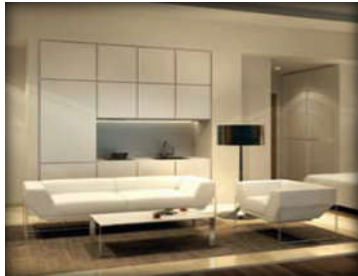
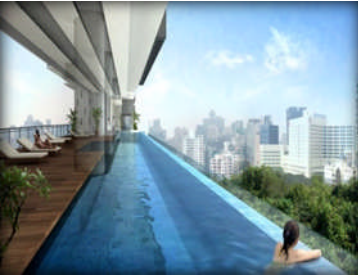




**Roxy-Pacific
Holdings Limited**



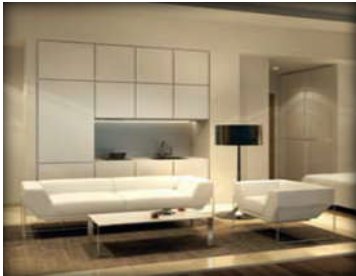
Roxy-Pacific Holdings Limited

FY2009 Results Presentation

19 February 2010



**Roxy-Pacific
Holdings Limited**



Agenda

Financial Highlights

Operations review

Group Borrowings

Prospects and Outlook

Financial Highlights



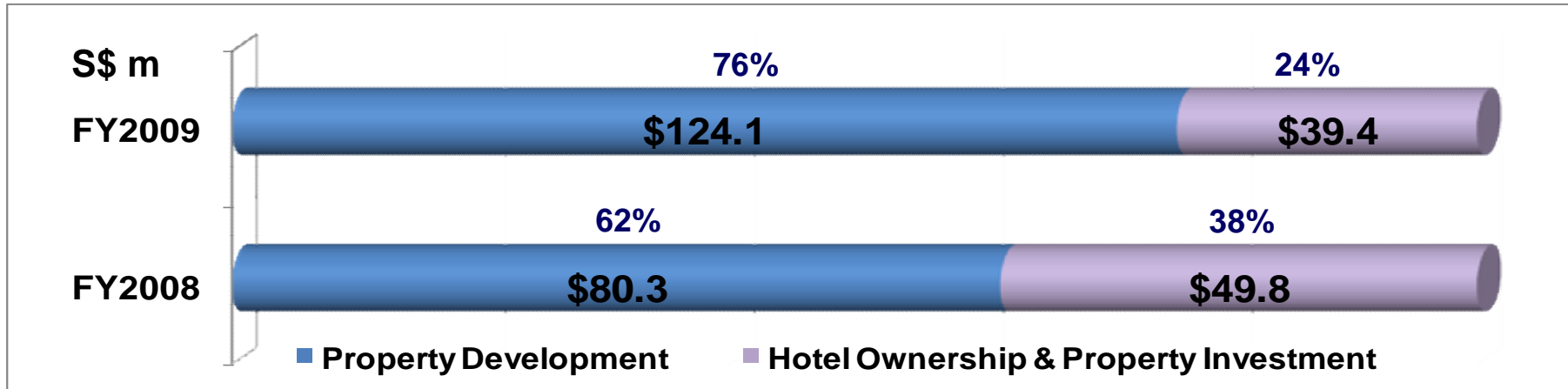


Financial Highlights

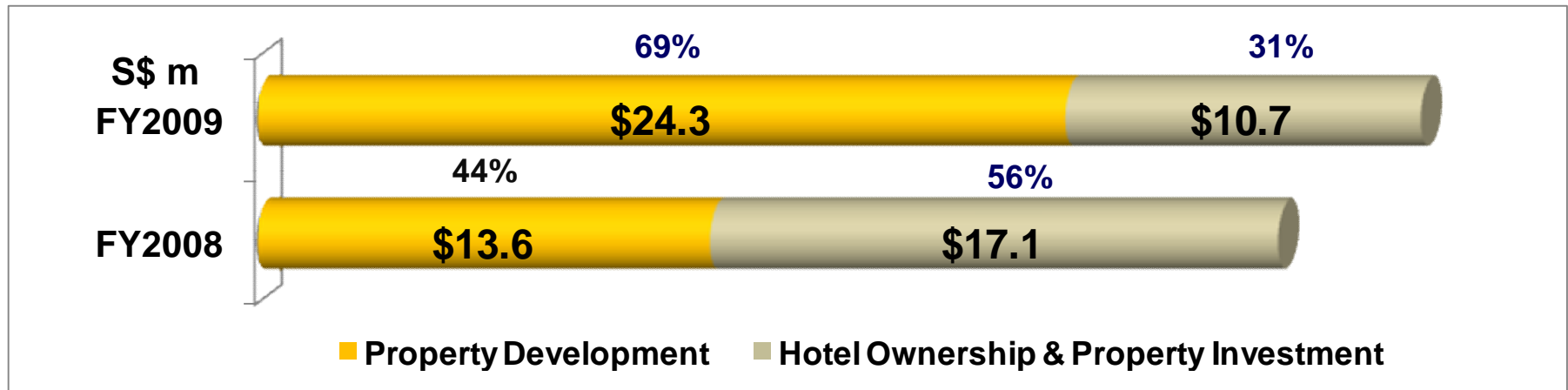
- **Achieved record earnings of S\$27.9 million in FY2009**
- **Record full year total revenue of S\$163.5 million**
- **168% jump in 4QFY2009 pre-tax profits to S\$10.3million**
- **47% increase in 4QFY2009 revenue to S\$44.1 million**
- **Sold S\$180 million worth of residential units in FY2009**
- **Strong pre-sale revenue of S\$280.8 million to be progressively recognised from FY2010 to FY2011**
- **Acquired 6 development sites at S\$206 million in 2HFY2009**
- **Maintained strong cash position of S\$108.3 million**

Segment Results

Revenue



Pre-tax profits



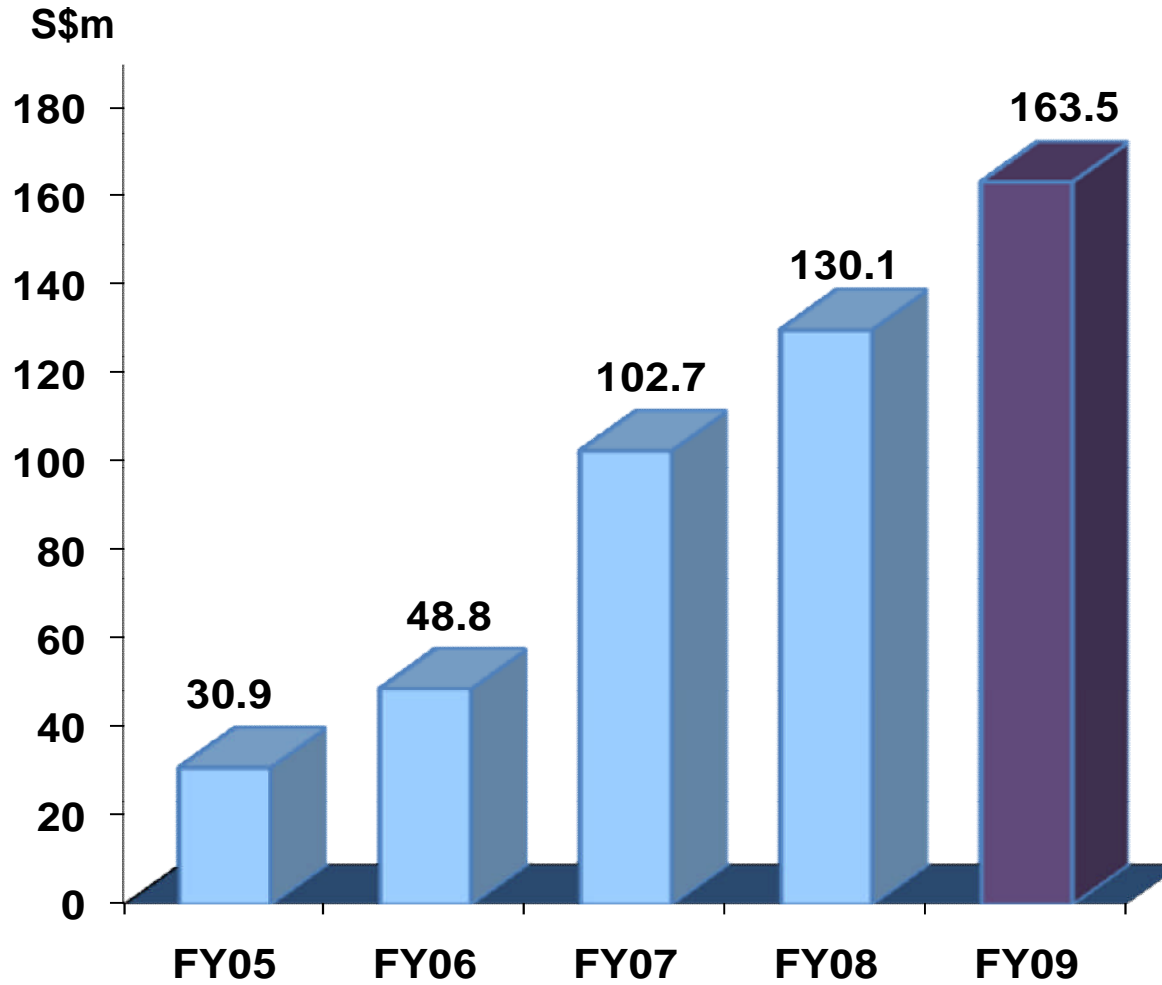


Financial Results

	FY2009	FY2008	Better / (Worse)	4Q2009	4Q2008	Better / (Worse)
Revenue (S\$m)	163.5	130.1	26%	44.1	30.0	47%
Gross Profit (S\$m)	58.0	55.7	4%	15.3	14.3	7%
Gross Margin (%)	35%	43%	(8pt%)	35%	48%	(13pt%)
Pre-tax profit (S\$m)	36.2	30.4	19%	10.3	3.8	168%
PAT (S\$m)	27.9	24.7	13%	5.9	2.9	104%
EPS (cts)	4.38	4.04	8%	0.93	0.45	107%



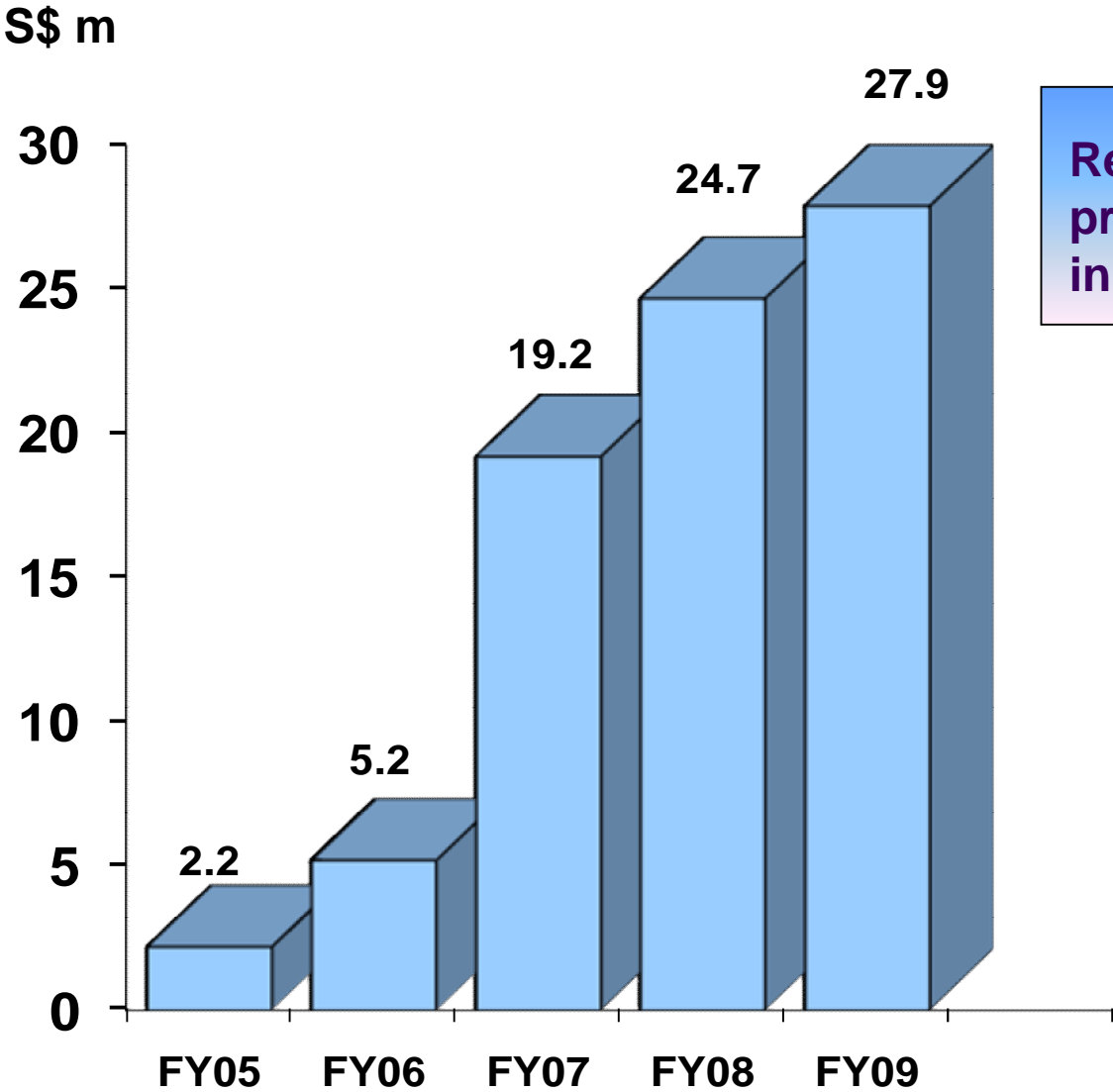
Turnover Trend



Record full year total revenue of \$163.5 million in FY2009



Profits Trend



Record full year net profit of S\$27.9 million in FY2009

Key Financial Ratios

	31-Dec-09	31-Dec-08	Better / (Worse)
Total assets (S\$m)	425.5	410.2	4%
Total debts (S\$m)	250.4	266.7	6%
Cash & cash equivalents (S\$m)	108.3	111.1	(3%)
Shareholders' equity (S\$m)	133.4	110.3	21%
<hr/>			
NAV per share (cents)	20.96	17.32	21%
RNAV per share (cents)*	47.33	50.70	(7%)
Cash holdings per share (cents)	17.02	17.45	(2%)
Net Debt to RNAV (times)*	0.47	0.48	2%

Cash holdings include project account monies amounting to \$70.0 million (FY2008: \$61.8 million)

* Computed based on the independent valuation of our hotel and office premise at \$232.4m and \$278.4 million respectively as at 31 December 2009 and 31 December 2008

Operations Review



Operations Review - Property Development

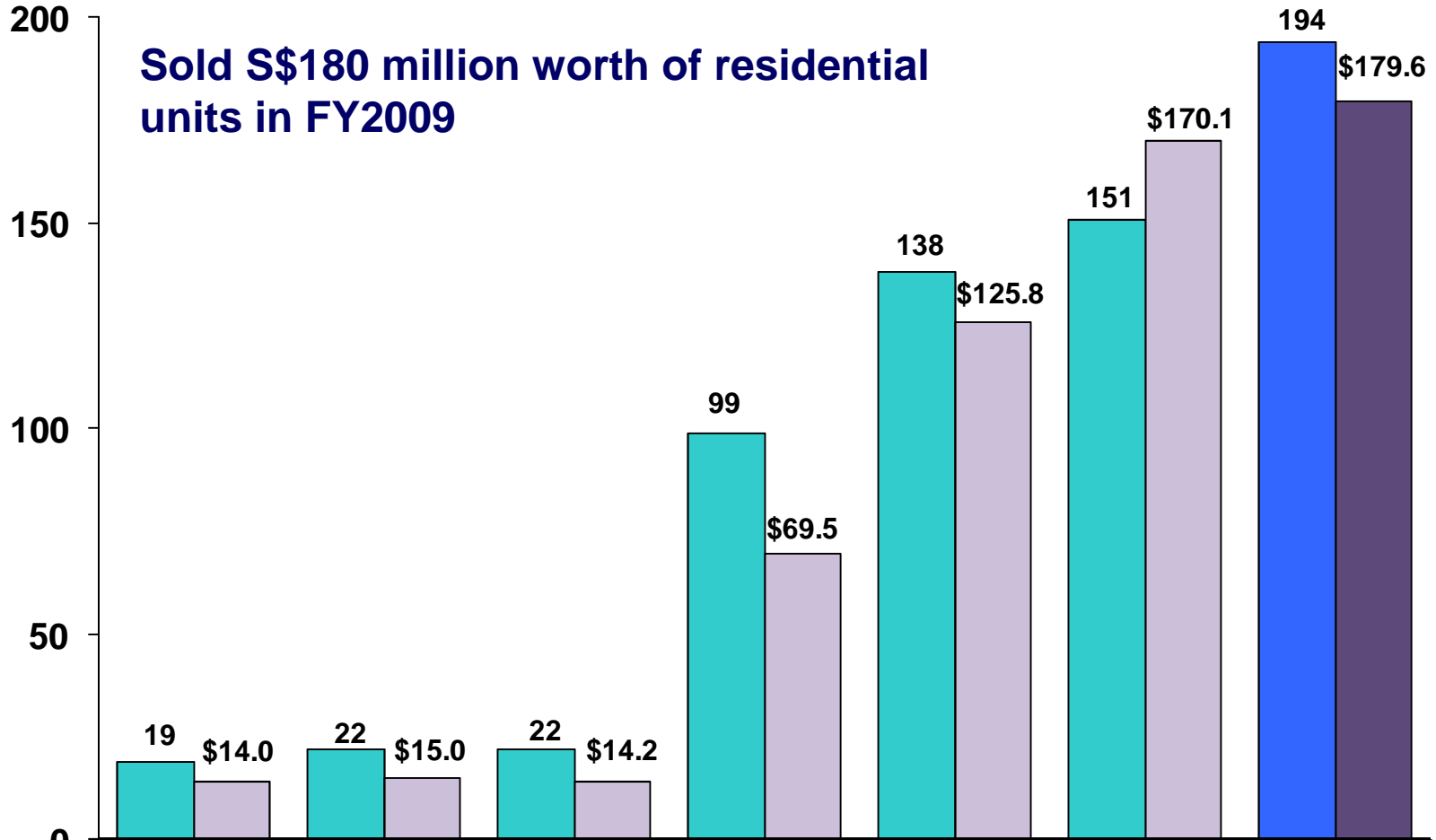




Roxy-Pacific
Holdings Limited

Property Development Sales

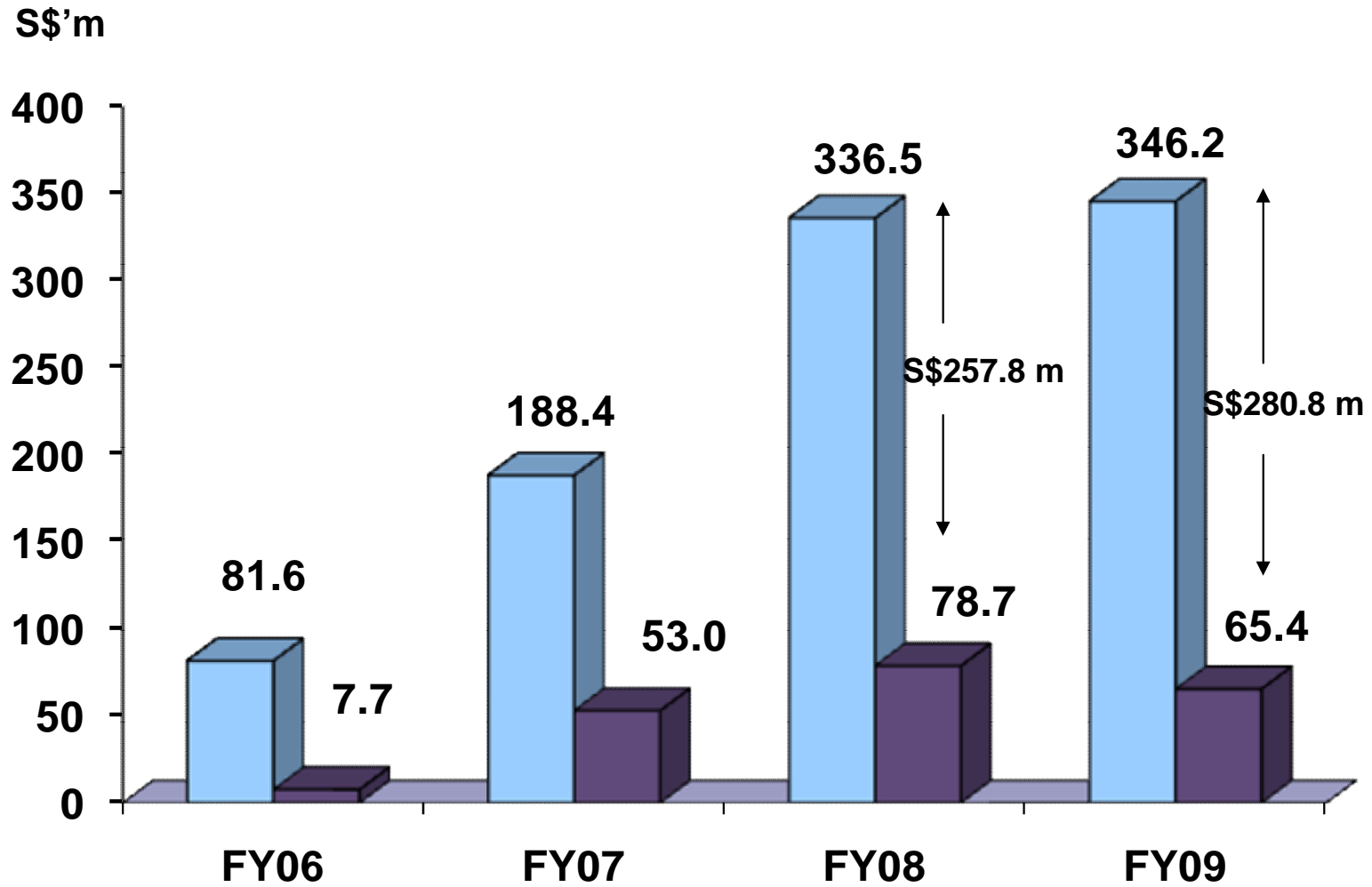
Sold S\$180 million worth of residential units in FY2009



	Prior to FY2004	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009
■ Units sold	19	22	22	99	138	151	194
■ Sales (millions)	\$14.0	\$15.0	\$14.2	\$69.5	\$125.8	\$170.1	\$179.6



Strong Pre-Sale Revenue



■ Sales value ■ Revenue recognised

Land acquisition

Location / Description	Approximate Land Area (sqm)	Approximate Gross Floor Area (sqm)	Approximate Land Cost ⁽¹⁾ S\$'m
154/A/B, 156/A/B Joo Chiat Place	1,150	1,610	7.1
233/A/B/C/D/E Tembeling Road	947	1,326	7.1
162 Haig Road	1,459	4,086	22.0
18/A/B/C/D/E/F Lorong 102 Changi	1,857	2,600	13.3
18 Spottiswoode Park Road ⁽²⁾	4,030	11,285	105.8
Kovan Centre comprising 37 shop units and 14 residential units at Yio Chu Kang Road	4,036	12,107 ⁽³⁾	51.1
	13,479	33,014	206.4

(1) Includes estimated state land premium and development charge

(2) The acquisition is subject to and conditional upon the obtaining of a sale order from the Strata Titles Board under the Land Titles (Strata) Act (Cap. 158)

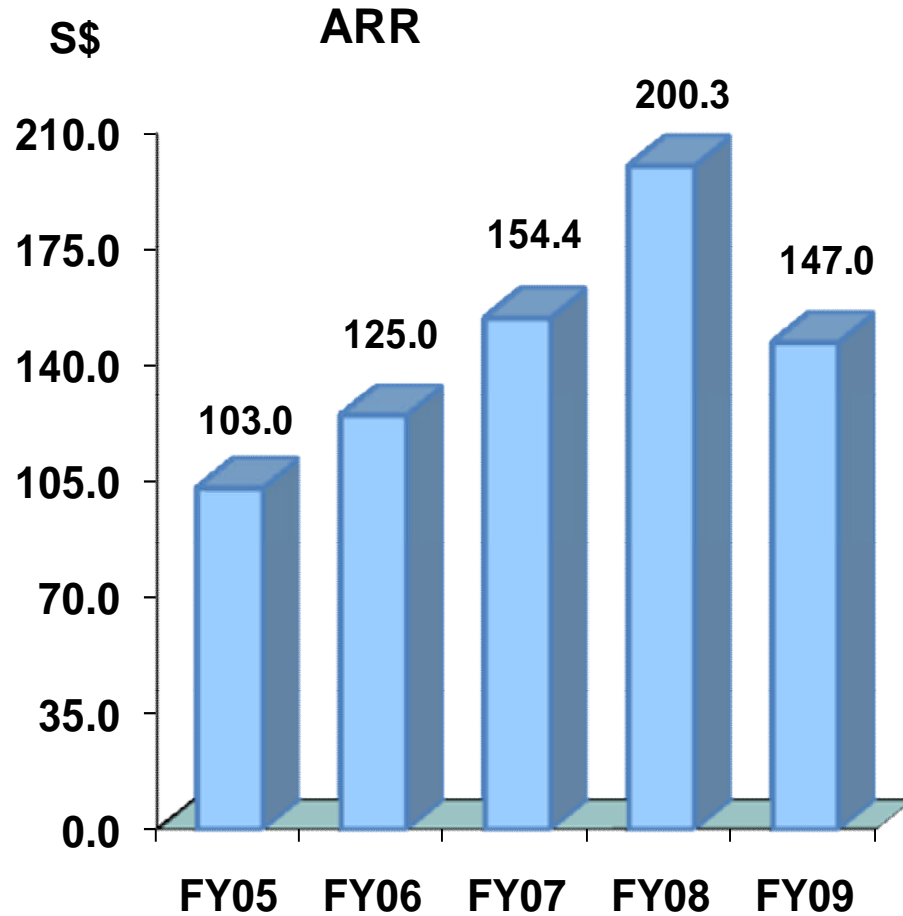
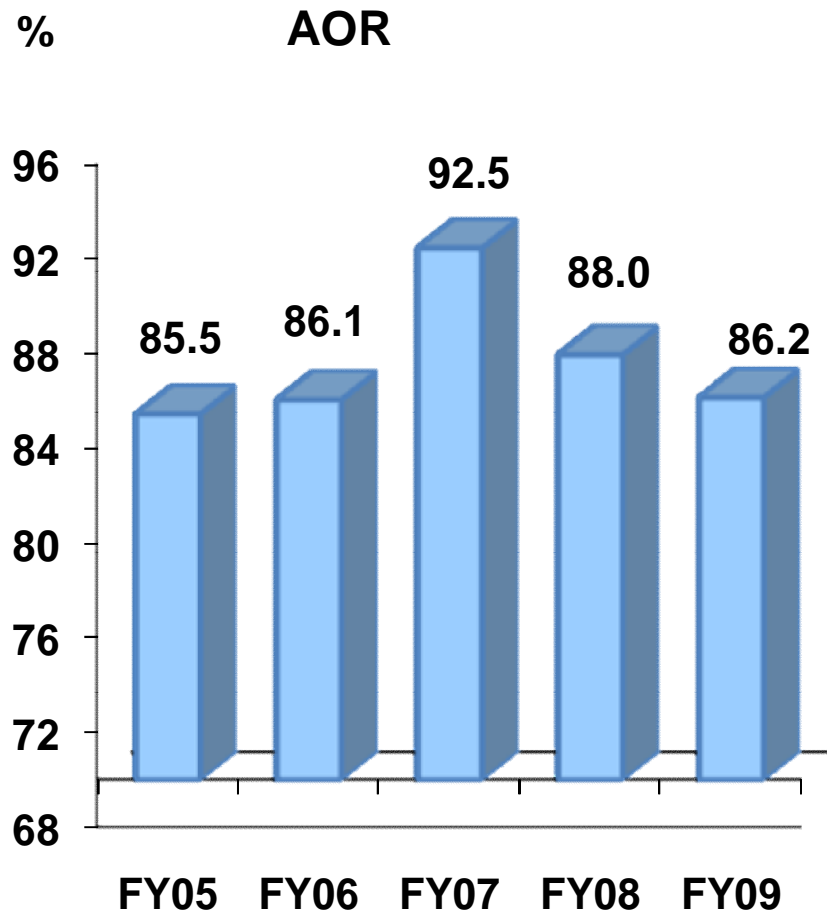
(3) Refers to the redevelopment land potential of the land on which Kovan Centre resides

Operations Review - Hotel Ownership





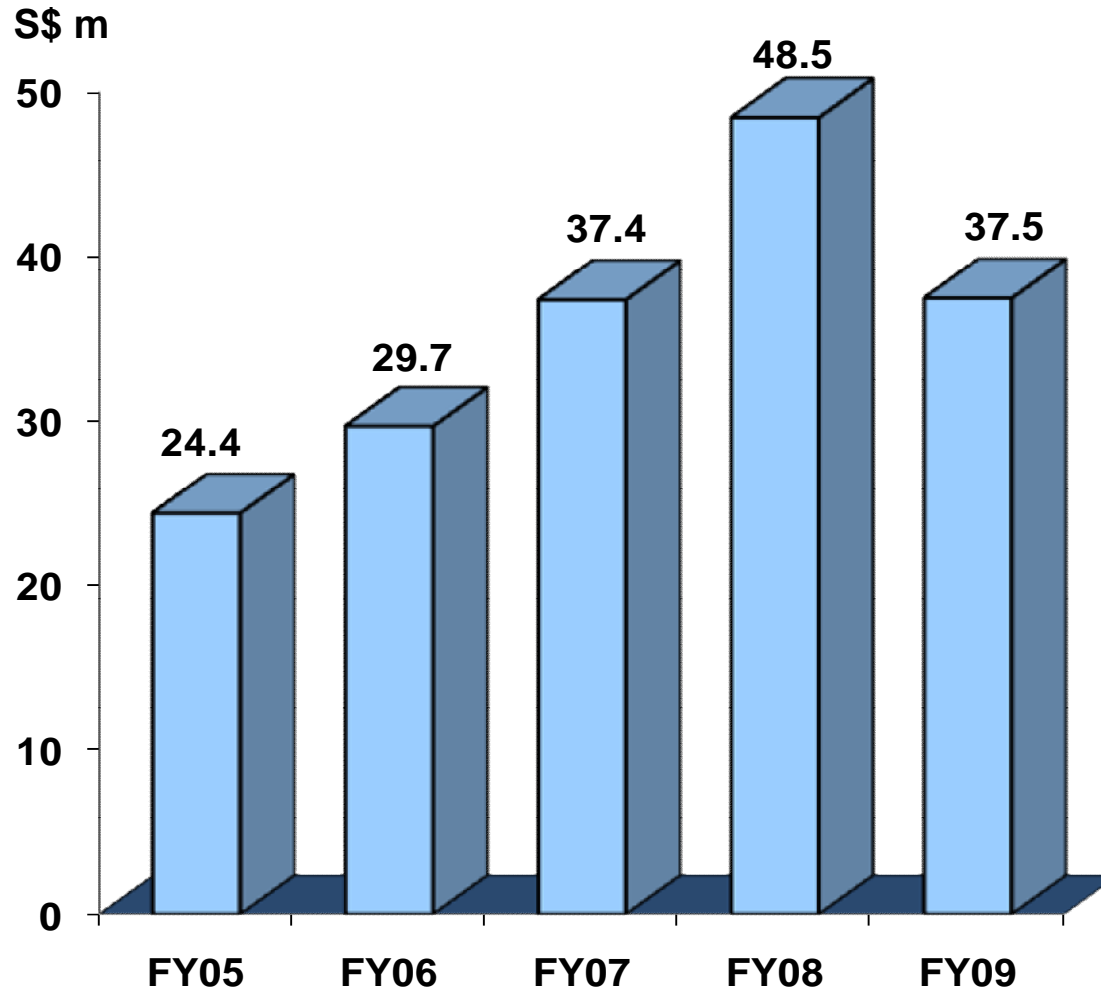
AOR and ARR



Fall in AOR & ARR in 2009, in line with overall hotel industry



Hotel Revenue



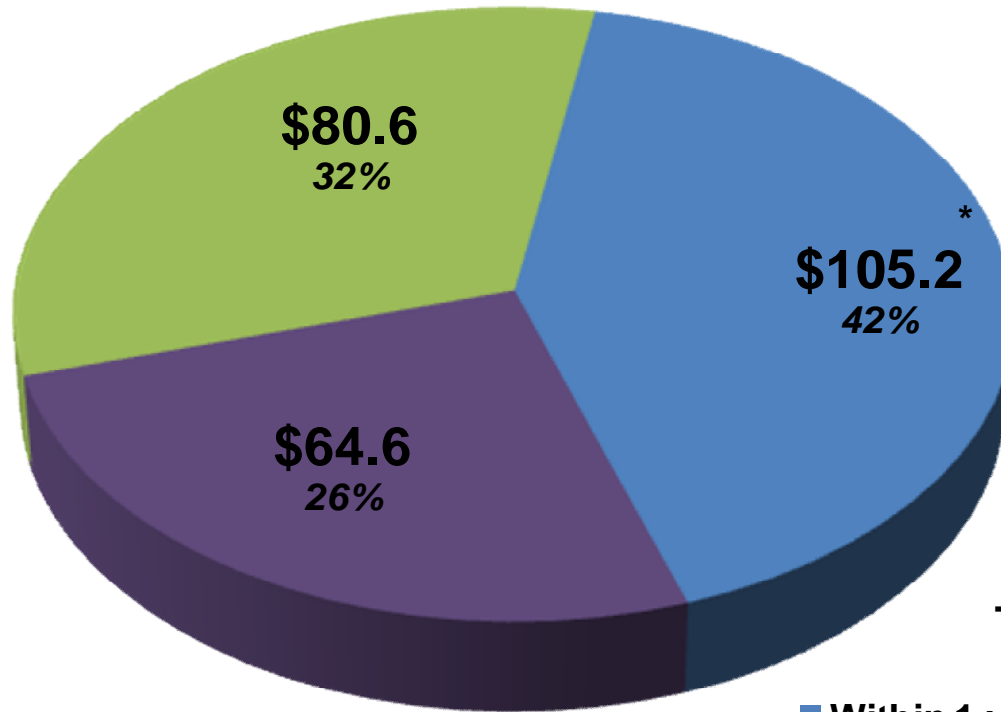
23% decrease in Hotel Revenue in 2009 to S\$37.5 million

Group Borrowings





Group Borrowings



- Within 1 year
- Payable after 1 year but within normal operating cycle
- Payable after 1 year

	<u>31-Dec-09</u>	<u>31-Dec-08</u>
Total borrowings	S\$250.4 m	S\$266.7 m

* Includes S\$60.2 million of borrowings for our development projects which are fully or substantially sold, and have obtained or expected to obtain Temporary Occupation Permit ("TOP") by 31 December 2010.

Prospects and Outlook





Prospects and Outlook

- **Ministry of Trade and Industry (MTI) expects Singapore's economic growth to be between 3% and 5% in 2010**
- **URA statistics:**
 - **14,688 uncompleted private residential units were sold in 2009, compared with 4,287 units in 2008**
 - **Overall prices of private residential properties increased by 1.8% in 2009**
- **Going forward, the private residential property demand is expected to stay healthy, bolstered by low interest rates and a growing population**
- **STB statistics:**
 - **For the hotel industry, mid-tier hotel segment's AOR for the year dropped by 4.6 percentage points to 79% and ARR fell 26.2% to S\$142. As a result, overall RevPar declined by 30.3% to S\$113.**
 - **Visitor arrivals in December saw an all-time high of 971,000 in a month.**
- **We believe demand for hotel rooms should improve due to openings of the two integrated resorts - create jobs and lift tourism arrivals.**



Prospects and Outlook

- **Pre-sale revenue of S\$280.8 million to be progressively recognised from FY2010 to FY2011.**
- **Acquired 6 development sites with a approximate total GFA of 33,014 sqm. Intend to launch at least four projects in 2010.**
- **With a strong cash balance and healthy balance sheet, we are well positioned to seize opportunities as the economy recovers**
- **Barring any unforeseen circumstances, the directors expect the Group to be profitable in 2010**

Thank You

