UOL 华业集团

COMPANY REGISTRATION NO. 196300438C

For Immediate Release

NEWS RELEASE

UOL'S 3Q15 NET ATTRIBUTABLE PROFIT DOWN 2% TO $100.8 MILLION

- *Decline in revenue by 18% to $354.0 million due mainly to recognition of $212.2 million from The Esplanade, Tianjin in 3Q14*
- *Strong revenue contributions from Singapore residential projects in 3Q15*
- *Principal Garden sees good response at initial launch*

Singapore, 11 November 2015 – UOL Group Limited today announced net attributable profit of $100.8 million for the third quarter ended 30 September 2015 (3Q15), down two per cent year-on-year.

Group revenue fell 18% to $354.0 million compared with the previous corresponding period when revenue was lifted by the Tianjin project. The quarter's revenue from property development was mainly contributed by Singapore projects - Katong Regency, Seventy Saint Patrick's, Riverbank@Fernvale and Botanique at Bartley.

Revenue from property investments rose 16% to $56.4 million with contribution from OneKM mall, which opened at the end of 2014. Revenue from hotel ownership and operations eased four per cent to $105.6 million due to refurbishment works at Pan Pacific Perth and PARKROYAL Yangon, coupled with the weaker exchange rate for the Malaysian Ringgit and the Australian Dollar.

During the quarter under review, share of profit from associated companies rose 12% to $34.5 million mainly from United Industrial Corporation Limited, which saw higher contributions from its development properties. Share of profit from joint venture companies increased 14% to $10.3 million on the back of stronger contribution from Thomson Three, in which UOL owns 50%.

Group expenses rose 31% to $70.9 million in 3Q15. With sales of three projects – Botanique at Bartley, Riverbank@Fernvale and Seventy Saint Patrick's – underway, and marketing and related expenses for OneKM and Pan Pacific Tianjin, marketing and distribution expenses were 63% higher at $16.5 million. Administrative expenses and other operating expenses edged up seven per cent to $19.7 million and $21.8 million respectively following the inclusions of OneKM and Pan Pacific Tianjin to the portfolio. Finance expenses increased 142% to $12.8 million on higher average borrowing rates and unrealised currency exchange losses on the Group's borrowings in US Dollars to fund its investments in China.

UOL notes that Singapore residential sales volume during the first nine months in 2015 was similar to the same period in 2014 and expects buying sentiment to remain muted with interest concentrated on new launches. The Group foresees office rentals to face pressure due to impending supply and the slowing economy while retail rents could soften in view of the tight labour market and competition from online retail. With the subdued economic outlook in Asia Pacific, the Group also expects challenging times ahead for the hospitality sector.

For the first nine months ended 30 September 2015 (9M15), revenue fell by 12% to $934.5 million. Pre-tax profit before fair value and other gains totalled $319.3 million, down 22% from the same period last year. The decrease was attributed mainly to the recognition of a one-time pre-tax profit of $98.4 million from the sale of Jalan Conlay land in Malaysia, in the nine months ended 30 September 2014. Net attributable profit declined 25% to $327.6 million with lower attributable fair value and other gains of $57.4 million recognised in 9M15, compared with $130.7 million in the previous corresponding period.

As at 30 September 2015, shareholders' funds expanded slightly to $7.8 billion from $7.6 billion as at 31 December 2014, due mainly to profits recognised in 9M15. Consequently, net tangible asset per ordinary share rose to $9.74 as at 30 September 2015 from $9.68 as at 31 December 2014.

The Group's gearing ratio improved to 0.31 as at 30 September 2015 from 0.34 as at 31 December 2014 with repayments of borrowings coupled with increased total equity.

The Group’s 663-unit Principal Garden saw a strong response in its initial launch in end of October. The development, with an exceptional 80:20 ‘garden-living’ concept where the extensive landscape of lush gardens and ground occupy 80% of the site, offers buyers a rare opportunity to own a luxury development on the fringe of a Good Class Bungalow area.

-End-

About UOL Group Limited

UOL Group Limited is one of Singapore’s leading public-listed property companies with an extensive portfolio of development and investment properties, hotels and serviced suites. With a track record of over 50 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. Its list of property development projects includes residential units, office towers and shopping malls, hotels and serviced suites. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited (PPHG), owns two acclaimed brands namely “Pan Pacific” and PARKROYAL. PPHG now owns and/or manages over 30 hotels in Asia, Oceania and North America with over 9,800 rooms in its portfolio.

For media queries, please contact:

Sarah Ng
Senior Corporate Communications Manager
DID: (65) 6350 5175
Mobile: (65) 9823 4767
Email: ng.sarah@uol.com.sg

Catherine Ong
Catherine Ong Associates
DID: (65) 6327 6088
Mobile: (65) 9697 0007
Email: cath@catherineong.com