



For immediate release

SingHaiyi's FY2014 PATMI soars to S\$23.2 million

- Reaping the benefits of the new management team's strategy to diversify into the United States ("US")
- Revenue jumps 3 times on the back of maiden contributions from new investments in the US and solid progress for Singapore projects
- Deep-value of US retail asset Tri-County Mall provides immediate gains from day one of acquisition
- Good earnings visibility from current projects to augment future investments in the US

FY2014 FINANCIAL HIGHLIGHTS	FY2014 (S\$m)	FY2013 (S\$m)	Change** (%)
Revenue	57.0	17.0	235.3
- Development property income	46.8	16.2	188.9
- Rental income	9.3	0.8	N.M.
- Management fee income	0.9	-	N.M.
Gross profit	22.4	6.2	261.3
Profit from operations	33.7	3.0	N.M.
Net profit (after tax and minority interests)	23.2	1.7	N.M.
Basic earnings per share (SGD cents)*	0.997	0.235	324.3
Net asset value per share (SGD cents)*	14.54	11.81	23.1
Gross profit margin (%)	39.3	36.5	+2.8 ppt
Operating profit margin (%)	59.1	17.6	+41.5 ppt

* The calculation of per share data takes into account the 10-to-1 share consolidation exercise completed on 25 March 2014. The respective number of shares used for the calculation of FY2013 figures have been adjusted for meaningful comparison.

** Percentage changes in excess of 1000% are reflected as Not Meaningful (N.M.)

Singapore, 30 May 2014 – SGX listed **SingHaiyi Group Ltd** ("SingHaiyi" or the "Group"), a real estate company focused on property development, real estate investment and property management services in Singapore and the US, today announced a sterling set of results for its financial year ended 31 March 2014 ("FY2014").

Strong Financial Performance

Reaping the benefits of the Group's expansion into the US market since September 2013, SingHaiyi reported a 235.3% surge in revenue from S\$17.0 million in FY2013 to S\$57.0 million in FY2014, while net profit (calculated as profit after tax and minority interests) jumped from S\$1.7 million in FY2013 to S\$23.2 million in FY2014.

The stronger revenue came mainly from the Group's development property income which more than doubled from S\$16.2 million in FY2013 to S\$46.8 million, as a result of revenue recognition from the full recognition of Charlton Residences in Singapore under the percentage-of-completion revenue recognition method, as well as the sale of completed units in Vietnam Town¹, the Group's US development project in San Jose, California.

In the same period, rental income for the Group jumped from S\$0.8 million to S\$9.3 million on new contributions from Tri-County Mall ("TCM")², the Group's first US investment asset in Cincinnati, Ohio as well as investment properties in Hong Kong and Singapore. The Group also derived S\$0.9 million in revenue from project management services rendered in Singapore, a new source of revenue compared to FY2013.

During the period, the Group experienced a 2.8 percentage point increase in its gross profit margin, which helped boost gross profit from S\$6.2 million in FY2013 to S\$22.4 million in FY2014.

Leveraging its strong parentage and strategic support from major shareholders, the Group tapped on its sister firm, American Pacific International Capital ("APIC")³ and made its maiden investment into the US property market in September 2013. Group earnings in FY2014 benefitted from a S\$16.6 million day-one gain from the purchase of TCM, which was acquired for US\$45.0 million at a 77% discount to its unaudited net book value as at 30 June 2014.

Taking into account an enlarged share capital base in FY2014 and the effect of the Group's 10-to-1 share consolidation exercise in March 2014, basic earnings per share grew from 0.235 SGD cents in FY2013 to 0.997 SGD cents in FY2014.

Commenting on the Group's FY2014 performance, Group Managing Director Mdm Serena Chen said, "We are happy to report a set of solid results that clearly demonstrates how our new course of direction has, and will continue to benefit the Group. We view this achievement as a strong testament to our teams' capabilities as well as the value the Group is able to extract from tapping on APIC."

Well-Positioned for Growth

In June 2013, SingHaiyi's shareholders approved the expansion of the Group's operational focus to include real estate projects in the US as well as a rights issue and placement to raise S\$226.0 million (US\$181.0 million) to fund the new strategic move.

¹ **Vietnam Town** is a partially completed commercial condominium development project acquired by the Group for US\$33.05 million. Please refer to the Group's 18 November 2013 announcement and press releases for further details on the project.

² **Tri-County Mall** is a major shopping mall in Cincinnati, Ohio with 1.26 million square feet (sf) of lettable retail space, of which 227,072 sf is owned by Macy's. Please refer to the Group's 30 September 2013 announcement and press releases for further details on the acquisition.

³ **American Pacific International Capital** ("APIC") is a US-based and US-focused property investment company owned by major shareholders of the Group. The Group has a right of first refusal agreement (in favour of the Group) with APIC, which allows the Group strategic reach and access to niche opportunities across the US.

Since then, the Group has made significant progress under its new leadership. Within a span of less than six months, the Group has made three investments in the US, two of which contributed to FY2014's earnings. In February 2014, the Group made its third US investment into 5 Thomas Mellon Circle⁴, intended for development into a unique high-end residential community project for senior citizens in San Francisco, California.

To date, the Group has utilised US\$102.5 million for its three investments in the US, leaving US\$78.5 million from funds raised through the rights issue and placement exercise, for future investments in the US.

In Singapore, the Group similarly leveraged its strong relationships with strategic partners and forayed into the commercial sector with a 20% equity investment in TripleOne Somerset in January this year. SingHaiyi also announced the successful tender for an executive condominium housing development project in Anchorvale Crescent in February 2014.

As part of the Group's efforts to improve its investment viability among institutional investors, as well as increase market interest of its shares, the Group undertook a 10-to-1 share consolidation exercise in January 2014. The exercise was completed in March 2014, and SingHaiyi remains on the MSCI Singapore Small Cap Index, since it was included in November 2013.

On these latest developments, Mdm Chen added, "We are excited about the momentum we have generated at SingHaiyi and look forward to further progress to be made as a team. That said, these are still early days for the Group and we will, along with our counterparts at APIC, continue to deliver growth to our shareholders who have supported us along this journey."

Over the next 12 months, the Group expects to see further contribution from its Singapore project, Pasir Ris One. It also expects to sell additional units at Vietnam Town in the US, and enjoy full-year rental contribution from TCM.

Inclusive of the completed Charlton Residences, the Group and its partners are currently developing 4 residential property projects in Singapore and 1 commercial property project in US with a combined gross development value of approximately S\$1.4 billion.

End

This press release should be read in conjunction with SingHaiyi Group's FY2014 Financial Statements and Presentation Materials released via SGXNet on 30 May 2014.

⁴ Please refer to the Group's 26 February 2014 announcement and press releases for further details on the **5 Thomas Mellon Circle** property and planned development project.

About SingHaiyi Group Ltd.

SingHaiyi Group Ltd. (“SingHaiyi” or the “Group”), is a SGX-Catalist listed company specialising in property development, real estate investment and property management services in Singapore and the US. With strong parentage and strategic support from its major shareholders, the Group is led by a board and management team with deep insights and strong connections which provide the Group access to unique and rare investment opportunities.

Through its property development projects, the Group is involved in both the private as well as public residential segments in Singapore. It also holds a mixed retail and commercial property along the country’s prime shopping belt, which gives the Group broad exposure in different segments.

The Group’s operations in the US also span the residential and retail segments. It has a favourable right-of-first-refusal agreement with its sister firm, American Pacific International Capital, a property investment company based in, and focused on the US. With this valuable relationship, SingHaiyi is able to reach and access niche pockets of real estate investment opportunities across the US.

For more information on SingHaiyi Group, please visit <http://singhaiyi.com/>

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