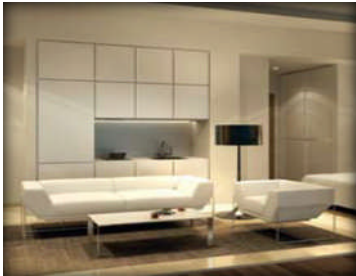




**Roxy-Pacific
Holdings Limited**



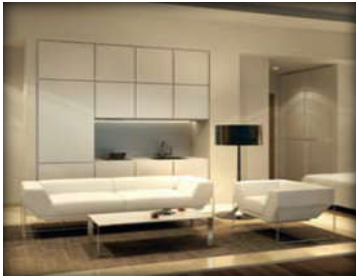
Roxy-Pacific Holdings Limited

Third Quarter and Nine Months Results Presentation

11 November 2009



**Roxy-Pacific
Holdings Limited**



Agenda

Financial Highlights

Operations review

Group Borrowings

Prospects and Outlook

Financial Highlights





Summary

Financial Results (9 Months ended 30 September 2009)

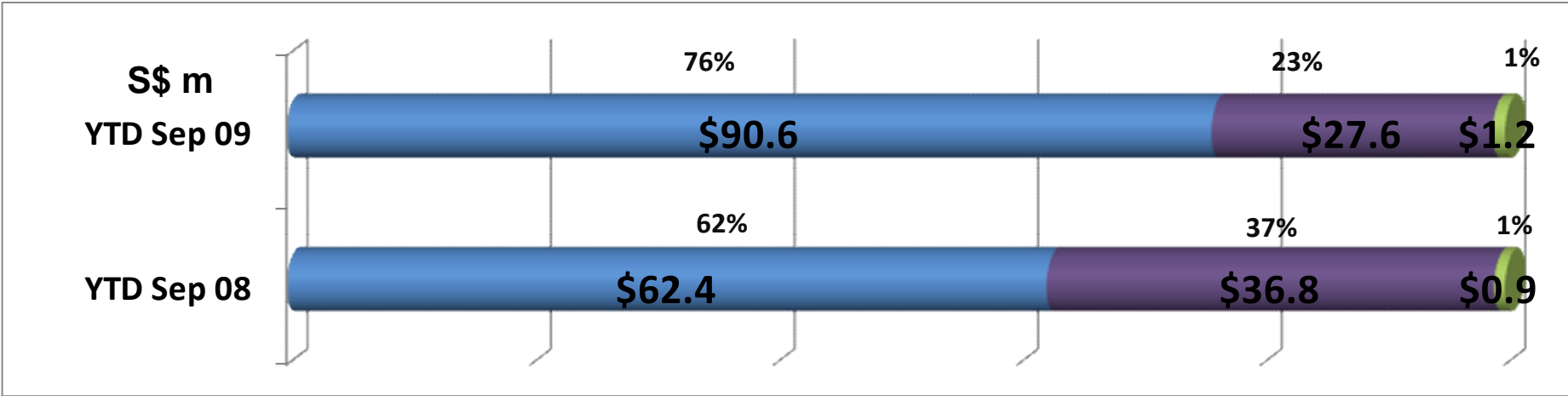
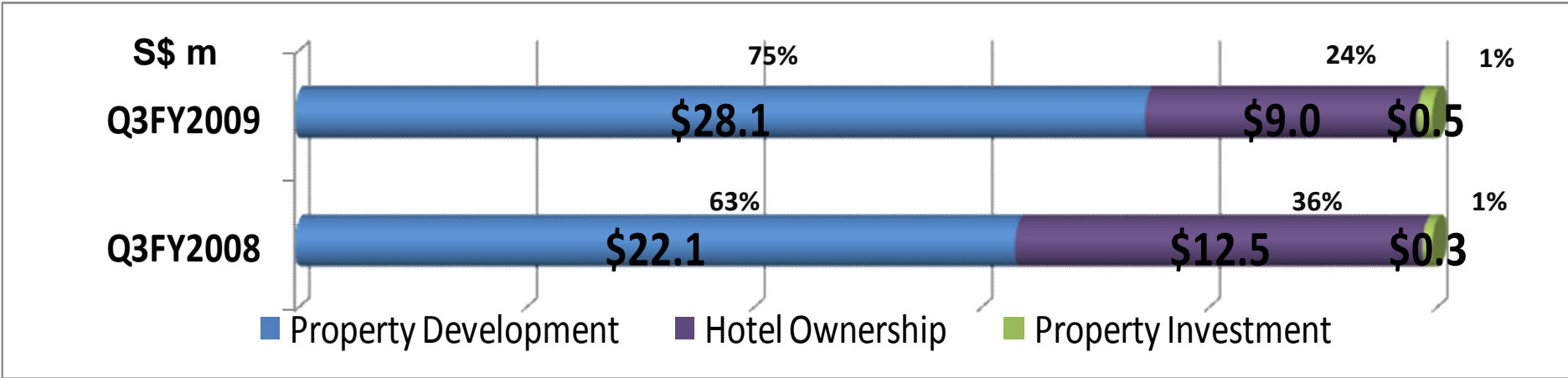
- Net profit before tax and fair value gain of \$26.0 m, up 18% from YTD Sep 2008
- Revenue increases 19% to \$119.4 million
- 45% rise in revenue from the Group's Property Development segment
- Strong pre-sale revenue of \$315.3 million to be progressively recognised from Q4FY2009 to FY2011
- Maintain strong cash position of \$115.6 million
- Net gearing improves by 23% to 0.37 times as at 30 September 2009



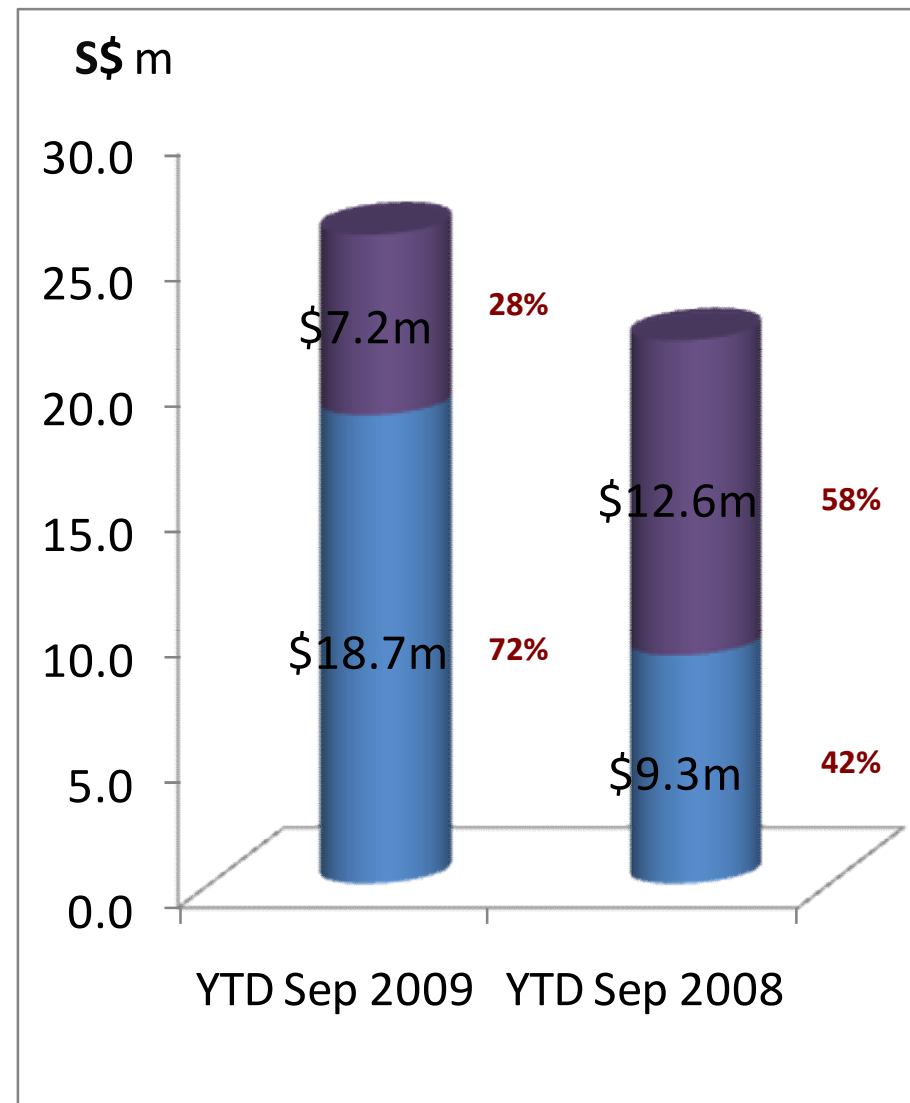
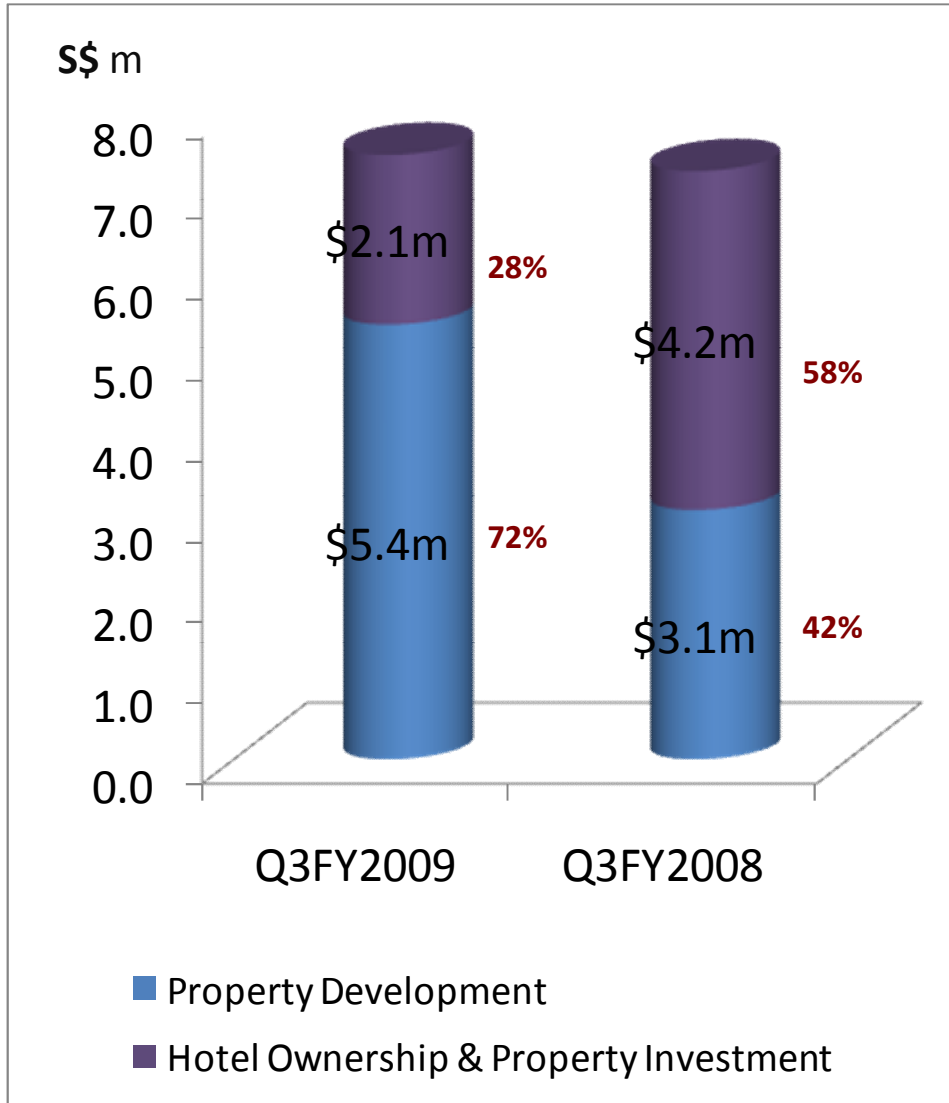
Financial Results

	Q3FY2009	Q3FY2008	Better / (Worse)	YTD Sep 2009	YTD Sep 2008	Better / (Worse)
Revenue (S\$'m)	37.6	34.9	8%	119.4	100.1	19%
Gross Profit (S\$'m)	13.2	13.9	-5%	43.2	41.4	4%
Gross Margin (%)	35%	40%	-5pt%	36%	41%	-5pt%
PBT before FV gain (S\$'m)	7.5	7.3	3%	26.0	21.9	18%
FV gain (S\$'m)	-	2.3	n/m	-	4.6	n/m
PBT (S\$'m)	7.5	9.6	-22%	26.0	26.5	-2%
PAT (S\$'m)	6.3	8.7	-28%	22.0	22.0	-
EPS (cts)	0.98	1.37	-28%	3.46	3.61	-4%

Revenue



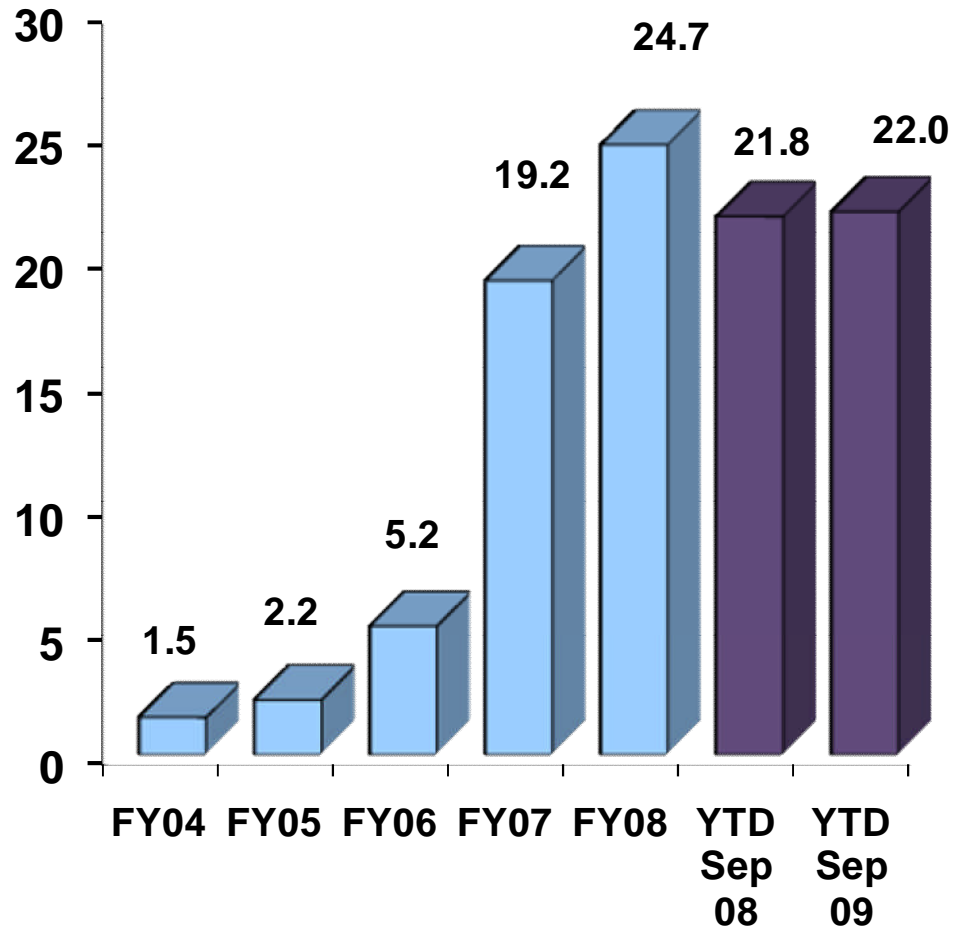
Profits before FV gain





Profits Trend

S\$ m



➤ Progressive recognition of 10 development projects in YTD Sep 2009

Key Financial Ratios

	30-Sep-09	31-Dec-08	Better / (Worse)
Total assets (S\$'m)	402.5	410.2	-2%
Total debts (S\$'m)	240.9	266.7	10%
Cash & cash equivalents (S\$'m)	115.6	111.1	4%
Shareholders' equity (S\$'m)	127.5	110.3	16%
<hr/>			
NAV per share (cents)	20.03	17.32	16%
RNAV per share (cents)*	53.59	50.70	6%
Cash holdings per share (cents)	18.21	17.55	4%
Net Debt to NAV (times)	0.99	1.41	30%
Net Debt to RNAV (times)	0.37	0.48	23%

Cash holdings include project account monies amounting to \$70.2 million (FY2008: \$61.8 million)

* After adjusting for fair value gain on property, plant and equipment (i.e. Hotel and office premise) of \$213.7m and \$212.4m in YTD Sep 2009 and FY2008 respectively

Operations Review



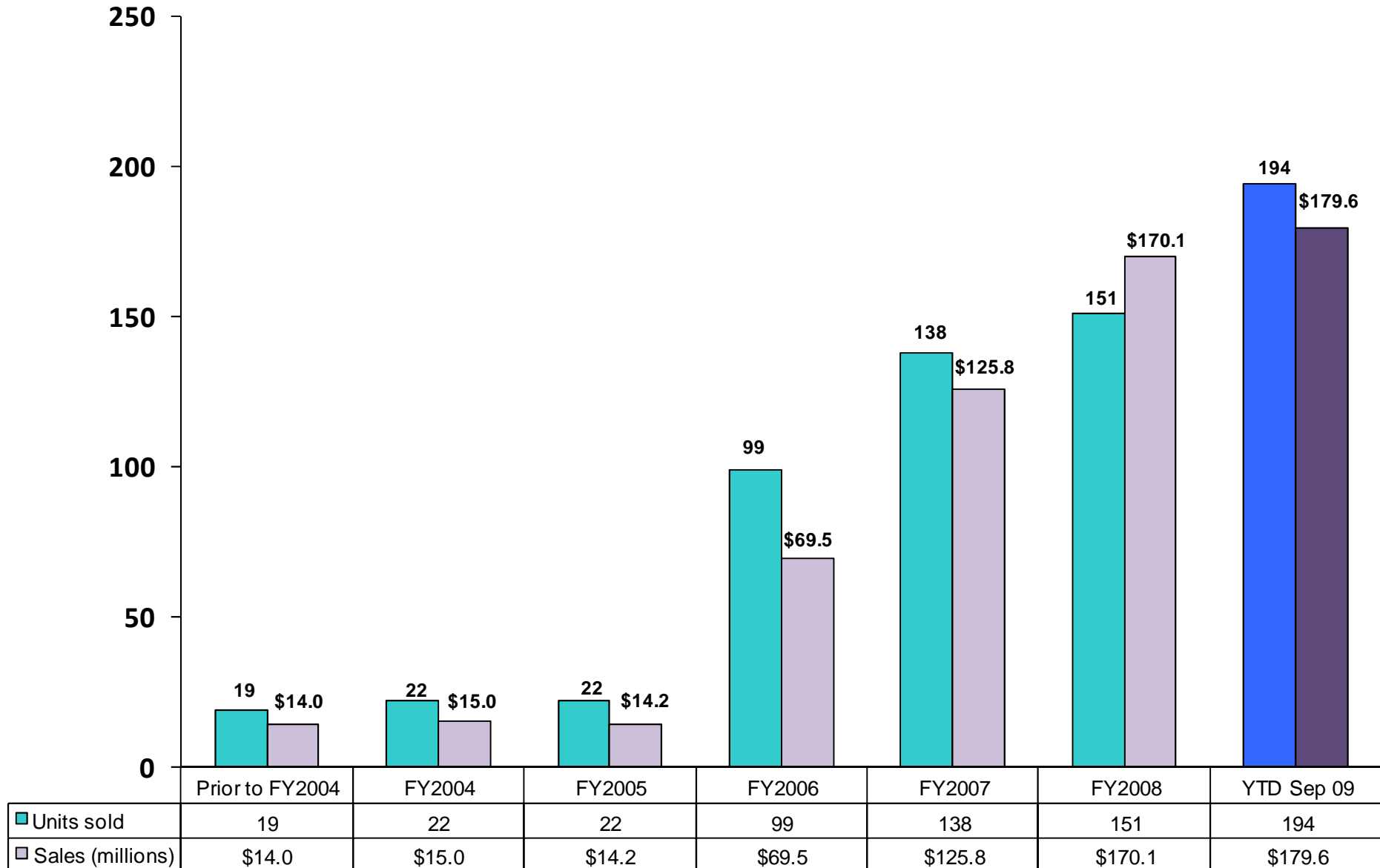
Operations Review - Property Development





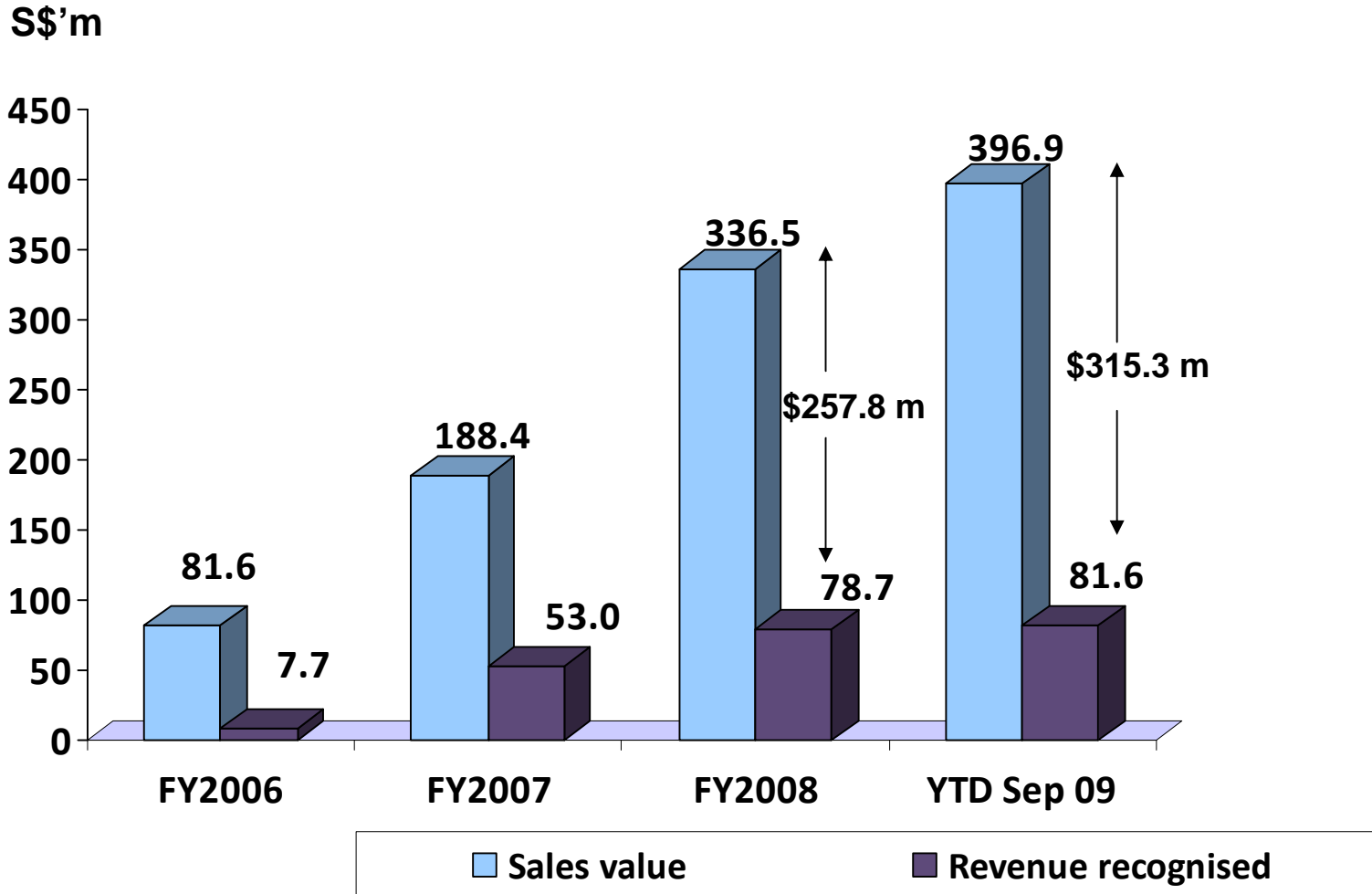
Roxy-Pacific
Holdings Limited

Property Development Sales





Strong Pre-Sale Revenue





Land acquisition

Location	Area sqm	Allowable plot ratio	Purchase consideration S\$'m
154/A/B, 156/A/B Joo Chiat Place	1055.5	1.4	6.3
233/A/B/C/D/E Tembeling Road	910.8	1.4	7.0
18 Spottiswoode Park Road*	3890.2	2.8	100.8
162 Haig Road **	1459.3	2.8	15.4

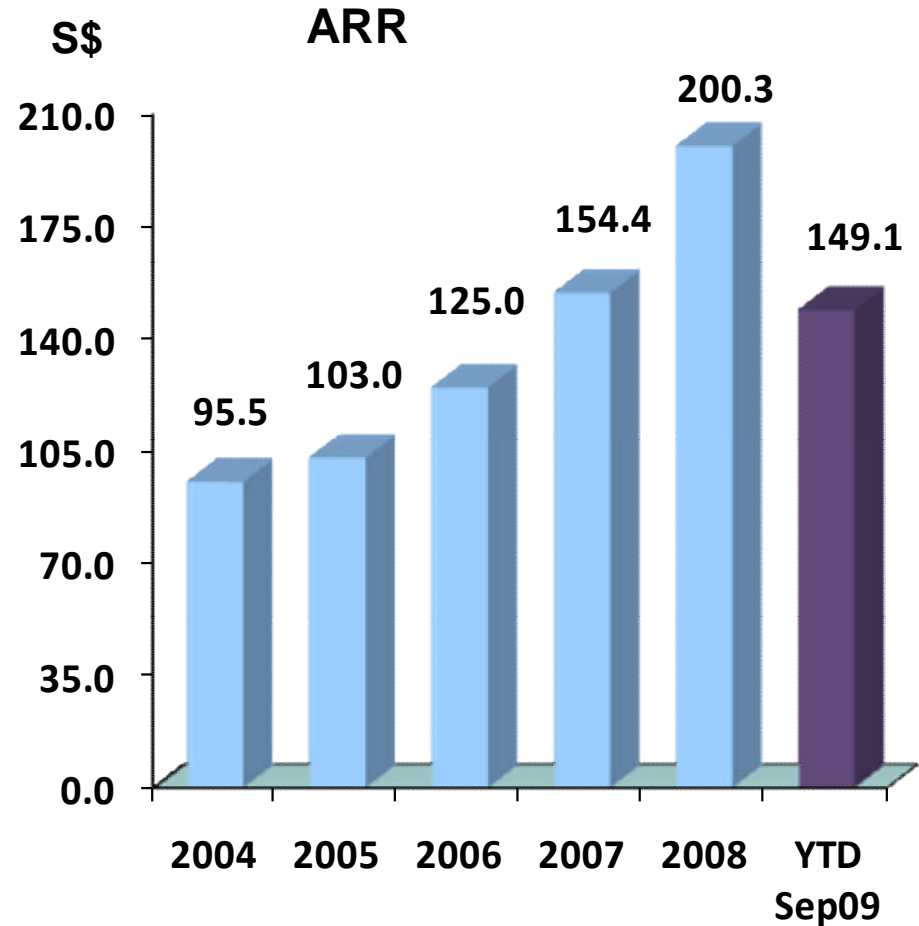
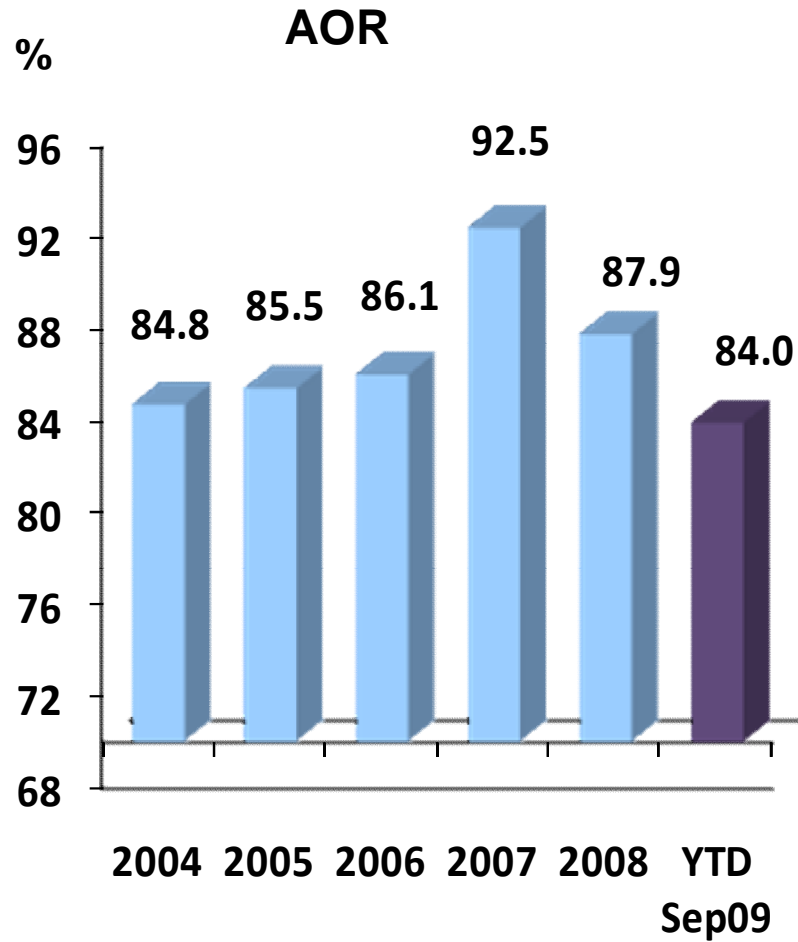
* the acquisition is subject to and conditional upon the obtaining of the agreement by 80% majority of the owners of the Development to the purchase price and inter alia the obtaining of a sale order from the Strata Titles Board under the Land Titles (Strata) Act (Cap. 158), if necessary

** the acquisition was made under our associated company, Mequity Two Pte. Ltd.

Operations Review - Hotel Ownership

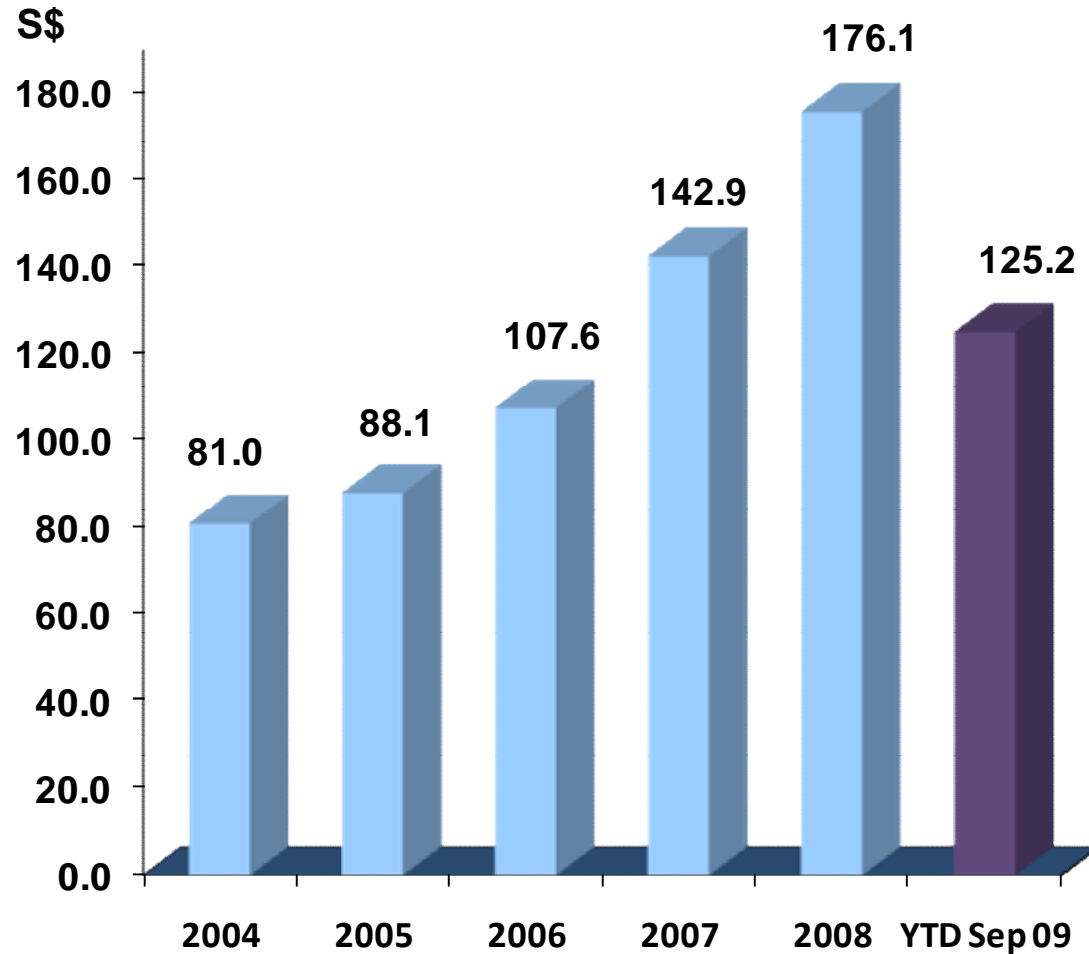


AOR and ARR



Fall in AOR & ARR in YTD Sep 2009

Room Yield (RevPAR)



31% decrease in RevPAR in YTD Sep 2009 to S\$125.2

Group Borrowings



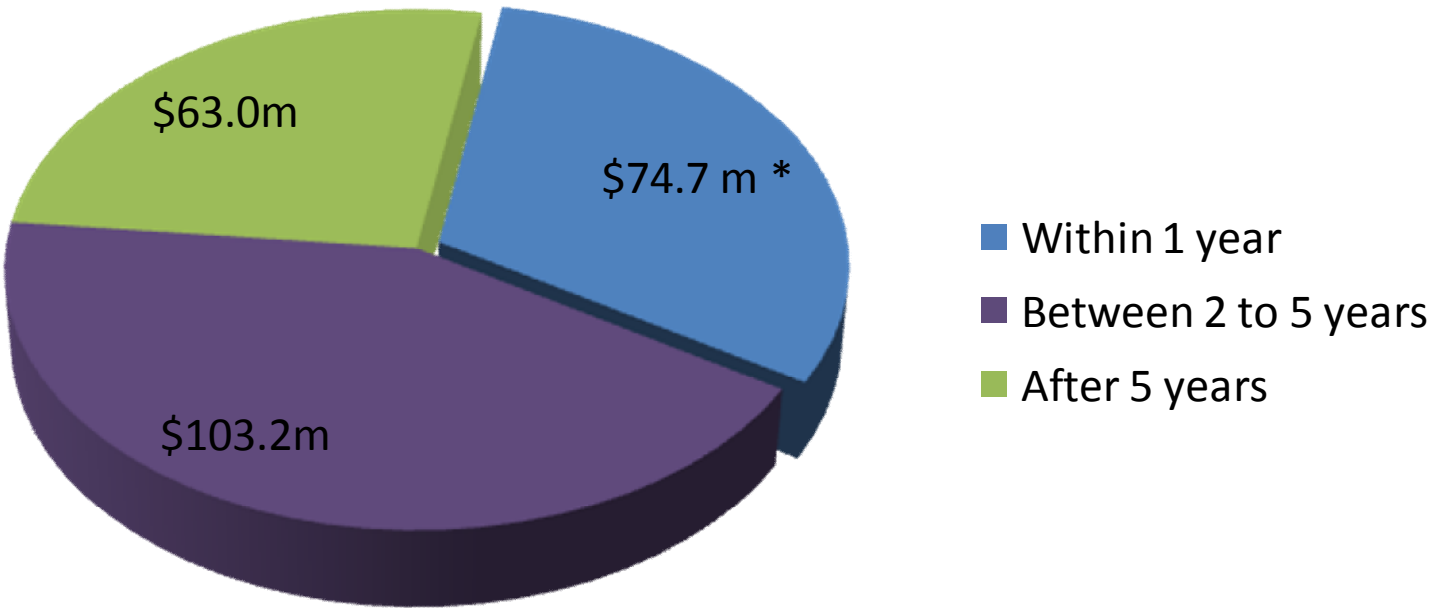
Debt Profile

	30-Sep-09	31-Dec-08
Total borrowings	S\$240.9 m	S\$266.7 m
Fixed rate loans	S\$83.5 m	S\$141.9 m
Fixed as % of total loans	34.7%	53.2%
Interest cover ratio (times)	10.3	8.2
Weighted average term for fixed rates loans	0.83 year	1.26 year
Weighted average interest rates (fixed rates loans)	3.92%	3.99%
Weighted average interest rates (floating rates loans)	3.22%	3.16%



Debt Maturity Profile

Total borrowings



* S\$48.9 million of the debts relates to our development projects which are fully or substantially sold, and are expected to obtain TOP by Q3FY2010

Outlook and Prospects





Outlook and Prospects

- **MTI forecast:**
 - It had upgraded the Singapore economic growth forecast for 2009 to -2.5 to -2.0 per cent
- **URA statistics:**
 - Overall prices of private residential properties increased by 15.8% in 3rd quarter 2009, compared with the decline of 4.7% in the 2nd quarter.
 - 5,510 uncompleted private residential units were sold in 3rd quarter 2009, compared with 4,521 units in 2nd quarter 2009
- **STB statistics:**
 - visitor arrivals to Singapore registered its first growth by 7.1% this year to reach 799,000 visitors in September 2009.
- As of 30 September 2009, our Group has pre-sale revenue of about S\$315.3 million, which will progressively be recognised from Q4FY2009 to FY2011. Having substantially sold all our development projects, we have started to replenish our land bank and had recently acquired a few land plots for residential development.
- Barring any unforeseen circumstances, the directors expect the Group to be profitable in 2009.

Thank You

