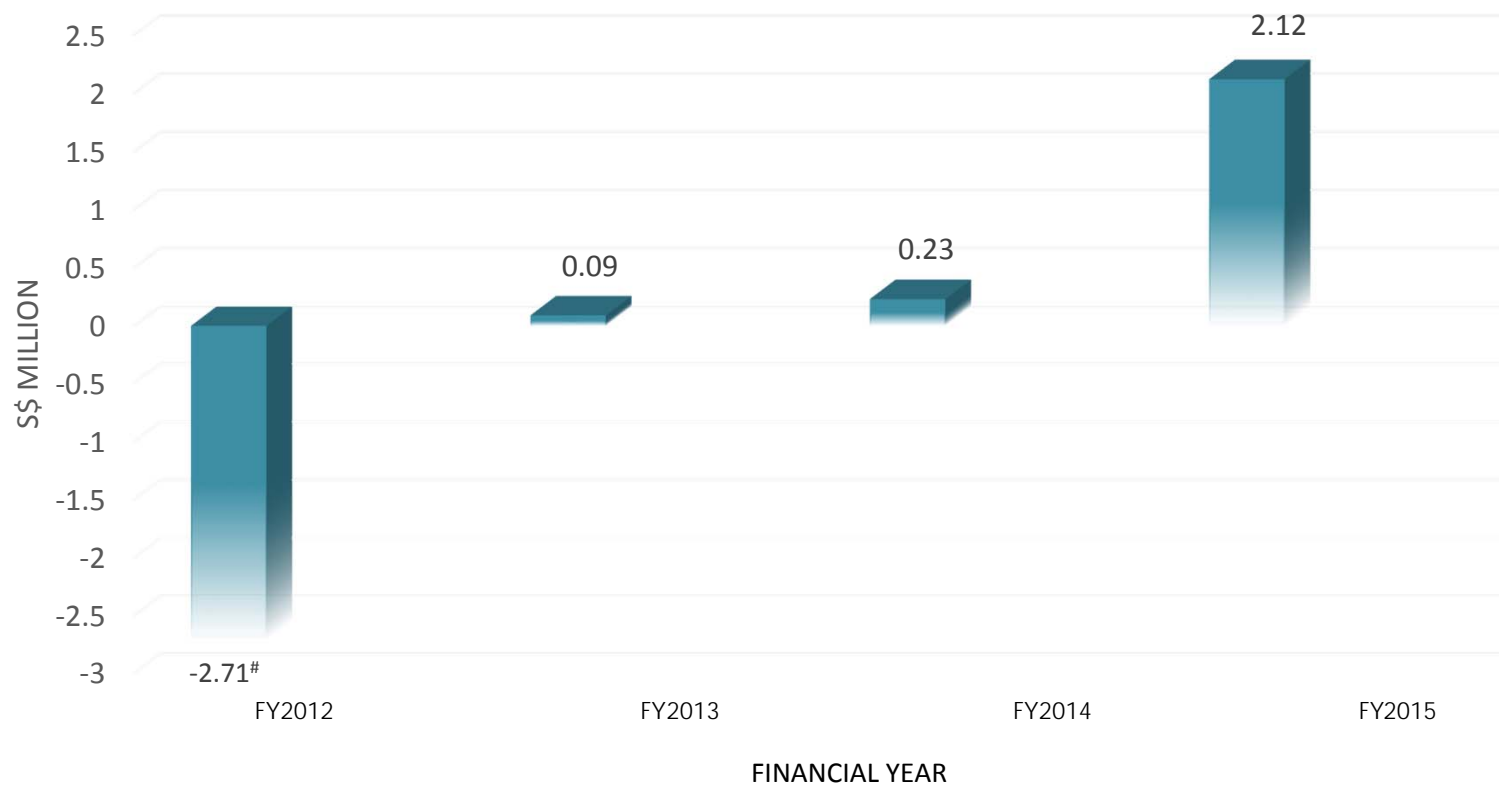
EBITDA for the Last Four Financial Years





FINANCIAL HIGHLIGHTS

PATMI for the Last Four Financial Years



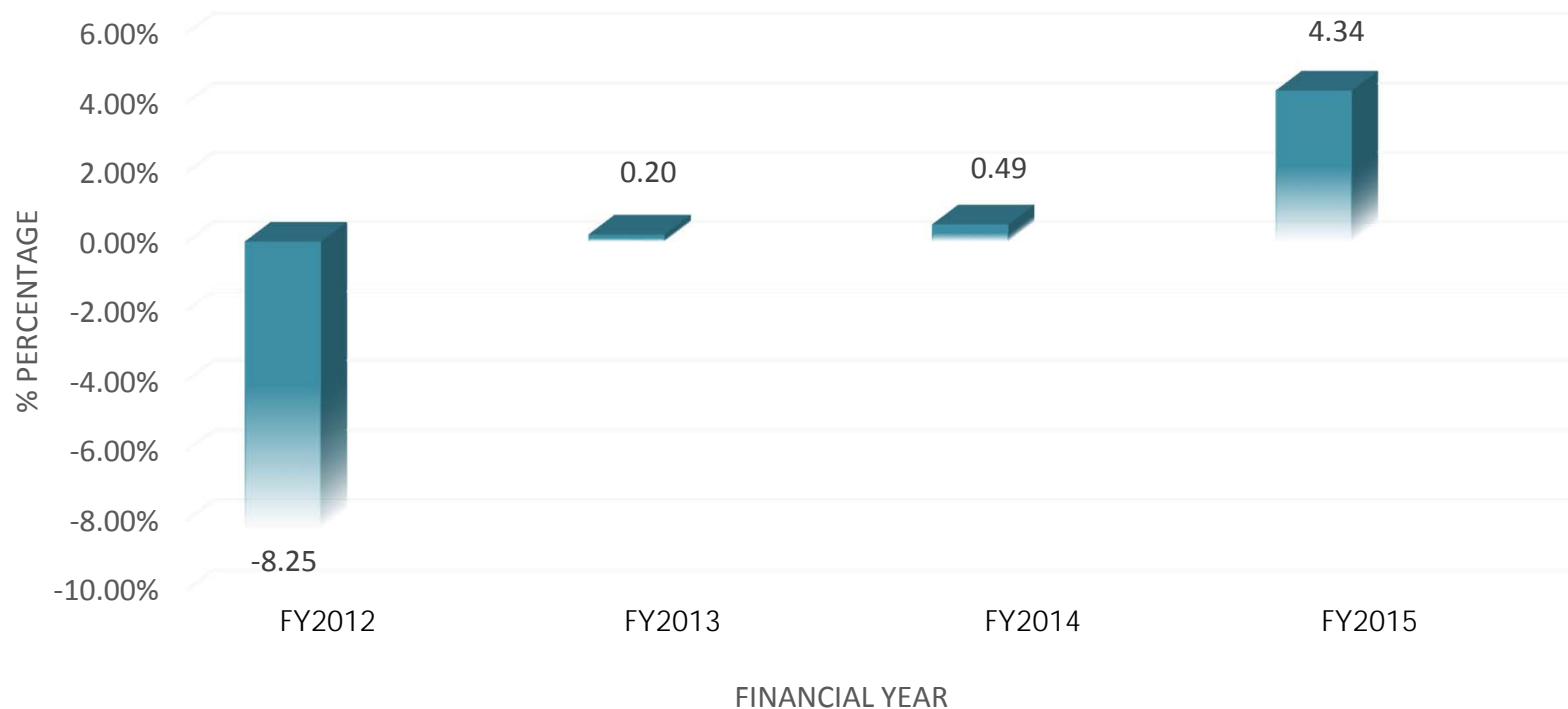
: The PATMI for the financial year ended 31 March 2012 excludes profit from discontinued operations.

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



FINANCIAL HIGHLIGHTS

Return on Equity for the Last Four Financial Years

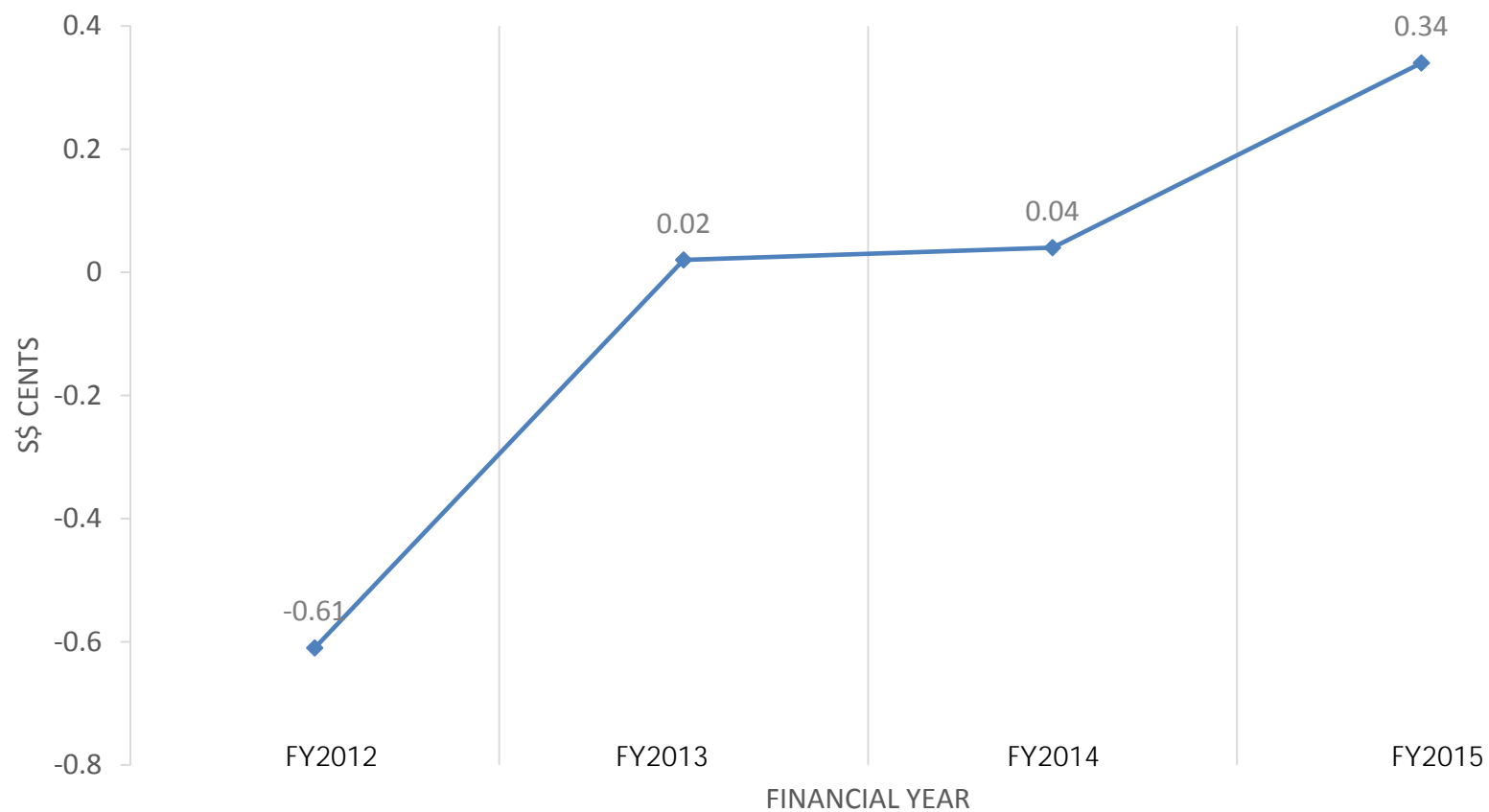


Note: The above financial information is extracted from annual reports / full year announcements of the respective financial years.



FINANCIAL HIGHLIGHTS

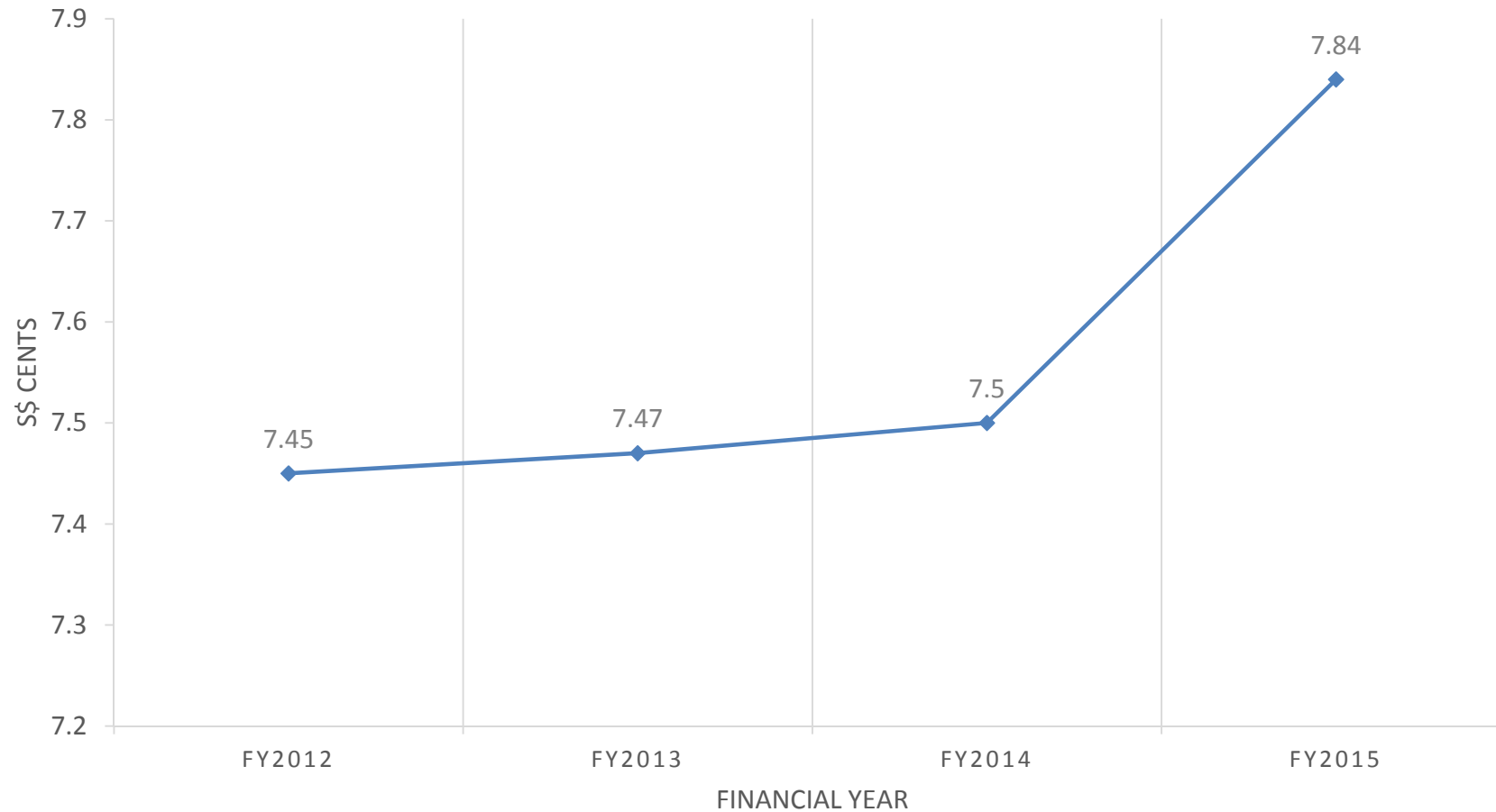
Earnings Per Share for the Last Four Financial Years





FINANCIAL HIGHLIGHTS

Net Assets Value Per Share for the Last Four Financial Years





15TH ANNUAL GENERAL MEETING

2. OPERATION REVIEW



OPERATION REVIEW

Highlights for Financial Year 2015 and Financial Year 2016

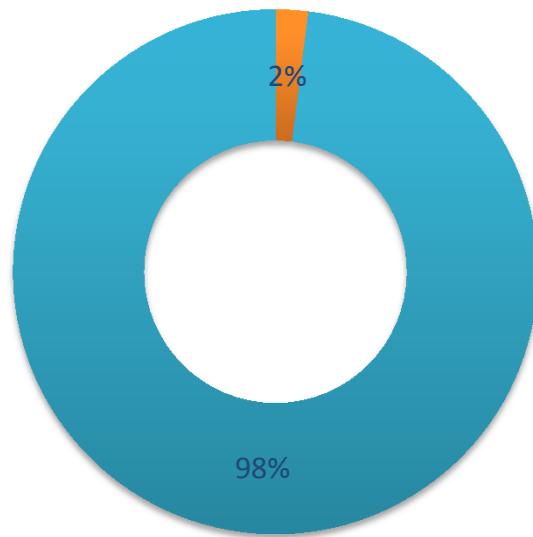
- Soft launch of Louis Kienne Serviced Residences in January 2015.
- Park Residences Kovan obtained Certification of Statutory Completion in February 2015.
- Target to achieve ISO9001, ISO14001 and OHSAS18001 by end of 2015 for higher adequacy and effectiveness of the Group's risk management and internal control system.



OPERATION REVIEW

Revenue in FY2015 by Business Segments

REVENUE IN FY2015



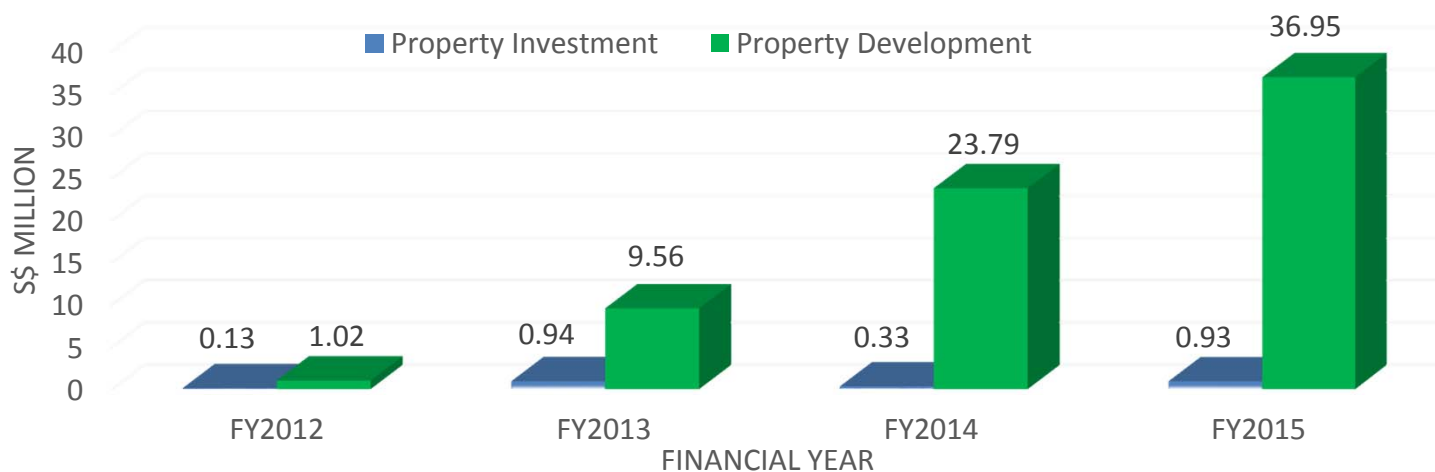
■ Property Investment ■ Property Development

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



OPERATION REVIEW

Revenue by Business Segments for the Last Four Financial Years



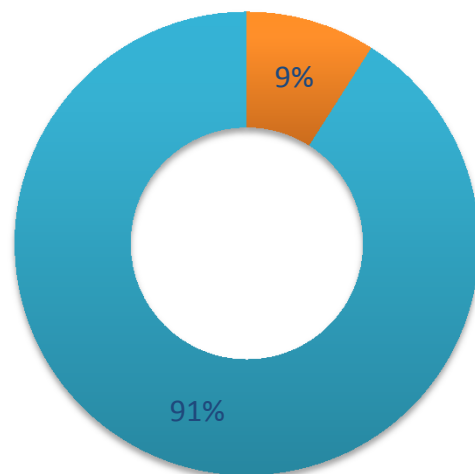
	FY2012 S\$ million	FY2013 S\$ million	FY2014 S\$ million	FY2015 S\$ million
Property Investment	0.13	0.94	0.33	0.93
Property Development	1.02	9.56	23.79	36.95
TOTAL	1.15	10.50	24.12	37.88



OPERATION REVIEW

Operating Profit in FY2015 by Business Segments

OPERATING PROFIT IN FY2015



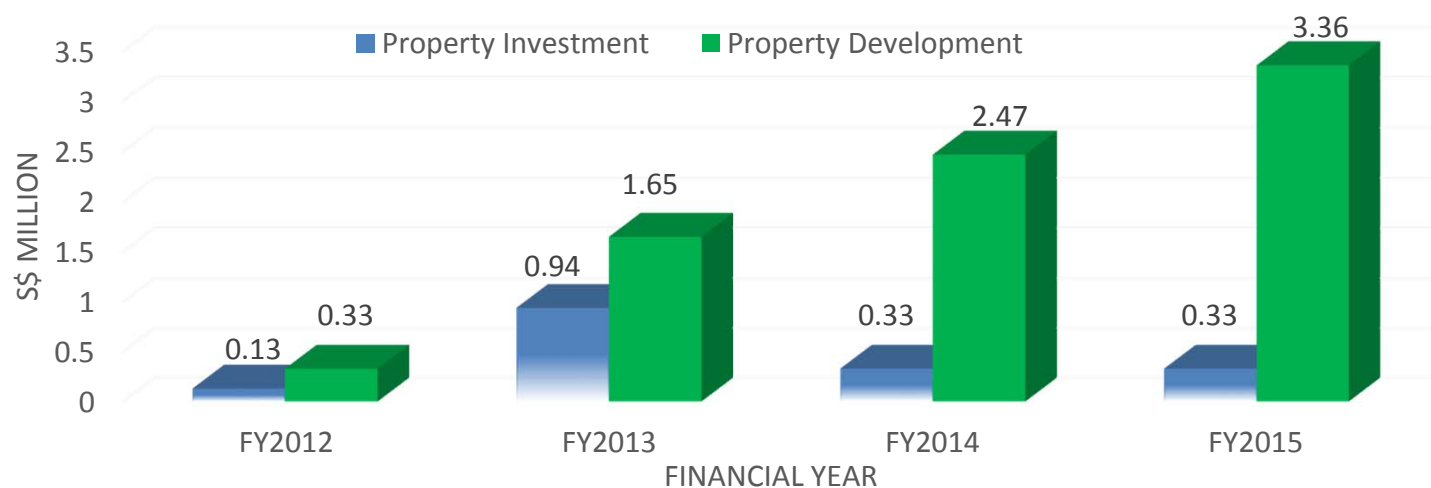
■ Property Investment ■ Property Development

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



OPERATION REVIEW

Operating Profit by Business Segments for the Last Four Financial Years



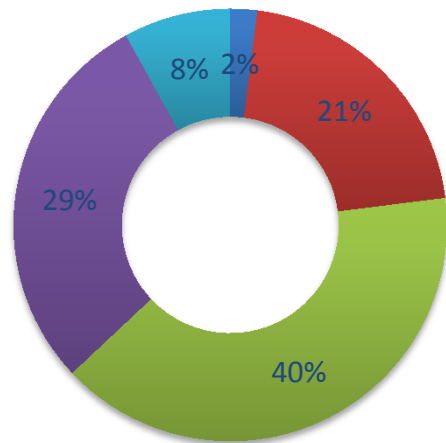
	FY2012 S\$ million	FY2013 S\$ million	FY2014 S\$ million	FY2015 S\$ million
Property Investment	0.13	0.94	0.33	0.33
Property Development	0.33	1.65	2.47	3.36
TOTAL	0.46	2.59	2.80	3.69



OPERATION REVIEW

Revenue in FY2015 by Property Investment and Property Development Projects

REVENUE IN FY2015



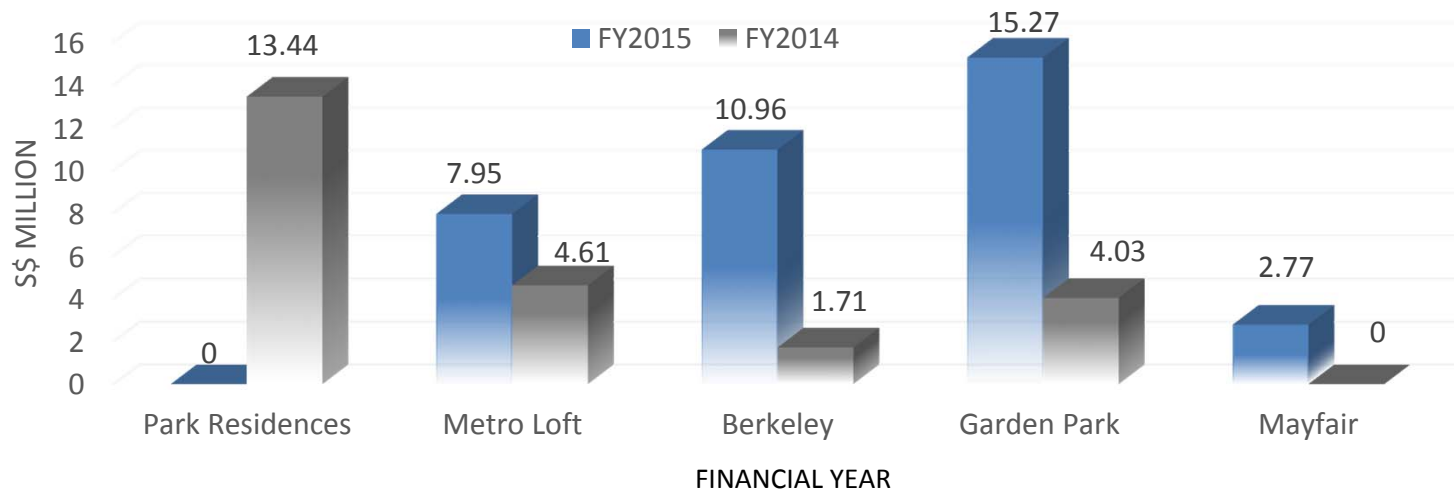
- Rental
- Metro Loft
- Garden Park Residences
- Berkeley Residences
- Mayfair Residences

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



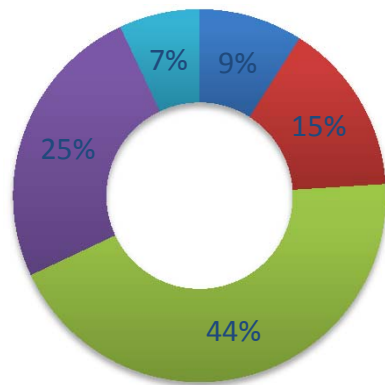
FINANCIAL YEAR	PARK RESIDENCES S\$ million	METRO LOFT S\$ million	BERKELEY S\$ million	GARDEN PARK S\$ million	MAYFAIR S\$ million
FY2014	13.44	4.61	1.71	4.03	-
FY2015	-	7.95	10.96	15.27	2.77



OPERATION REVIEW

Operating Profit in FY2015 by Projects

OPERATING PROFIT IN FY2015



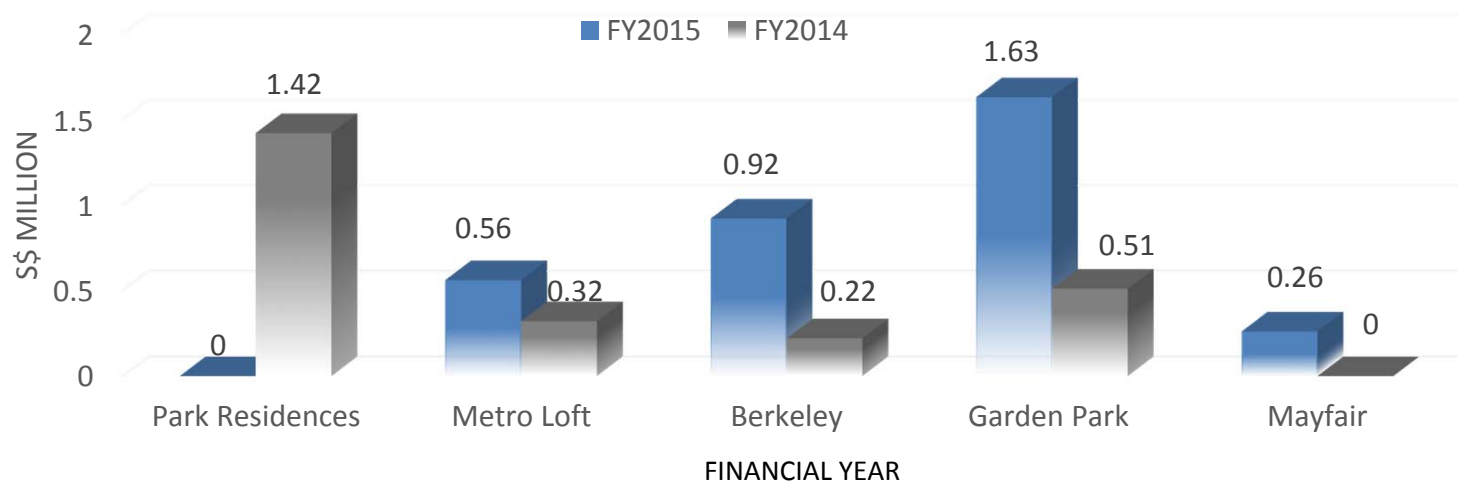
- Rental
- Metro Loft
- Garden Park Residences
- Berkeley Residences
- Mayfair Residences

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\$ million	METRO LOFT S\$ million	BERKELEY S\$ million	GARDEN PARK S\$ million	MAYFAIR S\$ million
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 21 July 2015

PROJECTS	LAUNCH	TOTAL AREA (SQM)	TENURE	TOTAL UNITS	UNITS SOLD (AS OF 21 JUL 2015)	UNITS SOLD %	EST. TOP DATE	CONSTRUCTION PROGRESS % (AS OF 21 JUL 2015)
Park Residences Kovan	August 2011	1118.90	Freehold	41	41	100	February 2014	100 (obtained CSC in Feb 2015)
Metro Loft	August 2012	469.70	Freehold	31	31	100	June 2015	81
Pavilion Square* (Residential)	March 2013	660.00	Freehold	42	42	100	March 2016	34
Pavilion Square* (Commercial)	March 2013	690.00	Freehold	93	93	100	March 2016	34
Garden Park Residences	April 2013	1805.10	Freehold	36	36	100	December 2015	75
Mayfair Residences	May 2013	1425.00	Freehold	20	16	80	June 2016	18
Berkeley Residences	November 2013	1125.80	Freehold	22	22	100	December 2015	92
6 PROJECTS		7294.50		285	281	98.60		

Above information are as of 21 Jul 2015

*50:50 joint venture with Goldman Morgan Holdings 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
- 75% occupancy for the month of June 2015



INVESTMENT PROPERTIES

Louis Kienne Serviced Residences





INVESTMENT PROPERTIES

Louis Kienne Serviced Residences





INVESTMENT PROPERTIES

Louis Kienne Serviced Residences





15TH ANNUAL GENERAL MEETING

3. MARKET OUTLOOK



SINGAPORE PRIVATE RESIDENTIAL MARKET

1. Singapore's property market is likely to remain in the down-cycle as private property market continues to operate under various cooling measures introduced by the Singapore Government. In 1Q2015, prices of private properties fell a further 1 percent.
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 be affected as corporate belt-tightening and organisational revamps may result in fewer foreign expatriate arrivals.
3. Leasers are likely to favour smaller homes, HDB flats and even individual rooms in both private and public developments.

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



15TH ANNUAL GENERAL MEETING

4. GOING FORWARD



GOING FORWARD

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

We are seeking opportunities to venture into fee-based business and to enlarge our portfolio of assets and to diversify our business into overseas market.

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



THANK YOU