



For immediate release

SingHaiyi achieves landmark performance in FY2016 with profit before tax up 78.7% to S\$41.5 million

- Revenue for the year rises to a record of S\$269.1 million
- Proposes a final cash dividend of 0.2 Singapore cents per share, raising total dividend to 0.4 Singapore cents for FY2016
- Group has a strong pipeline of projects for the next three years

Financial Highlights (FYE 31 March)

	4Q2016 (S\$ m)	4Q2015 (S\$ m)	Chg (%)	FY2016 (S\$ m)	FY2015 (S\$ m)	Chg (%)
Revenue	8.1	5.0	63.8	269.1	20.9	>100
- Singapore	2.5	0.4	>100	251.0	1.4	>100
- USA	5.6	4.6	22.8	18.1	19.4	(6.6)
Gross profit	3.7	3.0	24.7	41.6	12.4	>100
Gross profit margin (%)	46.0	60.4	(14.4) pp	15.4	59.3	(43.9) pp
Profit before tax	11.6	17.3	(32.8)	41.5	23.2	78.7
Net attributable profit	8.4	15.8	(47.1)	29.3	21.2	38.4
Earnings per share* (S¢)	0.292	0.552	(47.1)	1.024	0.740	38.4
NAV per share* (S¢)	16.15	15.50	4.2	16.15	15.50	4.2

* Earnings per share computed based on the following weighted average number of shares: FY2016 and 4Q2016: 2,863,089,912 shares; FY2015: 2,863,571,362 shares; and 4Q2015: 2,863,250,679 shares.

+ NAV was computed based on 2,863,089,912 shares as at 31 March 2015 and 31 March 2016

SINGAPORE - 27 May 2016 - SGX-listed **SingHaiyi Group Ltd.** (“SingHaiyi” or the “Group”), a fast-growing, diversified real estate company focused on property development, real estate investment and property management services, has achieved record topline and bottomline performances for the financial year ended 31 March 2016 (“FY2016”), its best results since being rebranded as SingHaiyi and helmed by a new management team in 2013.

For the financial year under review, the Group achieved a 38.4% rise in net attributable profit to S\$29.3 million on revenue totalling S\$269.1 million compared to S\$21.2 million on revenue of S\$20.9 million in the previous financial year (“FY2015”).

SingHaiyi's latest set of landmark results was underpinned mainly by higher Property Development income in Singapore from the completion of Pasir Ris One, a Design, Build and Sell Scheme ("DBSS") project which was completed in 1Q2016. Correspondingly, revenue contribution from Singapore soared to S\$251.0 million in FY2016 from S\$1.4 million in FY2015.

Over in the USA, the Group's real estate portfolio generated revenue of S\$18.1 million in FY2016, comprising the sale of several completed residential units at Vietnam Town in San Jose, California and rental income which was relatively stable year-on-year from Tri-County Mall, in Cincinnati, Ohio. This compared to revenue of S\$19.4 million in FY2015.

The Group's profit before tax in FY2016 surged 78.7% to S\$41.5 million, which was buoyed by strong share of profits of equity-accounted investees, net of tax mainly due to profit contributions from completion of its CityLife@Tampines Executive Condominium ("EC") project in 4Q2016 and fair value gain from investment in the ARA Harmony Fund III, in which the Group has a 25% equity interest. This was partially offset by higher expenses relating to marketing activities for The Vales, a recently launched EC; allowance made for diminution in the value of City Suites (a residential development property in Balestier, Singapore), and fair value loss on investment properties.

Commenting on the Group's performance, Group Managing Director Mdm Serena Chen said, "In the last three years, SingHaiyi has been single-minded in our focus to build a diversified and resilient earnings base for the Group that will transform us into a real estate specialist of distinction. I am delighted to see that our efforts have paid off in FY2016, which was a truly outstanding year that yielded record growth across our property development and investment businesses despite less than ideal property market conditions. To share the fruits of a good year with our shareholders, our Board has proposed a final cash dividend of 0.2 Singapore cents per share in FY2016."

Together with the special dividend of 0.2 Singapore cents declared in 1QFY2016, the total dividends paid and proposed for FY2016 would amount to 0.4 Singapore cents per ordinary share, which represents a dividend payout ratio of close to 40% of its net attributable profit.

Business Update and Outlook

Given current economic and property market conditions, the Group expects to face some headwinds in the year ahead, particularly in Singapore, where demand in the residential property market is expected to be dampened by weak market sentiments and rising interest rates. Over in the USA, the real estate market is expected to be reasonably stable.

Notwithstanding this landscape, SingHaiyi has lined up its projects in the pipeline for the next three years.

In Singapore, the Group received the Temporary Occupation Permit (“**TOP**”) for CityLife@Tampines in February 2016, a fully sold-out 514-unit EC project in which SingHaiyi holds a 24.5% stake. The Group expects to recognise further profit upon delivery of the remaining sold units over the next few quarters. Providing further upside, sales progress for The Vales, an EC project launched by SingHaiyi in July 2015, has been encouraging, with over 55% of the 517 units sold to date. The Group holds an 80% stake in The Vales, which is expected to be completed in the first half of 2017.

SingHaiyi has also laid its foundation in commercial property development with the acquisition of Park Mall in December 2015, which it intends to complete the redevelopment by the second half of 2019 with the aim of realising value through strata sale of units and rental leases. In line with this, the Group has been appointed to provide professional project and development management services for Park Mall, unlocking a new avenue for income generation.

Farther afield in USA, the Group has two existing development projects in progress, namely Vietnam Town, a partially completed 256-unit commercial condominium project in San Jose, California, as well as 5 Thomas Mellon Circle in San Francisco, California. The Group plans afoot to redevelop the existing office of 5 Thomas Mellon Circle into a waterfront lifestyle residential property.

Said Mdm Chen, “Not only do we have a good pipeline of projects providing revenue visibility, they span across different operating markets and diverse property segments, diversifying our exposure and putting us on firm footing to ride out industry cycles. We also have a highly experienced management team with a track record for building strategic partnerships and uncovering growth opportunities. As such, even though we expect to face some challenges in FY2017 due to uncertain property market conditions, we will continue to build a sustainable business and deliver positive results to our shareholders.”

This press release should be read in conjunction with SingHaiyi Group Ltd.’s FY2016 Financial Statements released via SGXNet on 27 May 2016.

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About SingHaiyi Group Ltd.

SingHaiyi Group Ltd. (“SingHaiyi” or the “Group”) is a fast-growing, diversified real estate company focused on property development, real estate investment and property management services. With 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.

Apart from an established track record in residential property development, the Group also holds a diversified portfolio of income-generative assets in the commercial and retail sectors, with geographical reach into USA and widening exposure in Asia. The Group's exposure to various segments of the real estate sector in multiple countries stands as a testament to its calculated diversification strategy, which is designed to provide stable and visible earnings and deliver value to shareholders.

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

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